



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday January 24, 2023**

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

Called to order at 4:06 pm. and announcements by Mr. Pohl

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

Attending Members: Pohl, Welch, Camp, Coombs, Dutra, Patten

Remote Participants: None

Absent Members: Oliver, Thornewill

Late Arrivals: Dutra, 4:10 pm

Early Departures: None

Adoption of Agenda.

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

Vote Carried unanimously

## I. COMMISSION COMMENTS

1. None

## II. PUBLIC COMMENT

1. Norton – This is her last Tuesday meeting with HDC
2. Ginny Clark – Here for 2-4-6 Highland Avenue; she sent a letter.  
Martinez – Matt MacEachern, Emeritus Development has asked that all their projects be held due to illness.  
Pohl – Those projects will go to next Tuesday.

## III. CONSENTS

| <u>Property owner name</u>             | <u>Street Address</u>    | <u>Scope of work</u>        | <u>Map/Parcel</u> | <u>Agent</u>         |
|----------------------------------------|--------------------------|-----------------------------|-------------------|----------------------|
| 1. Robert Puff <b>01-7781</b>          | 2 Washing Pond           | New basement entrance       | 31/17             | Sanne Payne          |
| 2. Robert Graves <b>01-7768</b>        | 29 Tashama Lane          | Sliding door                | 55/461            | Robert Graves        |
| 3. Sankaty Head Found. <b>01-7804</b>  | 100 Sankaty Road         | Basement area & door        | 49/115            | NAG                  |
| 4. Kristina Conley <b>01-7784</b>      | 92 Hummock Pond Road     | Rev. 08-6971: new dwelling  | 56/118            | EMDA                 |
| 5. Kathleen Krill <b>01-7769</b>       | 15 Masaquet Avenue       | Rev. 05-6344: relocate caba | 80/141            | Botticelli & Pohl    |
| 6. Michael Altman Et al <b>01-7805</b> | 37 Sankaty Head Road     | Rev. MH move                | 48/2              | BPLC                 |
| 7. Michael Altman Et al <b>01-7806</b> | 37 Sankaty Head Road     | Rev. GH move                | 48/2              | BPLC                 |
| 8. Bob Petty <b>01-7715</b>            | 27 West Sankaty Road     | Hardscape                   | 73.4.2/7.1        | Hristo Rashkov       |
| 9. Joan Bunting <b>01-7713</b>         | 3 Pine Tree Road         | Rev. Cabana                 | 68/228            | Structures Unltd     |
| 10. Playmen Dimitrov <b>01-7794</b>    | 3 Weatherly Place        | Color chg windows & door    | 67/950            | Plamen Dimitrov      |
| 11. 14 MVR, LLC <b>01-7779</b>         | 14 Madaquecham Valley Rd | Rev. 07-6695: fenestration  | 89/13             | Emeritus             |
| 12. Five Day Bean, LLC <b>01-7778</b>  | 48 Nobadeer Farm Road    | Add door & window           | 69/36             | Atlantic Landscaping |
| 13. Lillian Papley <b>01-7738</b>      | 11B Point Judith Lane    | Alter window basement       | 67/176.2          | Lillian Papley       |
| 14. Thomas Nelson <b>01-7810</b>       | 129 Polpis Road          | Extend rear deck            | 44/19.5           | Seth Gottlieb        |
| 15. 5 Hillers Ln, LLC <b>01-7790</b>   | 5 Hillers Lane           | Rev. 12-7533: shed          | 42.3.2/18         | JB Studio            |

Voting Welch, Coombs, Camp, Dutra, Patten

Alternates None

Recused Pohl

Documentation None

Representing None

Public None

Concerns No concerns.

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

Vote Carried unanimously

Certificate # **HDC2023-01-(as noted)**

**IV. CONSENTS WITH CONDITIONS**

| <u>Property owner name</u>                                                                                                                   | <u>Street Address</u>                                                                                                                                                                                                         | <u>Scope of work</u>        | <u>Map/Parcel</u> | <u>Agent</u>                 |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------|------------------------------|
| 1. Chris & Ashley Austin <b>01-7787</b>                                                                                                      | Maple Lane Lot 7                                                                                                                                                                                                              | Pool & fencing              | 67/303            | Emeritus                     |
| • Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application |                                                                                                                                                                                                                               |                             |                   |                              |
| 2. Jeremy Morgado <b>01-7716</b>                                                                                                             | 5 Cachalot Lane                                                                                                                                                                                                               | Pool & spa                  | 67/860            | Waterscapes                  |
| • Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application |                                                                                                                                                                                                                               |                             |                   |                              |
| 3. Michael Altman Et al. <b>01-7786</b>                                                                                                      | 37 Sankaty Head Road                                                                                                                                                                                                          | Rev. pool & spa             | 48/2              | BPC                          |
| • Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application |                                                                                                                                                                                                                               |                             |                   |                              |
| 4. David Lazowski <b>01-7726</b>                                                                                                             | 18 Parson Lane                                                                                                                                                                                                                | Spa                         | 45/102            | MCA+                         |
| • Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application |                                                                                                                                                                                                                               |                             |                   |                              |
| 5. Family Ties ACK, LLC <b>01-7775</b>                                                                                                       | 11 Alliance Lane                                                                                                                                                                                                              | Rev. 11-5125: relocate pool | 39/24.1           | Atlantic Landscaping         |
| • Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application |                                                                                                                                                                                                                               |                             |                   |                              |
| 6. ACK 15 CHK, LLC <b>HELD</b>                                                                                                               | 8 Chuck Hollow Road                                                                                                                                                                                                           | Pool & hardscape            | 72/31             | Atlantic Landscaping         |
| • Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application |                                                                                                                                                                                                                               |                             |                   |                              |
| Voting                                                                                                                                       | Pohl, Welch, Coombs, Camp, Patten                                                                                                                                                                                             |                             |                   |                              |
| Alternates                                                                                                                                   | None                                                                                                                                                                                                                          |                             |                   |                              |
| Recused                                                                                                                                      | Dutra                                                                                                                                                                                                                         |                             |                   |                              |
| Documentation                                                                                                                                | Correspondence                                                                                                                                                                                                                |                             |                   |                              |
| Representing                                                                                                                                 | None                                                                                                                                                                                                                          |                             |                   |                              |
| Public                                                                                                                                       | Jascin Leonardo Finger                                                                                                                                                                                                        |                             |                   |                              |
| Concerns                                                                                                                                     | <b>Finger</b> – She sent a letter of concern regarding 8 Chuck Hollow Road.<br><b>Welch</b> – Points were raised in the letter that should be discussed. It would be unfair to discuss this without the applicant being here. |                             |                   |                              |
| Motion                                                                                                                                       | <b>Motion to Approve Items 1-5. (Coombs)</b>                                                                                                                                                                                  |                             |                   |                              |
| Vote                                                                                                                                         | Carried unanimously                                                                                                                                                                                                           |                             | Certificate #     | <b>HDC2023-01-(as noted)</b> |
| Motion                                                                                                                                       | <b>Motion to Hold for Thursday, January 26. (Welch)</b>                                                                                                                                                                       |                             |                   |                              |
| Vote                                                                                                                                         | Carried unanimously                                                                                                                                                                                                           |                             | Certificate #     |                              |

