



**HISTORIC DISTRICT COMMISSION**  
**REGULAR MEETING MINUTES**  
**Tuesday, April 2, 2024**  
**4 Fairgrounds Road and Remote Participation via Zoom**  
**Nantucket, Massachusetts 02554**

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

**CALL TO ORDER**

Chair Welch called the meeting to order at 4:02 p.m.

|                      |                                                                                                                                                                                                               |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Staff in Attendance: | <b>Fiona Johnson</b> , Administrative Specialist, <b>Sara Johnson</b> , Administrative Specialist, <b>Holly Backus</b> , Preservation Planner, <b>Billy Saad</b> , Zoning Administrator & Land Use Specialist |
| Attending Members:   | Camp, Oliver, Patten                                                                                                                                                                                          |
| Remote Participants: | Coombs, Paul                                                                                                                                                                                                  |
| Absent Members:      | Pohl                                                                                                                                                                                                          |
| Late Arrivals:       | Welch arrived at 4:25 pm and Thornewill was noted as being present at 4:30pm.                                                                                                                                 |
| Early Departures:    | -                                                                                                                                                                                                             |

**ADOPTION OF AGENDA**

|         |                                                         |
|---------|---------------------------------------------------------|
| Motion: | <b>Motion to approve. (Made By: Coombs)</b>             |
| Vote:   | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye) |

**PUBLIC COMMENT**

There were no public comments.

**I. DISCUSSION & VOTE**

|                                    |                                                                                                                          |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Discussion of Article 38, ATM 2024 | This discussion was held to the next meeting when the full Board is present. No further discussion nor action was taken. |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------|

**II. SIGNS**

| <u>Property Owner Name</u> | <u>Street Address</u>                                                                                                                                                                                         | <u>Scope of Work</u> | <u>Map/Parcel</u> | <u>Agent</u>   |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|----------------|
| 1. Harvey Young            | 6 Broad Street                                                                                                                                                                                                | Projecting Sign      | 42.4.2/64         | Shabtau Bloise |
| Voting:                    | Camp, Coombs, Oliver, Patten, Paul                                                                                                                                                                            |                      |                   |                |
| Alternates                 | -                                                                                                                                                                                                             |                      |                   |                |
| Documentation              | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                          |                      |                   |                |
| Staff Comments             | <b>Billy Saad</b> , Zoning Administrator & Land Use Specialist<br>Stated that per the recommendations of the Sign Advisory Council:<br>* Approve item one for 6 Broad Street, subject to comments - lighting. |                      |                   |                |
| Public Comments            | -                                                                                                                                                                                                             |                      |                   |                |
| Comments/Concerns          | Commissioners expressed no comments or concerns.                                                                                                                                                              |                      |                   |                |
| Motion                     | <b>Motion to approve, per the Sign Advisory Council's recommendation. (Made by: Oliver)</b><br><b>(00:03:30)</b>                                                                                              |                      |                   |                |
| Roll-Call Vote             | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                                                                                                                                                       |                      |                   |                |

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|                   |                                                                                                                                             |           |          |      |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|------|
| 2. Eaghmon Banks  | 1 Sparks Avenue                                                                                                                             | Wall Sign | 55/180.1 | Self |
| Voting:           | Camp, Coombs, Oliver, Patten, Paul                                                                                                          |           |          |      |
| Alternates        | -                                                                                                                                           |           |          |      |
| Documentation     | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                        |           |          |      |
| Staff Comments    | <b>Billy Saad</b> , Zoning Administrator & Land Use Specialist<br>- Stated that the Sign Advisory Council recommends holding for revisions. |           |          |      |
| Public Comments   | -                                                                                                                                           |           |          |      |
| Comments/Concerns | Commissioners expressed no comments or concerns.                                                                                            |           |          |      |
| <b>Motion</b>     | <b>Motion to approve, per the Sign Advisory Council's recommendation. (Made by: Oliver) (00:03:30)</b>                                      |           |          |      |
| Roll-Call Vote    | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                                                                                     |           |          |      |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |          |      |
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| 3. Eaghmon Banks  | 1 Sparks Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Hanging Sign | 55/180.1 | Self |
| Voting:           | Camp, Coombs, Oliver, Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |          |      |
| Alternates        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |          |      |
| Documentation     | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |          |      |
| Staff Comments    | <b>Billy Saad</b> , Zoning Administrator & Land Use Specialist<br>- Stated that per the recommendations of the Sign Advisory Council:<br>* Deny the request due to freestanding signs are prohibited in The Sign Book.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |          |      |
| Public Comments   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |          |      |
| Comments/Concerns | <b>Oliver</b> <ul style="list-style-type: none"> <li>Questioned why the advisory committee advised against approving the sign.</li> <li>Raised concerns about the freestanding sign situation, questioning if it was approved when the business was Lola Burger or if it was installed without approval.</li> </ul> <b>Representative</b> <ul style="list-style-type: none"> <li>Provided clarification with an approval document from March 19, 2013, indicating that the board had previously approved the sign for Lola Burger, under different ownership (rotary and Lola Burger LLC).</li> <li>Stated the intention to use the same post that has been in place since it was the rotary before Lola Burger, for the new sign.</li> </ul> <b>Saad</b> <ul style="list-style-type: none"> <li>Stated the Sign Committee's concern was the freestanding sign, which is a prohibited sign type according to the sign book.</li> <li>Clarified that the prior approval for Lola Burger was not available during the morning meeting but was obtained afterward.</li> <li>Emphasized that this prior approval is fairly important information.</li> </ul> |              |          |      |
| <b>Motion</b>     | <b>Motion to approve as submitted. (Made by: Oliver) (00:08:39)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |          |      |
| Roll-Call Vote    | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |          |      |

|                   |                                                                                                                                |                 |        |              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------|--------|--------------|
| 4. VTT Management | 1 Miller Lane                                                                                                                  | Wall Sign (Inn) | 68/888 | Cara Marquis |
| Voting:           | Camp, Coombs, Oliver, Patten, Paul                                                                                             |                 |        |              |
| Alternates        | -                                                                                                                              |                 |        |              |
| Documentation     | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                           |                 |        |              |
| Staff Comments    | <b>Billy Saad</b> , Zoning Administrator & Land Use Specialist<br>- Stated that the Sign Advisory Council recommends approval. |                 |        |              |
| Public Comments   | -                                                                                                                              |                 |        |              |
| Comments/Concerns | Commissioners expressed no comments or concerns.                                                                               |                 |        |              |
| <b>Motion</b>     | <b>Motion to approve, per the Sign Advisory Council's recommendation. (Made by: Oliver) (00:03:30)</b>                         |                 |        |              |
| Roll-Call Vote    | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                                                                        |                 |        |              |

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5. VTT Management 1 Miller Lane Wall sign 2 (Café) 68/888 Cara Marquis

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Voting:           | Camp, Coombs, Oliver, Patten, Paul                                                                                             |
| Alternates        | -                                                                                                                              |
| Documentation     | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                           |
| Staff Comments    | <b>Billy Saad</b> , Zoning Administrator & Land Use Specialist<br>- Stated that the Sign Advisory Council recommends approval. |
| Public Comments   | -                                                                                                                              |
| Comments/Concerns | Commissioners expressed no comments or concerns.                                                                               |
| <b>Motion</b>     | <b>Motion to approve, per the Sign Advisory Council's recommendation. (Made by: Oliver) (00:03:30)</b>                         |
| Roll-Call Vote    | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                                                                        |

6. VTT Management 1 Miller Lane Freestanding sign 68/888 Cara Marquis

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Voting:           | Camp, Coombs, Oliver, Patten, Paul                                                                                                                                                                                     |
| Alternates        | -                                                                                                                                                                                                                      |
| Documentation     | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                   |
| Staff Comments    | <b>Billy Saad</b> , Zoning Administrator & Land Use Specialist<br>- Stated that per the recommendations of the Sign Advisory Council:<br>* Deny the request due to freestanding signs are prohibited in The Sign Book. |
| Public Comments   | -                                                                                                                                                                                                                      |
| Comments/Concerns | Commissioners expressed no comments or concerns.                                                                                                                                                                       |
| <b>Motion</b>     | <b>Motion to hold for representation. (Made by: Oliver) (00:10:09)</b>                                                                                                                                                 |
| Roll-Call Vote    | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                                                                                                                                                                |