**V. VIEW**

| <u>Property owner name</u>   | <u>Street Address</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>           |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|------------------------|
| 1. Jake Dwyer <b>10-7214</b> | 11 Mississippi Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Pool & hardscape     | 59.1/233          | Waterscapes            |
| Voting                       | Welch, Coombs, Camp, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                   |                        |
| Alternates                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                   |                        |
| Recused                      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                   |                        |
| Documentation                | Architectural elevation plans, site plan, photos, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                   |                        |
| Representing                 | Jessie Dutra, Waterscapes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                   |                        |
| Public                       | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                   |                        |
| Concerns (4:16)              | <b>Dutra</b> – Reviewed project. Mississippi Avenue ends at their driveway. There is no visibility from Arkansas Avenue.<br><b>Coombs</b> – This is tenuous because the vegetation's survival depends on the weather. Round the edges of the deck.<br><b>Camp</b> – She'd like some additional screening to ensure it isn't visible.<br><b>Backus</b> – Structure is circa 1983 non-contributing in the VR district and requires Zoning Board of Appeals approval. Based on the photos, she believes it won't be visible. Thinks the deck edges are hard for such an informal area as Madaket and HDC should attach the proviso and recommend Madaket-appropriate plants.<br><b>Patten</b> – Agrees about additional vegetation.<br><b>Welch</b> – Also agrees with our visibility caveat. |                      |                   |                        |
| Motion                       | <b>Motion to Approve through staff with softening the edges of the pool and extra indigenous vegetation to screen from the cul-de-sac. (Camp)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                   |                        |
| Vote                         | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      | Certificate #     | <b>HDC2022-10-7214</b> |

**VI. NEW BUSINESS 12/06/2022**

|                 | <u>Property owner name</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>Street Address</u> | <u>Scope of work</u>   | <u>Map/Parcel</u> | <u>Agent</u>           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------|-------------------|------------------------|
| 1.              | Westmoor Club <b>12-7526</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 10 Westmoor Lane      | New dwelling           | 41/809            | JGGA                   |
| Voting          | Pohl, Welch, Coombs, Camp, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                        |                   |                        |
| Alternates      | Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                        |                   |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                        |                   |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                        |                   |                        |
| Representing    | Adam Davis, J. Graham Goldsmith Architects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                        |                   |                        |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                        |                   |                        |
| Concerns (4:26) | <b>Davis</b> – Presented project, white trim with green sashes and shutters.<br>No concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |                        |                   |                        |
| Motion          | <b>Motion to Approve as submitted. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                        |                   |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                        | Certificate #     | <b>HDC2022-12-7526</b> |
| 2.              | Westmoor Club <b>12-7558</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 105 West Chester Lane | New maintenance garage | 41/805            | JGGA                   |
| Voting          | Pohl, Welch, Coombs, Camp, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                        |                   |                        |
| Alternates      | Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                        |                   |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                        |                   |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                        |                   |                        |
| Representing    | Adam Davis, J. Graham Goldsmith Architects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                        |                   |                        |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                        |                   |                        |
| Concerns (4:33) | <b>Davis</b> – Presented project, white trim and garage doors with green sashes.<br><b>Welch</b> – It's not visible so his concerns are moot.<br><b>Coombs</b> – She would prefer the garage doors be Essex green.<br><b>Camp</b> – The windows on the south elevation should be larger.<br><b>Dutra</b> – Nothing to add.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                        |                   |                        |
| Motion          | <b>Motion to Approve through staff with the south elevation windows to go to "A" and garage doors to go to Essex green. (Camp)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |                        |                   |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                        | Certificate #     | <b>HDC2022-12-7558</b> |
| 3.              | Margaret Manganaro Tr <b>01-7750</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7 Summer Street       | Repair & replace       | 42.3.3/114        | Ned Paul               |
| Voting          | Pohl, Welch, Coombs, Camp, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                        |                   |                        |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                        |                   |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                        |                   |                        |
| Documentation   | Landscape design plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                        |                   |                        |
| Representing    | Ned Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                        |                   |                        |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                        |                   |                        |
| Concerns (4:38) | <b>Paul</b> – Presented project<br><b>Backus</b> – Circa 1790 typical Nantucket; this rear ell is probably original to the structure. Photos are not enough to vet this proposed work and need more details. What's been submitted is insufficient. You can see this rear ell from the Hadwin House.<br><b>Welch</b> – Agrees we need supplemental information and a floor plan showing what is proposed to be modified. With these CMUs, the portion is original and wants to know what portions of the work are the photos coincide. Asked if they are replacing the CMUs or other portions of the foundation. It's hard to tell but in the photos one portion looks very small and another looks very large. Need a simple drawing and more photos showing more area.<br><b>Pohl</b> – there are very old board spliced with more modern material. |                       |                        |                   |                        |
| Motion          | <b>Motion to Hold for more information: site plan, simple floor plan, and images from farther back and to come back Tuesday, Jan 31. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                        |                   |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                        | Certificate #     |                        |

**VII. OLD BUSINESS 12/13/2022**

| <u>Property owner name</u>          | <u>Street Address</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>Scope of work</u>                | <u>Map/Parcel</u> | <u>Agent</u>            |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|-------------------------|
| 1. 7 New Street <b>07-6611</b>      | 7 New Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Hardscape                           | 55.4.1/37         | Ahern                   |
| Voting                              | Camp, Welch, Coombs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                   |                         |
| Alternates                          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Recused                             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Documentation                       | Landscape design plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                         |
| Representing                        | Miroslava Ahern, Ahern Design, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                   |                         |
| Public                              | Milton Rowland, Historic Structures Advisory Group (HSAG)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                   |                         |
| Concerns (4:49)                     | <b>Ahern</b> – Reviewed changes made per previous concerns.<br><b>Backus</b> – MH circa 1990s within the old historic district (OHD). Appreciate the changes.<br><b>Rowland</b> – Read advisory comments: No concerns, but the air-conditioning units (A/C) should be screened with fencing. No concerns with the A/C fenced in.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |                   |                         |
| Motion                              | <b>Motion to Approve through staff with the A/C screened with fencing. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                   |                         |
| Vote                                | Carried 3-0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     | Certificate #     | <b>HDC2022-07-6611</b>  |
| 2. 41 Monomoy, LLC <b>10-7246</b>   | 41 Monomoy road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Add roofwalk & fenest               | 54/79.1           | Emeritus                |
| 3. Scott O'Connor <b>01-7235</b>    | 2 Hussey Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Enclose 2 <sup>nd</sup> floor porch | 42.3.1/119        | Emeritus                |
| 4. Eleven Lincoln Av <b>10-7259</b> | 32 Jefferson Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Hardscape                           | 30/132            | Ahern                   |
| Voting                              | Welch, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                   |                         |
| Alternates                          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Recused                             | Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Documentation                       | Landscape design plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                         |
| Representing                        | Miroslava Ahern, Ahern Design, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                   |                         |
| Public                              | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Concerns (4:52)                     | <b>Ahern</b> – Reviewed changes made per previous concerns.<br><b>Backus</b> – Belgium block and gravel is consistent. No concerns.<br><b>Rowland</b> – Read advisory comments: No concerns. No concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                   |                         |
| Motion                              | <b>Motion to Approve as submitted. (Camp)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                   |                         |
| Vote                                | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     | Certificate #     | <b>HDC2022-10-72590</b> |
| 5. Lisa Lawler <b>08-6863</b>       | 80 Orange Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | New garage studio                   | 55.1.4/24         | Gryphon Architects      |
| Voting                              | Pohl, Welch, Coombs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                   |                         |
| Alternates                          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Recused                             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Documentation                       | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                   |                         |
| Representing                        | Ethan Griffin, Gryphon Architects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                   |                         |
| Public                              | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                   |                         |
| Concerns (4:59)                     | <b>Griffin</b> – Reviewed changes made per previous concerns.<br><b>Backus</b> – MH circa 1837 Greek revival built by John Nicholson. Appreciate the changes; would like to see previous the submittal with these proposed changes. The dormers should be removed entirely to make this very simple; at least reduce the windows. The existing batten door is appropriate, but the transom is not a traditional detail. Asked about the visibility of the year from Union.<br><b>Rowland</b> – Read advisory comments: The garage doors should be as simple as possible with no transom. The wide shed dormer on the south will be visible and should be broken up into smaller dormers. The lattice pent roof should be removed.<br><b>Welch</b> – Agrees with comments made. The original design is more appropriate in context with the front structure. He'd like to see the previous submittal at this height and the Greek revival trim package.<br><b>Coombs</b> – Agrees.<br><b>Pohl</b> – He doesn't like the lattice pent roof. |                                     |                   |                         |
| Motion                              | <b>Motion to Approve through staff with the pent roof and transom removed and Greek revival casings. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |                   |                         |
| Vote                                | Carried 3-0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     | Certificate #     | <b>HDC2022-08-6863</b>  |

**VIII. NEW BUSINESS 12/20/2022**

|                       | <u>Property owner name</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Street Address</u> | <u>Scope of work</u>    | <u>Map/Parcel</u> | <u>Agent</u>    |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------|-------------------|-----------------|
| 1.                    | 3 Step Lane, LLC 01-7678                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3 Step Lane           | New commercial building | 42.4.2/44         | EMDA            |
| Voting                | Pohl, Welch, Coombs, Camp, Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       |                         |                   |                 |
| Alternates            | Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                         |                   |                 |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                         |                   |                 |
| Documentation         | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |                         |                   |                 |
| Representing          | Ethan McMorrow, Ethan McMorrow Design Associates<br>Douglas Kallfelz, Managing Partner Union Studio Architects<br>Kara Babcock, Associate Union Studio Architects<br>Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                         |                   |                 |
| Public                | Milton Rowland, HSAG<br>Kevin Davidson, 4 Step Lane<br>Susan Renzulli, 5A Step Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                         |                   |                 |
| Concerns (5:09)       | <p><b>McMorrow</b> – Rebuild the Veranda House Inn more historically correct with modifications to meet the Building Code.</p> <p><b>Kallfelz</b> – Presented project. South elevation, the door with articulated trim is now for the egress stairs. The 5<sup>th</sup> floor balcony is for service equipment. The wider north elevation is to accommodate egress stairs. The adjacent building to the north is about 5' away. The only expansion to the footprint is eastward into the lawn. It's likely the service area could be reduced based upon the equipment.</p> <p><b>Backus</b> – The applicant and team were very proactive with reaching out to staff and going over these plans; a lot of historic details are being brought back. She has no concerns.</p> <p><b>Rowland</b> – HSAG didn't get to see the elevation. The changes to detailing are great. The 4<sup>th</sup> floor dormer and balcony are new elements, and he wants to see those more clearly.</p> <p><b>Camp</b> – Confirmed the 4<sup>th</sup>-floor dormer is for the elevator; would like it dropped off the roof. East elevation, the antique brick mortar should be historic and lime-colored, and the French door should have a kick panel.</p> <p><b>Welch</b> – Asked when the pre-fire conditions were done (1970s). His concern is for areas where there is new mass and the tight 5<sup>th</sup>-floor balcony. North elevation, the expansion left to right changes a lot of the characteristics as well as the expansion of the decks. East elevation as seen from the north, asked if the decks are deeper (no). The north won't be very visible. He appreciates the less normalized fenestration pattern of the 1970s revision, but that went with the informal package whereas this is very formal.</p> <p><b>Coombs</b> – She prefers the stick brackets. Agrees with Mr. Welch about the top-floor dormer as seen from the south; it upsets the roof line. The north elevation is unnecessarily severe; the exterior stairs made it livelier.</p> <p><b>Dutra</b> – West elevation, the utility balcony box has a flat roof; suggested the balusters go all the way to the end. Asked how much wider this is east to west (3'); the interior is driving the exterior; south elevation, the main mass is the main view of the structure.</p> <p><b>Davidson</b> – He's concerned about footprint creep. Confirmed the northwest corner exterior stairs are now gone. Confirmed the egress changes were necessitated by code.</p> <p><b>Renzulli</b> – Mr. Davidson asked many of her questions. The articulated door moved to the south elevation changes the look of the building. We've never had access to the drawings. The east elevation is more imposing with more decks and windows. Confirmed the north, west, and south are going back right where they were.</p> <p><b>Reade</b> – Under Nantucket Zoning Bylaw in the event of a disaster, we are entitled to rebuild within 2 years of the event. We have met with Planning Staff and Building Commissioner, and we don't need any zoning relief.</p> <p><b>Pohl</b> – We won't see the north elevation at any distance. Agrees with what's been said. Many of the abutter concerns would be addressed at the Planning Board or Zoning.</p> |                       |                         |                   |                 |
| Motion                | <b>Motion to Hold for revisions. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                         |                   |                 |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                         | Certificate #     |                 |
| Break 5:57 to 6:10 pm |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                         |                   |                 |
| Motion                | <b>Motion to reopen. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       |                         |                   |                 |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                         | Certificate #     |                 |
| Motion                | <b>Motion to Approve through staff with the roof deck railing to be minimized as much as possible. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |                         |                   |                 |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                         | Certificate #     | HDC2023-01-7678 |