### III. CONSENT

| Property Owner            | Street Address                                                                       | Scope of Work           | Map/Parcel | Agent        |
|---------------------------|--------------------------------------------------------------------------------------|-------------------------|------------|--------------|
| 1. Richmond Great PT      | 30A Evergreen                                                                        | Front door color change | 68/711.2   | KOH          |
| 2. Richmond Great PT      | 30A Evergreen                                                                        | Add garage window       | 68/711.2   | KOH          |
| 3. RMM Lemonade LLC       | 23 Masaquet Ave                                                                      | addition                | 80/139     | EMDA         |
| 4. Erie Peterson          | 97A Goldfinch Dr                                                                     | Fence replacement       | 68/994.4   | KMLD         |
| 5. William & Shawn Cronin | 22 Willard St                                                                        | New Storage Shed        | 29/79      | Normand Res. |
| 6. Gary Creem             | 6-8 Hydrangea Ln                                                                     | Renew COA 2021-04-3603  | 73/88      | Val Oliver   |
| Voting:                   | Camp, Coombs, Patten, Paul                                                           |                         |            |              |
| Recused:                  | Oliver                                                                               |                         |            |              |
| Documentation:            | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |                         |            |              |
| <b>Motion:</b>            | <b>Motion to approve items on Consent. (Made By: Coombs) (00:11:04)</b>              |                         |            |              |
| Vote:                     | Carried 4-0 // Camp, Coombs, Patten, Paul (Aye)                                      |                         |            |              |

### IV. CONSENT WITH CONDITIONS – NEW BUSINESS 03/19/2024 CARRY OVER

| Property Owner                                                              | Street Address | Scope of Work     | Map/Parcel | Agent             |
|-----------------------------------------------------------------------------|----------------|-------------------|------------|-------------------|
| 1. Eaghmon Banks<br>• Type II capped picket fence, NTW -VO                  | 1 Sparks Ave   | Fence             | 55/180.1   | self              |
| 2. 1 Tennessee Street LLC<br>• Date of structure to be provided on COA - VO | 1 Tennessee    | Roof              | 60.2.4/83  | self              |
| 3. 1 Tennessee Street LLC<br>• Date of structure to be provided on COA - VO | 1 Tennessee    | roof              | 60.2.4/83  | self              |
| 4. Steven Geldart<br>• Date of structure to be provided on COA - VO         | 6 Cherry St    | Replace 2 windows | 55/386     | self              |
| 5. Turner, Suzanne<br>• Date of structure to be provided on COA - VO        | 9 Long Pond    | Rev 2024-01-9854  | 59/33      | Botticelli & Pohl |
| 6. Joseph Minella<br>• Square lattice top on fence RP                       | 9 Ginky Lane   | Fence             | 41/851     | Sandcastle Const  |

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|----------------|------------------------------------------------|--------------------------------------------------------------------------------------|------|-----------|---------------|
| 7.             | Ryan McGrady                                   | 11 Atlantic Ave                                                                      | Roof | 55/11     | T & T         |
|                | • Date of structure to be provided on COA - RP |                                                                                      |      |           |               |
| 8.             | Danno Lynch                                    | 3 Joy St                                                                             | Roof | 55.4.4/68 | J Lydon       |
|                | • Date of structure to be provided on COA - CP |                                                                                      |      |           |               |
| 9.             | Olympic Equity                                 | 91 Main St                                                                           | Roof | 42.3.3/18 | J Lydon       |
|                | • Date of structure to be provided on COA - CP |                                                                                      |      |           |               |
| 10.            | Kilvert, Charles                               | 117 Pleasant St                                                                      | Roof | 55/267.6  | Shakrat Azoeu |
|                | • Date of structure to be provided on COA - HB |                                                                                      |      |           |               |
| Voting:        |                                                | Camp, Coombs, Oliver, Patten, Paul                                                   |      |           |               |
| Documentation: |                                                | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |      |           |               |
| <b>Motion:</b> |                                                | <b>Motion to approve items on Consent. (Made By: Coombs) (00:11:32)</b>              |      |           |               |
| Vote:          |                                                | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                              |      |           |               |

### V. NEW BUSINESS 02/20/2024 - VIEW

| Property Owner         | Street Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Scope of Work | Map/Parcel | Agent        |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|--------------|
| 1. Nathan Kaiser       | 5 Dovekie Ct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rooftop Solar | 68/561     | Cotuit Solar |
| Voting:                | Camp, Coombs, Oliver, Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |            |              |
| Alternates:            | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |            |              |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |            |              |
| Representative:        | Karen Alence, Cotuit Solar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |            |              |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |            |              |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |            |              |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |            |              |
| Commissioner Comments: | <p><b>Oliver</b></p> <ul style="list-style-type: none"><li>Expressed approval for all the panels on the west side.</li><li>Rejected approval for the secondary mass unless the panels extended completely from side to side.</li><li>Rejected the panel on the main mass of the building due to the inability to mitigate it with screening.</li><li>Emphasized the need for consistency in decision-making.</li><li>Clarified the distinction between main and secondary masses, suggesting a possible "maybe" if the roof were made black and more consistent across.</li></ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"><li>Agreed with Val, emphasizing adherence to the rules.</li><li>Noted the frequent complaint of others having it and expressed frustration with this reasoning.</li><li>Had no problem with the back or west roof panels but objected to the other panel.</li></ul> <p><b>Patten</b></p> <ul style="list-style-type: none"><li>Agreed with Val's statement about the main mass.</li></ul> <p><b>Paul</b></p> <ul style="list-style-type: none"><li>Agreed with previous statements and added an observation about the rear mass.</li><li>Suggested that panels on the lower rear mass would be effective with the sun high in the sky.</li><li>Proposed moving panels to the back side of the mass in question to avoid visibility from the road.</li><li>Emphasized not being an expert in solar panels but believing the alternative placement would still be effective.</li><li>Expressed agreement with fellow board members regarding the visibility issue.</li></ul> <p><b>Alence</b></p> <ul style="list-style-type: none"><li>Inquired if it's possible to place the five panels on the east-facing roof instead of the ones facing the street.</li><li>Noted that the east-facing roof is blank and not visible from the road.</li></ul> <p><b>Backus</b></p> <ul style="list-style-type: none"><li>Clarified that the application does not necessarily specify that the roof will be black.</li><li>Recommended that the commission include this specification as a condition in their motion.</li></ul> |               |            |              |

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| <b>Motion:</b> | <b>Motioned to approve, with Exhibit A, the removal of the panels on the southeast secondary mass facing the road and that the roof will be re-shingled in black asphalt. (Made By: Oliver) (00:20:35)</b> |
| <b>Vote:</b>   | Carried 5-0 // Camp, Coombs, Oliver, Patten, Paul (Aye)                                                                                                                                                    |

## I. NEW BUSINESS 03/19/2024

| Property Owner | Street Address | Scope of Work | Map/Parcel | Agent |
|----------------|----------------|---------------|------------|-------|
| 1. Shawn Casey | 3 5th Way      | Fence         | 67/269     | Self  |