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| 2.              | Balaji Gandhi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01-7686 | 9 New Jersey Avenue | MH addition             | 60.3.1/408    | Shelter 7 |
| Voting          | Pohl, Welch, Coombs, Camp, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |                     |                         |               |           |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |                     |                         |               |           |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                     |                         |               |           |
| Documentation   | Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and <i>Building with Nantucket in Mind (BWNIM)</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |                     |                         |               |           |
| Representing    | Jason Olbres, Shelter 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |                     |                         |               |           |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                     |                         |               |           |
| Concerns (6:14) | <p><b>Olbres</b> – Presented project; he believes the existing has a mix of 2-over-2 and 6-over-6.</p> <p><b>Backus</b> – Circa 1938 “Cape-ish”. Size of existing to proposed is not clear. The 2-story gable addition is inappropriate and changes the character of this Madaket cottage. The site is changing its access to Ames Street. Belgium block apron is not appropriate for the Smith’s Point area; she questions the need for an apron off Ames; need to know the driveway material. Steppingstones are too formal and not appropriate in Madaket. South elevation, the 6-light, 3-panel, French doors are not appropriate; removing the shed above the eaves and adding windows eliminates the entrance and proposed 6-light door is not appropriate. The addition should be shorter in height and simpler; 2<sup>nd</sup>-story deck is very large not in compliance with <i>BWNIM</i>. The windows should remain 6-over-6. West elevation, exterior chimney is not appropriate and the “A” windows are very large for that elevation. North elevation, changing this to the front façade and 6-light door are not appropriate; adding ganged windows is introducing a new element. East elevation, the 6-light door with balcony is not appropriate. The orientation to the street should remain with a shorter addition and no balconies and no 6-light doors. The proposed changes would hinder this structure’s contributing status.</p> <p><b>Camp</b> – It’s lost all its charm. The start is a low building with a lot of Madaket character. The proposal is a totally different animal. The design should be more in keeping with the original.</p> <p><b>Coombs</b> – It should be more “campy” to fit in out there.</p> <p><b>Patten</b> – She doesn’t have anything to add.</p> <p><b>Welch</b> – This is a great example of why HDC should bring up an article that rewards people with additional groundcover by going with 1-story. A larger 1-story would be much more appropriate and blend into the lot. Agrees that the 2-story structure is too tall and boxy on a rambling 1-story cottage.</p> <p><b>Pohl</b> – The 2 story is a loss of funkiness, which is very contextual to Madaket’s unique vernacular of charming disorder. The 2-story addition leaps out and detracts.</p> |         |                     |                         |               |           |
| Motion          | <b>Motion to Hold for revisions. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |                     |                         |               |           |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                     |                         | Certificate # |           |
| 3.              | Balaji Gandhi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01-7691 | 9 New Jersey Avenue | Grg fenestration change | 60.3.1/408    | Shelter 7 |
| Voting          | Pohl, Welch, Coombs, Camp, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |                     |                         |               |           |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |                     |                         |               |           |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                     |                         |               |           |
| Documentation   | Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and <i>BWNIM</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |                     |                         |               |           |
| Representing    | Jason Olbres, Shelter 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |                     |                         |               |           |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                     |                         |               |           |
| Concerns (6:26) | <p><b>Olbres</b> – Presented project.</p> <p><b>Backus</b> – Same vintage as the home, 1939; photos of the existing garage would help. The dormer doesn’t comply with <i>BWNIM</i>. The new windows are very large; should be reduced in scale. The 9-light 2-panel door is appropriate, but the 6-light sliders are not but masked by the existing garage door; however, she’s concerned about what they look like when the garage doors are open. Need photos or a view.</p> <p><b>Coombs</b> – The height isn’t on the plans. The dormer over the garage doors is not appropriate. Keep it simple.</p> <p><b>Camp</b> – This is iconic in its simplicity; adding the dormer takes away from it.</p> <p><b>Welch</b> – Simplify the garage doors possibly with a light batten or tongue and groove. Downsize the west elevation windows. The dormer roof pitch could be shallower and the dormer smaller; the proposed isn’t consistent with the character.</p> <p><b>Patten</b> – Agrees about the smaller windows.</p> <p><b>Pohl</b> – The west elevation windows should be smaller; either make the dormer flatter and smaller or delete.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                     |                         |               |           |
| Motion          | <b>Motion to Hold for revisions. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |                     |                         |               |           |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                     |                         | Certificate # |           |
| 4.              | Balaji Gandhi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01-7736 | 9 New Jersey Avenue | Add shed                | 60.3.1/408    | Shelter 7 |
| Voting          | Pohl, Welch, Coombs, Camp, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |                     |                         |               |           |
| Alternates      | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |                     |                         |               |           |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                     |                         |               |           |
| Documentation   | Architectural elevation plans, site plan, photos, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |                     |                         |               |           |
| Representing    | Jason Olbres, Shelter 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |                     |                         |               |           |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                     |                         |               |           |
| Concerns (6:32) | <p><b>Olbres</b> – Presented project.</p> <p><b>Backus</b> – Fenestration should match the other structures; it’s too tall at 13’2.75” and should be reduced.</p> <p><b>Welch</b> – These garage doors are appropriate and should be used on the garage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |                     |                         |               |           |
| Motion          | <b>Motion to Hold for revisions. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |                     |                         |               |           |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                     |                         | Certificate # |           |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                     |               |                        |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|---------------|------------------------|
| 5.              | 3 Wingspread, LLC <b>01-7680</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3 Wingspread Lane    | New garage/dwelling | 27/17.6       | EMDA                   |
| Voting          | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                     |               |                        |
| Alternates      | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                     |               |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |               |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                     |               |                        |
| Representing    | Ethan McMorro, Ethan McMorro Design Associates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                     |               |                        |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |               |                        |
| Concerns (6:35) | <b>McMorro</b> – Presented project.<br>No concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                     |               |                        |
| Motion          | <b>Motion to Approve as submitted. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                     |               |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                     | Certificate # | <b>HDC2023-01-7736</b> |
| 6.              | Andrew Barrett <b>01-7706</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 17 Pine Tree Road    | Addition            | 68/31         | Topham Design          |
| Voting          | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                     |               |                        |
| Alternates      | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                     |               |                        |
| Recused         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                     |               |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                     |               |                        |
| Representing    | Brenda Johnson, Topham Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                     |               |                        |
| Public          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                     |               |                        |
| Concerns (6:42) | <b>Johnson</b> – Presented project.<br><b>Camp</b> – Confirmed there are 2-story structures around it and that the footprint doesn't change.<br><b>Coombs</b> – The east elevation is busy but it's okay.<br><b>Dutra</b> – The stairs make it very busy but he can't see a way to fix that. North elevation, the 2 <sup>nd</sup> -floor flanking windows should be spread apart to fill the wall.<br><b>Patten</b> – Nothing to add.<br><b>Pohl</b> – The north elevation will be visible and Mr. Dutra's suggestion is good.                                                          |                      |                     |               |                        |
| Motion          | <b>Motion to Approve through staff with the 2<sup>nd</sup>-floor windows aligned over the 1<sup>st</sup>-floor windows. (Camp)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                     |               |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                     | Certificate # | <b>HDC2023-01-7706</b> |
| 7.              | NFI Realty Trust <b>01-7688</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 169 Eel Point Road   | New garage/studio   | 33/5          | MCA                    |
| Voting          | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                     |               |                        |
| Alternates      | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                     |               |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |               |                        |
| Documentation   | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                     |               |                        |
| Representing    | Doug Mills, Mark Cutone Architecture                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |               |                        |
| Public          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |               |                        |
| Concerns (6:39) | <b>Mills</b> – Presented project.<br>No concerns, not visible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                     |               |                        |
| Motion          | <b>Motion to Approve as submitted. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                     |               |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                     | Certificate # | <b>HDC2023-01-7706</b> |
| 8.              | Holly Coburn <b>01-7696</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5 North Beach Street | Move off/demo       | 42.4.1/92     | Normand Residential    |
| Voting          | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                     |               |                        |
| Alternates      | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                     |               |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |               |                        |
| Documentation   | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                     |               |                        |
| Representing    | Ben Normand, Normand Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |                     |               |                        |
| Public          | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                     |               |                        |
| Concerns (6:53) | <b>Normand</b> – Presented project; we have people who are looking to take the 1930s portion.<br><b>Backus</b> – Per HDC survey, circa 1930s contributing renovated in 2017. This should not be demolished. It's within the OHD. We need more information such as aerials, Sanborne maps, and old plans.<br><b>Rowland</b> – Read advisory comments: This is a contributing building built in 1930. A move off is reasonable, but it should not be demolished.<br>Consensus agrees with a move off but no demolition.<br><b>Pohl</b> – He'd be okay with demolishing the 2017 addition. |                      |                     |               |                        |
| Motion          | <b>Motion to Approve as a move off for 1930 portion; demolition of 2017 addition is acceptable. (Dutra)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                     |               |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                     | Certificate # | <b>HDC2023-01-7696</b> |

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| 9. Holly Coburn         | <b>01-7695</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5 North Beach Street  | New dwelling                 | 42.4.1/92     | Normand Residential    |
| Voting                  | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                              |               |                        |
| Alternates              | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |                              |               |                        |
| Recused                 | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                              |               |                        |
| Documentation           | Architectural elevation plans, site plan, photos, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                              |               |                        |
| Representing            | Ben Normand, Normand Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                              |               |                        |
| Public                  | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                              |               |                        |
| Concerns (7:02)         | <p><b>Normand</b> – Presented project; elevated to meet flood plain requirements; it's 23.5' wide.</p> <p><b>Backus</b> – This will have to comply with "Resilient Nantucket" Chapter 11; should provide an elevation certificate. This fronts on North Beach and Cornish. It introduces a different vernacular in gable forward. The attached garage off Cornish is a big change and she foresees issues. Not sure this is a vernacular HDC is looking for; matches South Carolina developments. Streetscape helps. Asked what the inspiration might be.</p> <p><b>Rowland</b> – Read advisory comments: Gable end windows would look better as a 4-light - a little narrower and taller to achieve vertical panes. With projecting rake boards, the rake trim should indicate a 1x8 or 1x10 sub-rake against the building. Porch posts might improve by widening a little. Window caps on the windows. Adding shutters on the front would be a bonus. All trim would benefit from beefing up a little. An old Victorian house would have white or grey painted trim rather than natural trim. The rear 6-light door should be changed to a 12-light with kick panel. The skylight might be visible.</p> <p><b>Dutra</b> – Need more detail. It looks tall; suggested a water-table line might help.</p> <p><b>Coombs</b> – Would like to see more additive massing; looking down on it, it's a rectangle. Doesn't think shutters would be operable due to how tight the windows are.</p> <p><b>Patten</b> – Likes the idea of the water line.</p> <p><b>Camp</b> – The little gable windows should be 4-lights. South elevation; the skirt lattice should have wider spacing; would be okay with shutters; the porch columns should be thicker. The fascia strip should be thick.</p> <p><b>Pohl</b> – He'd support dropping the pitch to 11/12; that would bring the height down to be more in line with its neighbors. Likes the idea of shutters and 4-light gable-end windows.</p> |                       |                              |               |                        |
| Motion                  | <b>Motion to Hold for revisions and an engineer's certificate. (Camp)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                              |               |                        |
| Vote                    | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                              | Certificate # |                        |
| 10. James Reyes         | <b>01-7735</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15 Walsh Street       | Fence replacement            | 42.4.1/51     | Liz Konetchy           |
| Voting                  | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                              |               |                        |
| Alternates              | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |                              |               |                        |
| Recused                 | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                              |               |                        |
| Documentation           | Landscape design plans, site plan, photos, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                              |               |                        |
| Representing            | Liz Konetchy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |                              |               |                        |
| Public                  | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                              |               |                        |
| Concerns (7:14)         | <p><b>Konetchy</b> – Presented project. The hedge is gone.</p> <p><b>Backus</b> – This is outside the OHD. MH is circa 1979. The 5&amp;1 lattice detail should be square.</p> <p>No concerns with square lattice.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |                              |               |                        |
| Motion                  | <b>Motion to Approve through staff with square lattice. (Dutra)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                              |               |                        |
| Vote                    | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                              | Certificate # | <b>HDC2023-01-7735</b> |
| 11. 2 Highland Ave, LLC | <b>01-7685</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2.4.6 Highland Avenue | New dwelling                 | 30/189        | Emeritus               |
| 12. 2 Highland Ave, LLC | <b>01-7684</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2.4.6 Highland Avenue | New 2 <sup>nd</sup> dwelling | 30/189        | Emeritus               |
| 13. Kevin Davidson      | <b>01-7681</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4 Step Lane           | Addition                     | 42.4.2/82     | Emeritus               |