**No discussion or action due to lack of representation.**

|                        |                                                                                                                                                    |               |       |           |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|-----------|
| 2. Strong Wings        | 9 Nobadeer Farm Road                                                                                                                               | Solar Rooftop | 69/88 | ACK Smart |
| Voting:                | Camp, Coombs, Oliver, Patten                                                                                                                       |               |       |           |
| Alternates:            | -                                                                                                                                                  |               |       |           |
| Recused:               | Paul                                                                                                                                               |               |       |           |
| Representative:        | Tobias Glidden, ACK Smart                                                                                                                          |               |       |           |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                               |               |       |           |
| Staff Comments:        | <b>Holly Backus, Preservation Planner</b> <ul style="list-style-type: none"> <li>Attested that this would not be visible from the road.</li> </ul> |               |       |           |
| Public Comments:       | -                                                                                                                                                  |               |       |           |
| Commissioner Comments: | Commissioners had no concerns.                                                                                                                     |               |       |           |
| Motion:                | <b>Motion to approve, as submitted. (Made by: Oliver) (00:23:57)</b>                                                                               |               |       |           |
| Vote:                  | Carried 4-0 // Camp, Coombs, Oliver, Patten (Aye)                                                                                                  |               |       |           |

|                               |                                                                                      |               |       |           |
|-------------------------------|--------------------------------------------------------------------------------------|---------------|-------|-----------|
| 3. Parents Cooperative of Nan | 15 Nobadeer Farm                                                                     | Solar rooftop | 69/85 | ACK Smart |
| Voting:                       | Welch, Camp, Coombs, Oliver, Patten                                                  |               |       |           |
| Alternates:                   | -                                                                                    |               |       |           |
| Recused:                      | Paul, Welch                                                                          |               |       |           |
| Representative:               | Tobias Glidden, ACK Smart                                                            |               |       |           |
| Documentation:                | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |               |       |           |
| Staff Comments:               | -                                                                                    |               |       |           |
| Public Comments:              | -                                                                                    |               |       |           |
| Commissioner Comments:        | -                                                                                    |               |       |           |
| Motion:                       | <b>Motion to hold for a view. (Made by: Oliver) (00:49:43)</b>                       |               |       |           |
| Vote:                         | Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten (Aye)                             |               |       |           |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |            |      |
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| 4. Azima, Farhood | 20 Liberty St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Main House Addition | 42.3.4/143 | SMRD |
| Voting:           | Welch, Camp, Coombs, Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |            |      |
| Alternates:       | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |            |      |
| Recused:          | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |            |      |
| Representative:   | Steve Roethke, S.M. Roethke Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |            |      |
| Documentation:    | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |      |
| Staff Comments:   | <b>Holly Backus, Preservation Planner</b> <ul style="list-style-type: none"> <li>Noted that the Mary G Wilbur house is a circa 1885 Greek Revival within the Wesco Acre Lots, as indicated by the NPT.</li> <li>Appreciated the effort to retain the character-defining elements of the Wilbur house but found the proposed addition inappropriate.</li> <li>Suggested the addition should be a completely separate structure, subordinate to the main structure.</li> <li>Pointed out the abutters' letter received today and sent to the board and Steve.</li> </ul> |                     |            |      |

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| Public Comments:       | <p><b>Mickey Rowland, Historic Structures Advisory Group</b></p> <ul style="list-style-type: none"> <li>• Aligned comments with Holly's suggestion of detaching the addition, which made sense.</li> <li>• Observed that the sections of the addition visible from Liberty Street do not relate to the style of the main house.</li> <li>• Noted significant differences in roof pitches and bulkier scale of the masses compared to the slender lines of the main mass.</li> <li>• Suggested the addition should have a feel of additive massing, with a more diminutive scale than the main mass.</li> <li>• Highlighted that the proposed addition feels more massive and has a greater footprint than the house itself.</li> <li>• Mentioned that the proposed six-foot fence along the front is intended to screen the back section of the house, but a six-foot board fence is not appropriate where it is being shown.</li> <li>• Pointed out that the addition will be visible from the Coffin School property, which, despite being a private institution, is frequently accessed by the public.</li> <li>• Emphasized the need to consider the entire addition from all sides.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Commissioner Comments: | <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>• Described the renovation as very large, overwhelming the lot and historic structure.</li> <li>• Noted that it creates a wall in the back affecting the view from the Coffin School.</li> <li>• Suggested a direction of a story and a half that is lower and subordinate to the historic structure.</li> <li>• Observed that the addition does not complement the existing style and seems like a brand-new style that does not flow into the original structure.</li> <li>• Recommended going back to the drawing board for this renovation.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>• Troubled by the two forward-facing gables of the additions, which face the street.</li> <li>• Noted the gable on the left side of the south elevation has a shallower pitch and is part of a porch element. Suggested that simplifying or removing this gable could emphasize the simplicity of the central steep-pitched gable on the existing house.</li> <li>• Observed that the shallower pitched forward-facing gables compete with the existing architecture.</li> <li>• Recommended reversing the piece on the right side to avoid the gable ends facing the street, which could improve the visual impact.</li> <li>• Agreed with fellow board members that the footprint feels overwhelming but believed adjusting the massing could mitigate this.</li> <li>• Found the 3D views helpful for understanding the project better.</li> <li>• Suggested that splitting the addition into two structures could maintain the integrity of the main structure but might not change the overall visual impact from the street.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>• Expressed a problem with the straight roof connecting the garage to the house, noting it doesn't seem right for a house of this age.</li> <li>• Suggested separating the roof and creating a hangout over it.</li> <li>• On the west elevation dormer of the garage, suggested stretching the dormer to match the bottom windows.</li> <li>• Commented on the south elevation, disapproving of the small roof with two windows on the left side, finding it inappropriate for the house.</li> <li>• Criticized the fence design, suggesting a rethinking of the whole project to bring the architectural elements together cohesively.</li> <li>• Noted the variety of architectural styles present in the design and emphasized the need for cohesion.</li> <li>• Approved the chimney design as fine, but suggested ensuring it aligns with the original architecture of the house.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>• Agreed with the comments about the massing and architectural style.</li> <li>• Suggested considering what the project would look like if the buildings were split, which might offer a different perspective on the overall design.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>• Expressed clear concerns about overall massing and architectural styles.</li> </ul> |

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|         | <ul style="list-style-type: none"> <li>Agreed with Joe that the concept of separation could be beneficial but doubted it would have any practical effect on visual presentation.</li> <li>Encouraged simplifying to a complementary architectural style between the two portions of the addition.</li> <li>Suggested considering the use of hip roofs to reduce massing and exploring other approaches to improve the design.</li> </ul> <p><b>Roethke</b></p> <ul style="list-style-type: none"> <li>Explained that they initially considered a separate structure in the back, but the limited space between the existing structure and a new garage (minimum 24 ft deep) made it impractical.</li> <li>Noted that from Liberty Street and the Coffin School, it would be difficult to discern whether the structures are connected or not, as the flat roof element is not visible from any publicly traveled way.</li> <li>Acknowledged that the flat roof element mentioned by Diane is uncommon but not visible to the public, so its connectedness would not be appreciable from visible points.</li> <li>Stated that the architectural style was deliberately different to show respect to the existing house, which has a steep roof pitch over 35 ft tall.</li> <li>Expressed willingness to explore ways to more closely match the current architecture but emphasized the logic behind altering the roof pitch to avoid making the gables in the background appear even higher.</li> <li>Clarified that the structures in the background are at least 65 ft back from Liberty Street, with some even further.</li> <li>Mentioned an existing 5 ft board fence with an established privet hedge, proposed replacing the disrepaired fence with a 6 ft one, but is open to replacing it in kind at 5 ft.</li> <li>Stressed that the existing privet hedge and fence were included in the drawings because they affect the street view, which is important for the board's review jurisdiction.</li> </ul> |
| Motion: | <b>Motion to hold for revisions. (Made by: Camp) (00:46:58)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Patten, Paul (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| 5. Azima, Farhood | 20 Liberty St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Garage Demo | 42.3.4/143 | SMRD |
| Voting:           | Welch, Camp, Coombs, Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |            |      |
| Alternates:       | Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |            |      |
| Recused:          | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |            |      |
| Representative:   | Steve Roethke, S.M. Roethke Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |            |      |
| Documentation:    | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |            |      |
| Staff Comments:   | <p><b>Holly Backus, Preservation Planner</b></p> <ul style="list-style-type: none"> <li>Noted the presence of an HDC survey indicating the structure as non-contributing, but it is now considered contributing.</li> <li>Acknowledged the uncertainty about the exact date of the structure, with Sandborn maps potentially being helpful.</li> <li>Recommended moving the structure if possible, emphasizing the importance of discerning its construction date and preserving it.</li> <li>Suggested using interior photos to aid in understanding and preserving outbuildings, which are increasingly being lost.</li> <li>Proposed repurposing the structure as the garage being proposed, questioning if this idea had been considered.</li> <li>Mentioned that Steve included a survey in the file, but it lacks a date, making it difficult to discern the building's age.</li> <li>Suggested that reviewing the survey and Sandborn maps would be beneficial.</li> <li>Admitted not having had the chance to look at the Sandborn maps yet.</li> </ul> |             |            |      |
| Public Comments:  | <p><b>Mickey Rowland, Historic Structures Advisory Group</b></p> <ul style="list-style-type: none"> <li>Expressed difficulty in commenting on the appropriateness of the proposal without knowing the age of the building.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |            |      |