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |                                   |                        |                              |
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| <b>14. StarkPoint, LLC 01-7705</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>16 Easton Street</b>         | <b>Rev. 09-6993: main house</b>   | <b>42.1.4/11</b>       | <b>Botticelli &amp; Pohl</b> |
| Voting                              | Welch, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                   |                        |                              |
| Alternates                          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Recused                             | Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Documentation                       | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                   |                        |                              |
| Representing                        | Lisa Botticelli, Botticelli & Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                   |                        |                              |
| Public                              | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Concerns (7:19)                     | <b>Botticelli</b> – Presented project.<br><b>Backus</b> – This was approved recently. The shingle flair and removing the corner boards are appropriate; look at where the shingle line is as there is a lot of space below the windows. The brick piers look out of proportion; referred back to the previous approval.<br><b>Rowland</b> – Read advisory comments: Ok with arch over front entry, but it should be shallower to reveal more of the porch beam in the middle. Ok with the shingle flare, but the shingle line has dropped creating too much shingled area below the windows and it adds another panel below the windows to the right; the shingle line should remain where it was – roughly a foot or so below the floor level. The brick piers should be located where a natural structural support would be – not just at the corners; as shown, the spans are uncomfortably long; suggested they be thinner.<br><b>Dutra</b> – Likes the changes. Agrees the arch should be shallower or upper piece narrower.<br><b>Coombs</b> – Agrees with HSAG comments. This is a stand-out building and interesting.<br><b>Camp</b> – Agrees about the front-door arch; suggested shorter columns to give more to the arch. Agrees the shingle flair being too low.<br><b>Patten</b> – Nothing to add.<br><b>Welch</b> – Mr. Rowland's comments covered it. On homes where it's appropriate, this treatment helps with the nature of the vertical change. Agrees the shingle flair should be a couple of courses below the original shingle line. |                                 |                                   |                        |                              |
| Motion                              | <b>Motion to Approve through staff with the shingle line and flair raised to the previous shingle line; the arch to be deeper; and piers inserted in the middle of spans more than 15'. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Vote                                | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | Certificate #                     | <b>HDC2023-01-7705</b> |                              |
| <b>15. 32 Hulbert Trust 01-7704</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>32 Hulbert Avenue</b>        | <b>Rev. 09-7037: fenestration</b> | <b>29/72</b>           | <b>Botticelli &amp; Pohl</b> |
| Voting                              | Welch, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                   |                        |                              |
| Alternates                          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Recused                             | Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Documentation                       | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Representing                        | Lisa Botticelli, Botticelli & Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                   |                        |                              |
| Public                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Concerns (7:33)                     | No documentation; no action at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |                                   |                        |                              |
| Motion                              | <b>Motion to Hold for Thursday, January 26. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                   |                        |                              |
| Vote                                | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | Certificate #                     |                        |                              |
| <b>16. The Brant, LLC 12-7612</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>6&amp;8N.Beach/4 Dolphin</b> | <b>New building</b>               | <b>42.4.1/65.2</b>     | <b>Linda Williams</b>        |
| <b>17. The Brant, LLC</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>6&amp;8N.Beach/4 Dolphin</b> | <b>New pool</b>                   | <b>42.4.1/65.2</b>     | <b>Linda Williams</b>        |
| Voting                              | Pohl, Welch, Coombs, Camp,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |                                   |                        |                              |
| Alternates                          | Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                 |                                   |                        |                              |
| Recused                             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Documentation                       | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Representing                        | Linda Williams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                   |                        |                              |
| Public                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Concerns (7:35)                     | No action at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                   |                        |                              |
| Motion                              | <b>Held for Thursday, January 26</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Vote                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | Certificate #                     |                        |                              |
| <b>18. John Buttrick 12-7608</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>26 Warren's Landing Rd</b>   | <b>MH fenestration change</b>     | <b>38/11.3</b>         | <b>Linda Williams</b>        |
| Voting                              | Pohl, Welch, Coombs, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                   |                        |                              |
| Alternates                          | Camp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Recused                             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Documentation                       | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |                                   |                        |                              |
| Representing                        | Linda Williams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                   |                        |                              |
| Public                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                   |                        |                              |
| Concerns (7:38)                     | <b>Williams</b> – Presented project.<br>No material concerns.<br><b>Pohl</b> – Some existing elevations are labeled as proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |                                   |                        |                              |
| Motion                              | <b>Motion to Approve through staff with sheet A2.01 corrected to reflect existing elevation. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |                                   |                        |                              |
| Vote                                | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | Certificate #                     | <b>HDC2022-12-7608</b> |                              |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                              |                             |                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------|-----------------------------|----------------|
| 19. John Buttrick          | <b>12-7609</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 26 Warren's Landing Rd | Rebuild pool & structure     | 38/11.3                     | Linda Williams |
| Voting                     | Pohl, Welch, Coombs, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                              |                             |                |
| Alternates                 | Camp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Recused                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Documentation              | Landscape design plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Representing               | Linda Williams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Public                     | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Concerns (7:48)            | <b>Williams</b> – You have to look at the pictures. It's not visible. Rebuilding in kind.<br><b>Welch</b> – Confirmed the siding is all vertical board. It's atypical and existing but not visible.<br>No concerns due to no visibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                              |                             |                |
| Motion                     | <b>Motion to Approve due to lack of visibility and through staff not visible at time of inspection and thereafter. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Vote                       | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        | Certificate #                | <b>HDC2022-12-7609</b>      |                |
| 20. John Buttrick          | <b>12-7607</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 26 Warren's Landing Rd | New 2 <sup>nd</sup> dwelling | 38/11.3                     | Linda Williams |
| Voting                     | Pohl, Welch, Coombs, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                              |                             |                |
| Alternates                 | Camp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Recused                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Documentation              | Architectural elevation plans, site plan, and photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                              |                             |                |
| Representing               | Linda Williams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Public                     | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Concerns (7:46)            | <b>Williams</b> – Presented project.<br>No concerns due to no visibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |                             |                |
| Motion                     | <b>Motion to Approve as submitted. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Vote                       | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        | Certificate #                | <b>HDC2022-12-7607</b>      |                |
| 21. QV3 Nom Trust          | <b>12-7611</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 22 Vestal Street       | Move off cottage             | 41/39                       | Linda Williams |
| 22. NT Quaker Project, LLC | <b>12-7610</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 14 Quaker Road         | Move on cottage              | 41/176                      | Linda Williams |
| Voting                     | Pohl, Welch, Coombs, Camp, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |                             |                |
| Alternates                 | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                              |                             |                |
| Recused                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Documentation              | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Representing               | Linda Williams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Public                     | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Concerns (7:53)            | <b>Williams</b> – Presented project.<br><b>Backus</b> – Circa 1940s contributing, Tigerlily. Appreciates it's being saved.<br><b>Rowland</b> – Read advisory comments: No concerns.<br>No concerns with the move off-move on.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                              |                             |                |
| Motion                     | <b>Motion to Approve the move off from 22 Vestal Street and move onto 14 Quaker Road. (Welch)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |                             |                |
| Vote                       | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        | Certificate #                | <b>HDC2022-12-7611/7610</b> |                |
| 23. NT Quaker Project, LLC | <b>11-7605</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 14 Quaker Road         | MH replace windows           | 41/176                      | Linda Williams |
| Voting                     | Pohl, Welch, Coombs, Camp, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |                             |                |
| Alternates                 | Dutra                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                              |                             |                |
| Recused                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Documentation              | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Representing               | Linda Williams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |                             |                |
| Public                     | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |                             |                |
| Concerns (7:59)            | <b>Williams</b> – Presented project. Objects to allowing HSAG comments.<br><b>Backus</b> – Non-contributing 1995 colonial. The new small window in the dormer is visible and odd in its symmetry; recommend keeping the dormer as is.<br><b>Rowland</b> – Read advisory comments: The dormer window change is very visible and disrupts the consistency of the window pattern; it should remain as 4 identical windows.<br><b>Welch</b> – In his opinion, the smaller bathroom window is not an issue; it's not inappropriate.<br><b>Camp</b> – Leave the dormer the way it is.<br><b>Coombs</b> – There are windows in bathrooms; sees no reason to change the dormer.<br><b>Patten</b> – No issue.<br><b>Pohl</b> – No concerns. |                        |                              |                             |                |
| Motion                     | <b>Motion to Approve. (Camp)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                              |                             |                |
| Vote                       | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        | Certificate #                | <b>HDC2022-11-7605</b>      |                |