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|                        | <ul style="list-style-type: none"> <li>• Requested information about the framing type and interior details.</li> <li>• Noted that the discussion would differ significantly if it were a 30-year-old garage versus a 100-year-old garage.</li> <li>• Concluded that more information is needed before making any further comments.</li> </ul>               |
| Commissioner Comments: | <b>Welch</b> <ul style="list-style-type: none"> <li>• Proposed a quick survey to determine if the likely outcome is to request additional information before further deliberation.</li> <li>• Asked if anyone had concerns with motioning for additional information.</li> <li>• Agreed with the proposal, suggesting it is a sensible approach.</li> </ul> |
| Motion:                | <b>Motion to hold for additional information. (Made by: Coombs) (00:51:02)</b>                                                                                                                                                                                                                                                                              |
| Vote:                  | Carried 5-0 // Welch, Camp, Coombs, Patten, Paul (Aye)                                                                                                                                                                                                                                                                                                      |

6. Puljic, Goran; Melinda

14 Almanack Pond

Additions

25/12

Melinda Puljic

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Voting:                | Welch, Camp, Coombs, Oliver, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Alternates:            | Patten, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Representative:        | Melinda Puljic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Commissioner Comments: | <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>• Expressed concern that the dormers do not have the usual side-to-side setback.</li> <li>• Noted that the cupola is over-scaled.</li> <li>• Indicated no problem with the rest of the proposal.</li> <li>• Approved of the subdued colors.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>• Indicated familiarity with the house, noting it reads as more private than the site plan suggests.</li> <li>• Described the house as a timber frame with quirky elements, in a positive way, and acknowledged a lot of glass on the building.</li> <li>• Suggested that a cupola could potentially work but felt the current design, resembling a monitor, is over-scaled and competes with the dormer and the gable piece on the east elevation.</li> <li>• Agreed with Val's concerns regarding the shed dormer needing to meet the three-foot setbacks.</li> <li>• Recommended exploring a few different cupola styles to expedite the approval process, as discussing concepts at the table is challenging without visual options.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>• Agreed that the cupola is too heavy, too big, and has too many windows for the house.</li> <li>• Supported the suggestion to bring the dormer in so it is three feet from the side.</li> <li>• Noted that the dormer appears much larger when viewed from the south or north elevation.</li> <li>• Expressed a desire to see the design return with options for a proper dormer or monitor.</li> <li>• Requested clarification on the windows on the second floor under the dormer, questioning if they are part of a porch or glass.</li> <li>• Confirmed agreement with the comments and suggestions previously made.</li> </ul> <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>• Agreed with other board members about bringing in the dormers to three feet on either side as the norm.</li> <li>• Noted that the four windows currently compete with the dormers and suggested equally spacing them like the other two proposed windows.</li> <li>• Recommended reducing the cupola to either two windows, as it currently makes a huge statement and does not read as a traditional cupola.</li> </ul> |

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|         | <ul style="list-style-type: none"> <li>Suggested reducing the fenestration on the west elevation in the back, as it doesn't significantly impact the overall design.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Confirmed understanding the concerns about the dormer, noting that visibility is not an issue if there are no side streets or other views.</li> <li>Acknowledged having some discretion on how to proceed with respect to the cupola.</li> </ul> <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Suggested that on the north elevation, changing the cupola to a square shape with two windows would make it easier to digest as an architectural element.</li> </ul> |
| Motion: | <b>Motion to hold for revisions (Made by: Camp) (01:01:10)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| 7. CC & C of Mass LLC  | 20 Arrowhead Dr                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Modify outside Stairs | 69/51 | Sandcastle Const |
| Voting:                | Welch, Camp, Coombs, Oliver, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |       |                  |
| Alternates:            | Paul, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |       |                  |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |       |                  |
| Representative:        | Rob Newman, Sandcastle Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |       |                  |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |       |                  |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |       |                  |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |       |                  |
| Commissioner Comments: | <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Expressed no problem with the element if it is not visible.</li> <li>Preferred it to be tighter to the building but understood that the current design might be necessary to create space on the deck.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>Stated no concerns.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Given the lack of or highly limited visibility and the location, expressed reduced concern about the element.</li> </ul> |                       |       |                  |
| Motion:                | <b>Motion to approve, as submitted. (Made by: Oliver) (01:05:35)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |       |                  |
| Vote:                  | Carried 4-1 // Welch, Coombs, Oliver, Patten (Aye) // Camp (Nay)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |       |                  |

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| 8. Sea Horse Lane LLC  | 5 Grant Ave                                                                                                                                                                                                                                                                                                                                                   | New Garage | 30/143 | Botticelli & Pohl |
| Voting:                | Welch, Camp, Coombs, Oliver, Paul                                                                                                                                                                                                                                                                                                                             |            |        |                   |
| Alternates:            | Patten, Thornewill                                                                                                                                                                                                                                                                                                                                            |            |        |                   |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                             |            |        |                   |
| Representative:        | Lisa Botticelli, Botticelli & Pohl                                                                                                                                                                                                                                                                                                                            |            |        |                   |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                          |            |        |                   |
| Staff Comments:        | <p><b>Holly Backus, Preservation Planner</b></p> <ul style="list-style-type: none"> <li>Mentioned that the main house, originally from 1870, was the James H. Gibbs house and has been altered.</li> <li>Stated that the design and fenestration of the new structure match the other structure.</li> <li>Concluded that the design is approvable.</li> </ul> |            |        |                   |
| Public Comments:       | <p><b>Mickey Rowland, Historic Structures Advisory Group</b></p> <ul style="list-style-type: none"> <li>Agreed that the structure is appropriate and expressed no problems with it.</li> </ul>                                                                                                                                                                |            |        |                   |
| Commissioner Comments: | <p><b>Welch, Coombs and Oliver</b></p> <ul style="list-style-type: none"> <li>Agreed that the structure is appropriate and expressed no concerns.</li> </ul> <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Raised a concern about the front door being obscured, noting that it is now off to the</li> </ul>                                      |            |        |                   |