**IX. OLD BUSINESS 01/03/23**

|                 | <u>Property owner name</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>Street Address</u> | <u>Scope of work</u>        | <u>Map/Parcel</u> | <u>Agent</u>           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------|-------------------|------------------------|
| 1.              | Jason Mendelson 10-7302                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7A Sherburne Turnpike | New studio                  | 31/112.1          | Studio Ppark           |
| Voting          | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                             |                   |                        |
| Alternates      | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |                             |                   |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                             |                   |                        |
| Documentation   | Architectural elevation plans, site plan, photos, historical documents, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |                             |                   |                        |
| Representing    | James Krapp, Studio Ppark                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                             |                   |                        |
| Public          | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                             |                   |                        |
| Concerns (8:07) | <p><b>Krapp</b> – Reviewed changes made per previous concerns. Explained how he can reduce the height 18”.</p> <p><b>Backus</b> – Infill within Sherburne Heights subdivision. Appreciate changes. The nano-door is atypical and should be screened. The break-up of the dormer is odd; still very vertical.</p> <p><b>Rowland</b> – Read advisory comments: This building is unnecessarily tall and could be lowered a foot by reducing the ceiling height of the first floor 6” and lowering the 2<sup>nd</sup>-floor windows and plates another 6”. The 3’ wide sliver of a gable is inappropriate; a secondary gable addition should be much deeper to represent an entire room – not to be used as a decorative add-on. The west dormer is too wide and should be split up.</p> <p><b>Coombs</b> – The lot is overly busy with too much going on. It’s too tall and should come down. West elevation 1<sup>st</sup>-floor windows should be separated and align under the 2<sup>nd</sup>-floor windows. The design of the dormer makes this top-heavy.</p> <p><b>Dutra</b> – Agree with the height. There’s a lot of space between the 1<sup>st</sup>-floor headers and 2<sup>nd</sup>-floor sills. Okay with the dormers.</p> <p><b>Camp</b> – It’s too tall and too big and squished into the corner; if it were smaller, it would be okay.</p> <p><b>Patten</b> – Nothing to add.</p> <p><b>Pohl</b> – Agrees about the gratuitous gable appendage; it prevents having more windows on the gable end of the main mass; treat it like a shed-roof bay.</p> |                       |                             |                   |                        |
| Motion          | <b>Motion to Approve through staff with the height reduced 18” and the south elevation gable bump out to be a shed roof over the triple doors with 2<sup>nd</sup>-floor windows in the main mass. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |                             |                   |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                             | Certificate #     | <b>HDC2022-10-7302</b> |
| 2.              | Sherburne Tpk, LLC 10-7305                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7A Sherburne Turnpike | Pool & hardscape            | 30/112.1          | Atlantic Landscaping   |
| Voting          | Pohl, Coombs, Camp, Dutra, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                             |                   |                        |
| Alternates      | Welch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |                             |                   |                        |
| Recused         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                             |                   |                        |
| Documentation   | Landscape design plans, site plan, photos, and advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                             |                   |                        |
| Representing    | Lindsay Congleton, Atlantic Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       |                             |                   |                        |
| Public          | Milton Rowland, HSAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                             |                   |                        |
| Concerns (8:22) | <p><b>Congleton</b> – Reviewed changes made per previous concerns. Pool equipment to be in studio basement.</p> <p><b>Backus</b> – Appreciates the reduction of the pool and Belgium block edging and removal of the patio and firepit. Would prefer more green space around the pool.</p> <p><b>Rowland</b> – Read advisory comments: The driveway doesn’t need to be 12’ wide, 10 or 11 feet is plenty.</p> <p><b>Dutra</b> – Appreciates the reduction in the pool and patio. He doesn’t want to see a large wall of Leland Cyprus.</p> <p><b>Coombs</b> – There’s no green along the north side, just hedge.</p> <p><b>Camp</b> – If it weren’t pushed into the corner, the pines could be planted more naturally. If the spa were removed, the pool would be smaller but a normal size.</p> <p><b>Patten</b> – Asked about the River birch. Agrees about reducing the driveway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |                             |                   |                        |
| Motion          | <b>Motion to Approve through staff with the driveway entrance to be 10’ wide and not using Leland Cyprus and the pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application. (Dutra)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                             |                   |                        |
| Vote            | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                             | Certificate #     | <b>HDC2022-10-7305</b> |
| Rest held       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                             |                   |                        |
| 3.              | Tigerlily Nom 10-7289                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7 Barnabas Lane       | New dwelling                | 41/563            | Studio Ppark           |
| 4.              | Kathryn Cook 10-7257                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 85 Low Beach Road     | New dwelling MH             | 75/31.3           | Michael Bard           |
| 5.              | Kathryn Cook 10-7217                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 85 Low Beach Road     | New dwelling garage         | 75/31.3           | Michael Bard           |
| 6.              | Kathryn Cook 01-7746                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 85 Low Beach Road     | Pool house                  | 75/31.3           | Michael Bard           |
| 7.              | 10 York, LLC 10-7291                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10 York Street        | Doors, windows & mas chg    | 55.4.1/142        | Thornewill Design      |
| 8.              | 1010 Wins, LLC 10-7136                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10 Lincoln Avenue     | Demo/move garage            | 30/184            | Emeritus               |
| 9.              | 1010 Wins, LLC 10-7117                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10 Lincoln Avenue     | New garage                  | 30/184            | Emeritus               |
| 10.             | 1010 Wins, LLC 01-7783                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10 Lincoln Avenue     | Cabana                      | 30/184            | Emeritus               |
| 11.             | 1010 Wins, LLC 10-7337                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10 Lincoln Avenue     | Hardscape: gate, pool & spa | 30/184            | Emeritus               |
| 12.             | SAWB Corp. 11-7453                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 24 Cliff Road         | Addition                    | 42.4.4/49         | SCI                    |
| 13.             | Reade, Gullicksen, etc., LLP 04-6162                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 42 Easton Street      | Hardscape: gate & paving    | 42.4.1/21         | ‘Sconset Gardener Inc  |
| 14.             | John Mergrue 10-7341                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 36 Easton Street      | New garage/apartment        | 42.1.4/19         | EMDA                   |