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|                        | <p>side and not visible from the driveway or road.</p> <ul style="list-style-type: none"> <li>Pointed out that the stepping stones lead to the porch where the front door is located, making it not visible from the road.</li> <li>Decided to abstain from the decision due to not fully understanding the situation.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Motion:                | <b>Motion to approve as submitted. (Made by: Oliver) (01:25:07)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Vote:                  | Carried 4-1 // Welch, Coombs, Oliver, Paul (Aye) // Camp (Nay)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 9. Sea Horse Lane LLC  | 5 Grant Ave Hardscape 30/143 Stimson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Voting:                | Welch, Camp, Coombs, Oliver, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Alternates:            | Patten, Thornehill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Representative:        | Lisa Botticelli, Botticelli & Pohl, Heather Harris, Stephen Stimson Associate Landscape Architects, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Staff Comments:        | <p><b>Holly Backus, Preservation Planner</b></p> <ul style="list-style-type: none"> <li>Stated that the revised driveway will need an apron with the shell being proposed to comply with zoning B 139 d201.</li> <li>Emphasized that the apron must be included in the design.</li> <li>Stressed that the mesh fence should be kept invisible in perpetuity.</li> <li>Mentioned that the gate design is very atypical and not recommended within "Building with Nantucket in Mind."</li> <li>Recommended that the gate be natural to weather and more appropriate for the area.</li> <li>Noted that cedar posts should also be kept natural to weather and placed inbound, not outbound.</li> <li>Suggested that fence designs should mimic those in "Building with Nantucket in Mind."</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Public Comments:       | <p><b>Mickey Rowland, Historic Structures Advisory Group</b></p> <ul style="list-style-type: none"> <li>Agreed with similar comments about the gate, noting the six-foot tall gate with diagonal members is not appropriate and should be more traditional.</li> <li>Suggested the gate should also be lower than six feet, as that is quite tall.</li> <li>Found the driveway material fine but noted the driveway area is large and will be visible from the street.</li> <li>Recommended reducing the size of the shelled area to improve visibility from the street.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Commissioner Comments: | <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Found the gate with the tree and hedge inappropriate, describing it as very modern.</li> <li>Noted that the property is on an old street with an old house, making the modern gate out of place.</li> <li>Mentioned that the other fencing seen around the property was also modern and gray.</li> <li>Requested that the fencing be more in keeping with the style of existing fencing in the area.</li> </ul> <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Agreed that the shell driveway could be made smaller and more organic.</li> <li>Noted that the current design makes the driveway seem to dominate the property, obliterating everything else.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Criticized the fencing as too heavy and more suited for areas like Tom Nevers rather than Grant Avenue on the cliff.</li> <li>Mentioned that the pool fencing and extensive fencing around 95% of the property are excessive.</li> <li>Suggested that the fencing should be a typical Nantucket style, lighter and more open.</li> <li>Emphasized that Grant Avenue traditionally has open properties where one can see from one house to another, contributing to the area's character.</li> <li>Concluded that the proposed heavy fencing detracts from the property and is not typical for the cliff area.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>Suggested that the center gate and the two flanking gates should be five feet tall instead of six feet.</li> <li>Recommended using the type two fence as inspiration for the gate design.</li> </ul> |

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|         | <ul style="list-style-type: none"> <li>Preferred the first gate option over the second but still found them slightly incongruent with the rest of the property.</li> <li>Approved of the fencing hidden in the privet and expressed no issue with it.</li> <li>Addressed the driveway surface area, noting the existing dashed area extends further into the property and the new design consolidates it towards the front, likely having similar square footage.</li> <li>Concluded that the main concerns are the height and design of the gates.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Expressed that the only concern is the gate.</li> <li>Noted that much of the fencing matches what is already there.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Agreed with Joe regarding the gate styles, preferring the second option but finding it inappropriate for this location.</li> <li>Expressed concern about the fencing potentially creating a stockade-like effect.</li> <li>Clarified that the concern is mitigated if there is no visibility, provided appropriate plant material is planted to soften the effect on the neighbor's side.</li> <li>Recommended following guidelines to alternate sections with vine material or plants taller than the fence to create a softening effect.</li> </ul> <p><b>Botticelli</b></p> <ul style="list-style-type: none"> <li>Suggested approving the overall design based on making the gate more typical and picket-style.</li> <li>Recommended allowing Heather to work on different gate styles and return for review at a later date.</li> <li>Indicated that getting approval for the rest of the design now would be helpful.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Noted that the plan does not show an apron, but the existing driveway seems to have a Belgian block apron.</li> <li>Requested ensuring that the apron is illustrated on the plan and conforms to the relevant zoning regulations.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Recommended incorporating a Belgian block apron as per the existing driveway.</li> <li>Suggested relocating the fence to the interior of the privet.</li> <li>Proposed using type two derivative gates no taller than five feet.</li> <li>Clarified that if gates other than the type 2 base fence gate are proposed, they would need to come back for review.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Emphasized the importance of looking at the provided photos, which show the existing hedge with natural to weather type 2 picket fencing that they are matching.</li> <li>Suggested that this matching approach should clarify the design intentions.</li> </ul> |
| Motion: | <b>Motion to approve with Exhibit A, incorporating a Belgian block apron as per the existing; suggested relocating the fence to the interior of the privet; and proposed using type two derivative gates no taller than five feet. (Made by: Paul) (01:43:40)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| 10. 21A Pleasant St LLC | 21 Pleasant St                                                                                                                                                                                                                                                                                                                                                                                                       | Hardscape driveway | 55.4.1/1 | LINK |
| Voting:                 | Welch, Camp, Coombs, Oliver, Patten                                                                                                                                                                                                                                                                                                                                                                                  |                    |          |      |
| Alternates:             | Paul, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                     |                    |          |      |
| Recused:                | -                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |          |      |
| Representative:         | Victoria "Tori" Ewing, LINK                                                                                                                                                                                                                                                                                                                                                                                          |                    |          |      |
| Documentation:          | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                 |                    |          |      |
| Staff Comments:         | <p><b>Holly Backus, Preservation Planner</b></p> <ul style="list-style-type: none"> <li>Confirmed that the application has an outstanding matter, specifically a notice of violation.</li> <li>Noted that the last hearing on this application was in April of last year, with no updates since then.</li> <li>Stated that the unresolved issue involves alterations to the foundation, including setting</li> </ul> |                    |          |      |

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|                        | the grade at the prior existing level and modifications to the material and extent of the foundation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Commissioner Comments: | <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Highlighted a two-part quandary: <ol style="list-style-type: none"> <li>The board's landscape authority lacks significant enforcement power and withholding a Certificate of Appropriateness (COA) can be materially detrimental.</li> <li>There is an unresolved open matter concerning the foundation, which is critical as the house is a listed and contributing structure.</li> </ol> </li> <li>Expressed concern that moving forward without resolving the foundation issues could lead to a loss of control over final outcomes.</li> <li>Asked the applicant to address and resolve the foundation issues first.</li> <li>Suggested that the resolution of the foundation issues should inform the discussion of the hardscape, including parking and other elements.</li> </ul> <p><b>Ewing</b></p> <ul style="list-style-type: none"> <li>Clarified that the open COA regarding the foundation at 21 Pleasant Street revolves around the house structure itself, not the exterior landscape.</li> <li>Confirmed that the violation letter has been fully satisfied, including payment and application submission.</li> <li>Noted that an HDC board request for a parging sample, mentioned in April, is still pending but will be completed.</li> <li>Expressed the opinion that both applications (foundation and landscape) are independent and should be processed separately.</li> <li>Proposed that the landscape application be heard this evening to ensure efficiency and avoid delays, emphasizing the appropriateness and organization of the design for the property and neighborhood.</li> <li>Stressed that both projects will be performed simultaneously and provided as requested.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Acknowledged that as a practical matter, parging and related work needs to be completed before landscaping.</li> <li>Recalled that the issue was not solely about parging.</li> <li>Suggested that the foundation and landscaping issues are intertwined, despite being separate applications, as they both fall under the open COA.</li> <li>Asked Holly if she has been informed that the open COA has been resolved, as she is responsible for accepting and reviewing applications.</li> </ul> <p><b>Backus</b></p> <ul style="list-style-type: none"> <li>Confirmed that the COA is still open, based on a check of the Software System this morning.</li> <li>Noted that no information has been received to resolve the foundation issues that the board requested additional information on back in April of last year.</li> </ul> <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Recalled that the foundation in question had a specific type of surface, possibly with a German name, resembling cinder blocks with a bumpy texture.</li> <li>Confirmed that the board requested a replication of that foundation style, asking for parging to replicate the original scale and texture of the foundation.</li> <li>Affirmed that this understanding is correct.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Noted that since the initial request, work has been done on the foundation that was not included in the COA, such as the addition of window wells.</li> <li>Highlighted that this has extended the issue from the foundation into hardscape connected to the structure, complicating the matter.</li> <li>Suggested to the applicant that the most appropriate course of action would be to first resolve the foundation issues.</li> <li>Proposed that once the foundation issues are resolved, the hardscape application could then be addressed as the next step in the process.</li> </ul> <p><b>Ewing</b></p> <ul style="list-style-type: none"> <li>Clarified that the violation letter's specific requests have been resolved and confirmed</li> </ul> |

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|         | <p>with the Planning and Land Use Department many months ago.</p> <ul style="list-style-type: none"> <li>Acknowledged that there is still an open COA.</li> <li>Confirmed that the recollection regarding the foundation request is accurate, as stated by Abby.</li> <li>Noted that the window wells have been fully approved and signed off on a separate COA prior to the COA submitted to address the foundation.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Asked Holly if she recalls receiving an application revision, noting that the next step would normally be a hearing.</li> <li>Mentioned that resolving the matter with respect to the notice of violation would require a hearing.</li> <li>Explained that the notice of violation typically requests that application materials be submitted to pursue remedy of the violation.</li> <li>Pointed out that, according to the current discussion, it seems this has not yet happened.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Requested to see the actual signed paper copy of the approval for the window wells.</li> <li>Emphasized the need for concrete documentation to confirm when and if the approval happened, and who holds it.</li> </ul> <p><b>Ewing</b></p> <ul style="list-style-type: none"> <li>Clarified that the violation letter requested the submission of a COA, which has been submitted.</li> <li>Noted that the COA was last heard on April 13, 2023, as documented by Holly.</li> <li>Emphasized that this COA, which remains open, is independent of the current application being discussed tonight.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Clarified that a COA (Certificate of Appropriateness) is not in effect until it has been approved and signed.</li> <li>Reiterated that the last hearing on the matter discussed the violation and the need to remedy it.</li> <li>Explained that to remedy the violation, the process includes turning in drawings, holding a hearing, having a discussion, and conducting a vote.</li> <li>Emphasized that simply submitting a COA does not rectify the issue; it needs to come before the commission again for approval.</li> <li>Confirmed that this understanding is shared and agreed upon by the commission.</li> <li>Stated that in terms of sequence and timeline, the foundation issue should be addressed first.</li> <li>Highlighted that the open issue involves the foundation, and the hardscape is a subsidiary matter.</li> <li>Noted that it is very common, and almost never otherwise, for the subsidiary matter to proceed if there is an open issue.</li> <li>Emphasized the importance of resolving the foundation issue before addressing the hardscape application.</li> </ul> |
| Motion: | <b>Motion to have the hardscape application track the resolution of the open foundation issues. (Made by: Coombs) (01:42:33)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| 11. Turk Family LLC | 15 Marsh Hawk Ln                                                                     | Pool/Patio | 56/113.6 | LINK |
| Voting:             | Welch, Coombs, Oliver, Paul, Thornewill                                              |            |          |      |
| Alternates:         | Camp, Patten                                                                         |            |          |      |
| Recused:            | -                                                                                    |            |          |      |
| Representative:     | Victoria "Tori" Ewing, LINK                                                          |            |          |      |
| Documentation:      | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |            |          |      |
| Staff Comments:     | -                                                                                    |            |          |      |
| Public Comments:    | -                                                                                    |            |          |      |

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| Commissioner Comments: | <p><b>Oliver</b></p> <ul style="list-style-type: none"><li>• Noted that the driveway design is different, being straight and closer to the road, compared to the previously discussed curved driveway.</li><li>• Expressed concern about the odd situation of driving into a driveway and encountering a large pool before reaching the house.</li><li>• Suggested that the positions of the parking area and the pool might be better reversed.</li><li>• Voiced doubts about the adequacy of the screening, even with the assurance of a good job by the garden group.</li><li>• Requested more assurance regarding the effectiveness of the screening, especially given the straight-shot design into the driveway and its moved position.</li></ul> <p><b>Thornewill</b></p> <ul style="list-style-type: none"><li>• Agreed with Val's assessment that the corner is cutting it very close to the driveway and the dead-end road.</li><li>• Acknowledged that being on a dead-end road is beneficial for the residents.</li><li>• Suggested considering moving the pool to the back and switching the parking area, as Val proposed.</li></ul> <p><b>Paul</b></p> <ul style="list-style-type: none"><li>• Agreed completely with the previous comments.</li><li>• Noted that there is likely a 30-foot front yard setback that the pool may not meet as currently drawn.</li><li>• Recommended that the clients seriously consider Val's idea of moving the pool to the back and switching the parking area.</li></ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"><li>• Agreed with Val and noted that there is enough room to move the pool to the back.</li><li>• Mentioned seeing the space while handling consents, confirming that the pool would be the only visible one in the area, except possibly another at number five.</li><li>• Emphasized the need to move the pool back and stay within the 50-foot wetland setback.</li><li>• Suggested reducing the number of parking spaces, as parking for six cars is excessive, indicating that something has to change.</li></ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"><li>• Suggested that if robust screening is provided, the pool could potentially remain in its current location.</li><li>• Stated that, as currently presented, they would not be in favor of this location, even with the proposed screening.</li></ul> <p><b>Welch</b></p> <ul style="list-style-type: none"><li>• Agreed with Joe's comments and the concern about the setback, suggesting addressing it proactively.</li><li>• Noted that relocating the pool to the back would allow for a serpentine driveway, which is more in keeping with the area's style.</li><li>• Mentioned that hiding elements and avoiding long, straight driveways is typical for the area.</li><li>• Jestingly suggested that a long, clean, straight driveway might be mistaken for a path to other homes.</li></ul> <p><b>Ewing</b></p> <ul style="list-style-type: none"><li>• Clarified that the existing shed and parking are already in place, and the yellow 25 ft wetland line is faintly visible, wrapping behind the shed and parking.</li><li>• Mentioned that relocating the pool to the suggested area would result in driving straight into the pool, requiring a complete redesign of the existing driveway.</li><li>• Acknowledged and appreciated the offer to bring in substantial screening.</li><li>• Highlighted that the property has been a generational property in the family for about 25 years, with future plans for a second dwelling in the area where the pool was suggested to be relocated.</li><li>• Explained that the pool's current location was chosen with the intention of preserving space for the future second dwelling.</li></ul> |
| Motion:                | <b>Motion to hold for a view, more information and revisions. (Made by: Oliver) (02:14:55)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| Vote: | Carried 5-0 // Welch, Coombs, Oliver, Paul, Thornewill (Aye) |
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| 12. Tomack LLC         | 38 Chuck Hollow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | New Dwelling | 75/66.1 | JB Studio |
| Voting:                | Welch, Coombs, Oliver, Patten, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |         |           |
| Alternates:            | Camp, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |         |           |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |         |           |
| Representative:        | Juraj Bencat, JB Studio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |         |           |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |         |           |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |         |           |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |         |           |
| Commissioner Comments: | <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Expressed appreciation for many aspects of the design but questioned the overall height, noting it seems a little high at 29 feet compared to a previously mentioned 27 feet.</li> <li>Asked if this is the highest point on the lot, acknowledging the slope of the lot.</li> <li>Appreciated the color choices and the additive massing feel of the design.</li> <li>Concerned about the side-to-side expanse of the structure and how it would look on a hill.</li> <li>Suggested that viewing the site might be helpful.</li> <li>Overall, found many positive elements but had concerns about the scale and placement on the lot.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Expressed a desire to see the elevation details, including the type of windows (two-over-two or six-over-six).</li> <li>Inquired about the length of the building, noting it appears to be more than 60 feet.</li> <li>Mr. Bencat confirmed the building is over 60 feet in length, with various ridge heights: the tallest at 28 feet, side ridges at 20 and 16 feet, and the one-story section around 25 feet.</li> <li>Mentioned that 25 feet used to be the height limit for the Surfside area, and expressed concern about fitting such a long building on a sloped lot.</li> <li>Noted concern about the right-side dormer near the chimney, which appears to go right up to the roof without being set down.</li> <li>Appreciated the inclusion of a one-story addition and the use of non-mulled windows.</li> <li>Requested consideration of keeping the building length within 60 feet and lowering the roof of the dormer near the chimney.</li> <li>Stated no major problems with the west elevation except for the dormer adjustment.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>Observed that the right-hand side of the west elevation does not seem proportional, possibly due to the long expanse of the building.</li> <li>Noted the concern about the East Elevation, which has many windows and a lot of glass in the back.</li> <li>While appreciating the overall presentation, still felt the building is too long and the corner on the west is not quite right.</li> </ul> <p><b>Thornewill</b></p> <ul style="list-style-type: none"> <li>Concentrated on the west elevation, noting that the main mass has a four-bay upstairs and a three-bay downstairs, suggesting it should become a four-bay on both levels to balance it better.</li> <li>Suggested lowering the porch beam, currently at 9'4", to avoid the porch looking disproportionate to the tall house.</li> <li>Observed that the right mass, specifically the clerestory dormer, draws too much attention and disrupts the additive massing's subtlety.</li> <li>Recommended addressing the porch roof height, adjusting the bay configuration, and removing the clerestory dormer to improve the overall design.</li> <li>Concluded that with these adjustments, the design is looking fairly well.</li> </ul> <p><b>Bencat</b></p> |              |         |           |