**X. NEW BUSINESS 01/10/23**

|    | <u>Property owner name</u>  | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|-----------------------------|-----------------------|----------------------|-------------------|--------------|
| 1. | Tigerlily Nom Trust 01-7689 | 7 Barnabas Lane       | New garage           | 30/132            | Studio Ppark |

|                                          |                      |                              |            |                     |
|------------------------------------------|----------------------|------------------------------|------------|---------------------|
| 2. Tigerlily Nom Trust <b>01-7671</b>    | 7 Barnabas Lane      | Pool & hardscape             | 30/132     | Ahern               |
| 3. John & Kelly Lee <b>01-7807</b>       | 1 Ridge Lane         | Addition                     | 38/91      | Gryphon Architects  |
| 4. Salisbury Cottage, LLC <b>01-7737</b> | 13 Academy Lane      | Reno dwelling, add dormers   | 42.4.3/112 | Gryphon Architects  |
| 5. Salisbury Cottage, LLC <b>01-7734</b> | 13 Academy Lane      | New shed                     | 42.4.3/112 | Gryphon Architects  |
| 6. Mark Wilmot <b>01-7752</b>            | 35 Monomoy Road      | Add shutters, replace doors  | 54/74      | Gryphon Architects  |
| 7. Cynthia Nelson <b>01-7809</b>         | 30 King Street       | Demo/move off                | 73.4.2/113 | Gryphon Architects  |
| 8. Cynthia Nelson <b>01-7808</b>         | 30 King Street       | New studio                   | 73.4.2/113 | Gryphon Architects  |
| 9. Carlin Gifford <b>01-7767</b>         | 4 Head of Plains     | New dwelling                 | 63/7       | Gryphon Architects  |
| 10. Carlin Gifford <b>01-7816</b>        | 4 Head of Plains     | New garag                    | 63/7       | Gryphon Architects  |
| 11. NT Land Bank <b>01-7812</b>          | 19 Wauwinet Road     | Farmhouse addition           | 20/35      | Normand Residential |
| 12. NT Land Bank <b>01-7753</b>          | 19 Wauwinet Road     | Barn fenestration change     | 20/35      | Normand Residential |
| 13. NT Land bank <b>01-7814</b>          | 19 Wauwinet Road     | Stream bridge                | 20/35      | Normand Residential |
| 14. Glenbeigh, LLC <b>01-7687</b>        | 33 Nonantum Road     | New garage/studio            | 87/49      | Thornewill Design   |
| 15. Melissa Neier <b>01-7725</b>         | 11 Prospect Street   | Roof replacement             | 55.4.4/42  | Twig Perkins        |
| 16. Mike Romano <b>01-7815</b>           | 55 Easton Street     | Rev. 05-6245: windows        | 42.4.1/86  | Shelter 7           |
| 17. Robert McCrewsky <b>01-7670</b>      | 1A Yawkey Way        | As-built new shed            | 69/19.1    | Nate Barber         |
| 18. Burton & Martello <b>01-7773</b>     | 55 Meadow View Drive | New 2 <sup>nd</sup> dwelling | 56/170     | MCA+                |
| 19. Burton & Martello <b>01-7667</b>     | 55 Meadow View Drive | New pool                     | 56/170     | MCA+                |
| 20. Chris O'Connell <b>01-7679</b>       | 3 Upper Tawpawshaw   | New dwelling                 | 53/41      | EMDA                |
| 21. Keegan Hodges <b>01-7780</b>         | 32 Union Street      | New garage                   | 42.3.2/85  | Thornewill Design   |
| 22. Malcolm George <b>01-7666</b>        | 76 Baxter Road       | New shed                     | 49/42      | Nate Barber         |
| 23. 41 WMR Trust <b>01-7785</b>          | 41 West Miacomet Ave | Replace found. & addtn       | 86/31.1    | Emeritus            |
| 24. 41 WMR Trust <b>01-7672</b>          | 41 West Miacomet Ave | Pool & hardscape             | 86/31.1    | Jardins Intl.       |
| 25. Stark Point, LLC <b>01-7747</b>      | 16 Easton Street     | Rev. 04-6120                 | 42.1.4/11  | Botticelli & Pohl   |
| 26. 30 Pearl, LLC <b>01-7776</b>         | 30 India Street      | Rev. 07-6593: add window     | 42.3.4/137 | Botticelli & Pohl   |
| 27. Kerlin & Jason Hempel <b>01-7761</b> | 17 Orange Street     | Window change                | 42.3.2/12  | Stephen & Company   |
| 28. Patrick & Carolyn DePalma            | 3 Westerwick Drive   | Pool & hardscape             | 73/37      | Carolyn DePalma     |

**XI. OTHER BUSINESS**

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approved Minutes<br>Motion<br>Vote | January 3 & 10, 2023: Welch – He has edits for these two sets of minutes; asked they be held.<br><b>Hold for Mr. Welch's edits.</b><br>N/A                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Review Minutes                     | January 12 & 17, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Other Business                     | <ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, January 26<sup>th</sup>, 2023 @ 1:00 pm</b> Hybrid – Zoom &amp; 2 Fairgrounds Rd, Conference Room</li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul> |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:32 pm. (Welch)**

Vote Carried unanimously

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village