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|         | <ul style="list-style-type: none"> <li>Confirmed that the porch roof can be lowered without issues, as there is enough space above the windows.</li> <li>Mentioned that the floor-to-floor height is 10 feet.</li> <li>Clarified that the house is sitting further back from the road, with the road at Chuck Hollow being around 15 feet and the house at approximately 11 or 12 feet, making it lower when viewed from the road.</li> <li>Noted that the house is not on the top of the hill but on a flat area at about 10 feet in the back.</li> </ul> <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Noted that the building's highest point is 29 feet, which is considered too tall.</li> <li>Requested that the height be reduced wherever possible to address the overall height issue.</li> <li>Mentioned that reducing the height could also help resolve the porch situation.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Agreed with Carrie's comments, emphasizing the need to maintain the country style look for the primary mass, rather than making it a four-bay on both floors.</li> <li>Suggested lowering the porch roof down to around 7'6", which is typical, rather than just slightly lowering it.</li> <li>Mentioned that to achieve this, either the structure between the top of the first floor windows and the bottom sill of the second floor windows needs to be shortened or the porch extended out further from the structure.</li> <li>Explained that simply lowering the overall roof mass would inappropriately accentuate the space between the floors.</li> <li>Recommended doing both lowering and extending the porch to properly lower the beam.</li> <li>Agreed with the previous comment about adjusting the dormer.</li> </ul> |
| Motion: | <b>Motion to hold for revisions. (Made by: Oliver) (02:28:35)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Vote:   | Carried 5-0 // Welch, Coombs, Oliver, Patten, Thornewill (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| 13. Tomack LLC         | 38 Chuck Hollow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | New Garage | 75/66.1 | JB Studio |
| Voting:                | Welch, Coombs, Oliver, Patten, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |         |           |
| Alternates:            | Camp, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |         |           |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |         |           |
| Representative:        | Juraj Bencat, JB Studio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |         |           |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |         |           |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |         |           |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |         |           |
| Commissioner Comments: | <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Observed that the two cantilevered second-floor wings make the building seem excessively large.</li> <li>Expressed uncertainty about how this design element will interact with the adjacent building unless it is positioned lower.</li> <li>Requested exploring alternative design solutions for the cantilevered wings.</li> <li>Suggested a bit of downsizing and incorporating more additive massing to improve the overall design.</li> </ul> <p><b>Thornewill</b></p> <ul style="list-style-type: none"> <li>Agreed with Val's comments completely, noting that they align perfectly with personal views.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Suggested separating the windows above the garage doors slightly so they don't appear copied from the first floor.</li> <li>Asked about the height of the garage and confirmed it is 25 feet 8 inches, though it is supposed to be approximately 24 feet.</li> </ul> |            |         |           |

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|         | <ul style="list-style-type: none"> <li>Agreed with Val's comments about the pop-out sides making the building appear too large.</li> <li>Noted the site plan's constraints, including the consideration of 25-foot and 50-foot setbacks, indicating limited space for potential future additions.</li> <li>Suggested that the garage, designed for parking two cars, could be made smaller to fit within these constraints.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>Confirmed that the windows on the garage would be matched with the windows on the main house.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Agreed with the general comments made by others.</li> <li>Pointed out that on the north elevation, the second-story gable masses extending out over the porch are atypical and contribute to the sense of an oversized mass.</li> <li>Mentioned that this design element also affects the west and east elevations, with the fascia under the second story floating above the first story appearing odd.</li> <li>Highlighted that the difference in elevation between the highest points of the grade on the garage and the house is measurable, although not substantial (around 7 feet).</li> <li>Clarified that the 10-foot height mark goes under the angle on the property, right through the house and garage, meaning the garage would be at the same height as the house.</li> </ul> |
| Motion: | <b>Motion to hold for revisions; Requested a topographic map indicating the grade lines for the existing conditions and any proposed changes; Asked for any necessary retainage to be included if determined during the process. (Made by: Coombs) (02:32:02)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Vote:   | Carried 5-0 // Welch, Coombs, Oliver, Patten, Thornewill (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| 14. Alderaan LLC       | 67 Surfside                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rooftop solar | 67/232 | Acksmart |
| Voting:                | Welch, Camp, Coombs, Oliver, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                               |               |        |          |
| Alternates:            | Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |        |          |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |        |          |
| Representative:        | Tobias Glidden, ACKSmart                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |        |          |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                  |               |        |          |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |        |          |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |        |          |
| Commissioner Comments: | <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Explained that the reason for putting this on consent was due to the roof changing to black.</li> <li>Noted that the property is located below Surfside Road, making the building less visible.</li> <li>Confirmed that the changes meet the general criteria, including going from side to side.</li> <li>Stated approval of the changes and confirmed that they meet the necessary criteria.</li> </ul> |               |        |          |
| Motion:                | <b>Motion to approve as submitted. (Made by: Oliver) (02:39:44)</b>                                                                                                                                                                                                                                                                                                                                                                                                   |               |        |          |
| Vote:                  | Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)                                                                                                                                                                                                                                                                                                                                                                                                          |               |        |          |

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| 15. Neil Paterson | 83 Bartlett                                                                          | Rooftop solar | 66/409 | Acksmart |
| Voting:           | Welch, Camp, Coombs, Thornewill                                                      |               |        |          |
| Alternates:       | -                                                                                    |               |        |          |
| Recused:          | -                                                                                    |               |        |          |
| Representative:   | Tobias Glidden, ACKSmart                                                             |               |        |          |
| Documentation:    | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |               |        |          |
| Staff Comments:   | -                                                                                    |               |        |          |
| Public Comments:  | <b>Rob Newman</b>                                                                    |               |        |          |

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|                        | <ul style="list-style-type: none"> <li>As a neighbor of the property, confirmed that Neil's facility is not visible from much of anywhere.</li> </ul> <p>Stated that this lack of visibility supports the appropriateness of the proposed changes.</p>                                                                                                                                              |
| Commissioner Comments: | <p><b>Oliver</b></p> <ul style="list-style-type: none"> <li>Mentioned that the reason for wanting this on consent is that the solar panels are already existing on the building.</li> <li>Explained that below the existing panels are light-colored shingles, and the change to a black roof will create a more consistent appearance.</li> <li>Stated that this change is appropriate.</li> </ul> |
| Motion:                | <b>Motion to approve as submitted. (Made by: Oliver) (02:41:48)</b>                                                                                                                                                                                                                                                                                                                                 |
| Vote:                  | Carried 5-0 // Welch, Camp, Coombs, Thornewill (Aye)                                                                                                                                                                                                                                                                                                                                                |

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| 16. 12 Sesachacha LLC  | 12 Seachacha Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Demo/move off | 21/83 | Botticelli & Pohl |
| Voting:                | Welch, Camp, Coombs, Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |       |                   |
| Alternates:            | Oliver, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |       |                   |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |       |                   |
| Representative:        | Lisa Botticelli, Botticelli & Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |       |                   |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |       |                   |
| Staff Comments:        | <p><b>Holly Backus, Preservation Planner</b></p> <ul style="list-style-type: none"> <li>Noted that there are two HDC surveys on file from the 1989 effort.</li> <li>Mentioned that the main house is a circa 1954 ranch style, and the garage, though undated, is likely of the same vintage based on photographs.</li> <li>Identified the property as a contributing structure, recommending that it be moved rather than demolished.</li> <li>Suggested providing elevations to accompany the photos and the survey.</li> <li>Observed that there was only one demo/move application for the entire property, despite the surveys showing it as two structures.</li> <li>Recommended clarifying the status of the garage and house and strongly advised moving the structures rather than demolishing them.</li> <li>Agreed that two separate applications are needed for the main house and the garage.</li> <li>Stated on behalf of the Quidnet Advisory Group.</li> <li>Expressed happiness with Lisa's proposed design, which utilizes the same type of one-story footprint.</li> <li>Emphasized the importance of retaining this design aspect.</li> <li>Suggested harkening back to the mid-century time frame, recognizing that even then, important aspects were established within Quidnet.</li> </ul> |               |       |                   |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |       |                   |
| Commissioner Comments: | <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Clarified that while the main house and garage are connected and would require a single building permit, their separate uses support the need for two applications.</li> <li>Suggested following up with a supplemental application for either the main house or the garage.</li> <li>Indicated readiness to proceed with the discussion in the meantime.</li> </ul> <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Noted that the new drawing is more reminiscent of a Sconset or Quidnet house in style than the existing ranch, which is a positive change.</li> <li>Typically would not favor such a change, but in this case, supports it.</li> <li>Recommended that the motion should include the stipulation to move the house to a new location.</li> <li>Stated being in favor of the proposed design.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>Agreed with the previous statements.</li> <li>Expressed hope that the structure can be moved off-site rather than demolished.</li> <li>Noted that it's a cute little house that could be suitable for someone else.</li> </ul> <p><b>Paul</b></p>                                                                                                    |               |       |                   |

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|             | <ul style="list-style-type: none"> <li>Agreed with the board's consensus.</li> <li>Noted that, given the structure's charm, it is likely that someone would be interested in taking it.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Agreed with the preference to move the house rather than demolish it.</li> <li>Described the house as cute and charming, especially given its location on Seachacha Pond.</li> <li>Suggested that there might be alternative locations in the area where the house could be moved and tucked away, preserving its charm.</li> </ul>                                                                                                                                                                                                                                                                            |
| Motion:     | <b>Motion to attempt to move the house but, if that is not possible, approve the demolition. (Made by: Camp) (03:51:56)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Vote:       | Carried 5:0 //Welch, Camp, Coombs, Patten, Paul (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Discussion: | <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Suggested using the opportunity to propose an article that would require notifying neighbors within a certain distance about an approval for a move-off.</li> <li>Noted that this notification could potentially facilitate the local relocation of houses, especially those that are difficult to move.</li> <li>Acknowledged that this idea is spontaneous and not for immediate deliberation but could be beneficial.</li> </ul> <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Recalled the experience of renovating a house and allowing neighbors to reuse materials like kitchen cabinets for their own needs.</li> <li>Suggested that promoting reuse within the community, such as through a notification system, aligns with sustainable practices and benefits everyone involved.</li> </ul> |
| Motion:     | <b>Motioned to separate the current application into two distinct applications, both of which were approved during the meeting. (Made by: Camp) (03:54:23)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Vote:       | Carried 5:0 //Welch, Camp, Coombs, Patten, Paul (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| 17. 12 Sesachacha LLC  | 12 Seachacha Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | New Dwelling | 21/83 | Botticelli & Pohl |
| Voting:                | Welch, Camp, Coombs, Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |       |                   |
| Alternates:            | Oliver, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |       |                   |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |       |                   |
| Representative:        | Lisa Botticelli, Botticelli & Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |       |                   |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |       |                   |
| Staff Comments:        | <p><b>Holly Backus, Preservation Planner</b></p> <ul style="list-style-type: none"> <li>Commented positively on the added massing and the consistency with the Cape Ranch style.</li> <li>Suggested to retain the same fenestration as the original structure.</li> <li>Concluded that the design is appropriate for the area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |       |                   |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |       |                   |
| Commissioner Comments: | <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Praised the project as exceptional and fitting well into the landscape.</li> <li>Described the design as darling and adorable.</li> <li>Emphasized that it is appropriate for its location.</li> <li>Concluded that the future residents will be fortunate to live in it.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>Expressed having no concerns with the building.</li> <li>Agreed that it is very well done.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>Stated that Quidnet is a fascinating part of the island.</li> <li>Noted that the proposal looks like an old structure that has evolved over time in an ad hoc yet orderly manner.</li> <li>Acknowledged that achieving this look in a new home is challenging.</li> </ul> |              |       |                   |

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|         | <ul style="list-style-type: none"> <li>Concluded that the design is very appropriate.</li> </ul> |
| Motion: | <b>Motion to approve as submitted. (Made by: Patten) (02:57:30)</b>                              |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Patten, Paul (Aye)                                           |

18. John Esposito

14 Eat Fire Spring Rd Addition

20/61

BPC

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| Voting:                | Welch, Camp, Coombs, Patten, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Alternates:            | Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Representative:        | Joe Paul, BPC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Commissioner Comments: | <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Questioned why the one French door in the infill doesn't have a kick panel to match the other three windows.</li> <li>Suggested adding a kick panel to the French door for consistency.</li> <li>Agreed with the idea, accepting the quirkiness of the design.</li> <li>Confirmed that the change is minimal and acceptable.</li> </ul> <p><b>Thornewill and Patten</b></p> <ul style="list-style-type: none"> <li>Stated no concerns.</li> </ul> |
| Motion:                | <b>Motion to approve, with an Exhibit A, with the change of adding a kick panel to the front French door. (Made by: Camp) (03:08:25)</b>                                                                                                                                                                                                                                                                                                                                                                    |
| Vote:                  | Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                |

19. John Esposito

14 Eat Fire Spring Rd spa

20/61

BPC

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| Voting:                | Welch, Camp, Coombs, Patten, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Alternates:            | Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Representative:        | Joe Paul, BPC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Staff Comments:        | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Public Comments:       | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Commissioner Comments: | <p><b>Thornewill</b></p> <ul style="list-style-type: none"> <li>Expressed concern about the projection of the entire pool area, not just the spa, extending too far from the house towards the street.</li> <li>Acknowledged that the whole area is quite far from the street but emphasized that any loss of vegetation would make it very visible.</li> <li>Suggested that the entire pool area, including the spa, should be shifted closer to the house to reduce visibility and better integrate with the environment.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Explained that visibility issues are typically addressed by adding a condition that states the area must not be visible at the time of inspection or thereafter.</li> <li>Emphasized that there should be no grade changes from the prior existing condition or as stated in the application.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Suggested that for better functionality, the pool and spa should be closer together, without a dining room table in between.</li> <li>Recommended switching the positions of the dining room table and the spa to have them next to each other, which would make the layout more cohesive for gatherings.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>Mentioned that the pool will be staked this week by Jeff Blackwell for a client meeting on Saturday.</li> </ul> |

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|         | <ul style="list-style-type: none"> <li>Suggested that a site viewing by the board would be helpful.</li> <li>Explained that significant infrastructure, including septic and force mains, needs to be worked around, which has led to the separation of the pool and spa.</li> <li>Noted that the pool is likely to be used in the summer and the spa in the winter, which is another reason for the separation.</li> <li>Acknowledged the confusion and admitted that the existing context may not have been presented well.</li> <li>Encouraged the board to visit the site to better understand the layout and infrastructure constraints.</li> </ul> |
| Motion: | <b>Motion for items 19, 20, 21, and 22, which involve the spa, pool, hardscape, and shed move, respectively, stake the pool and schedule a site viewing. (Made by: Camp) (03:18:20)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|-------------------|-----------------------|-----------|-------|-----|
| 20. John Esposito | 14 Eat Fire Spring Rd | pool      | 20/61 | BPC |
| 21. John Esposito | 14 Eat Fire Spring Rd | hardscape | 20/61 | BPC |
| 22. John Esposito | 14 Eat Fire Spring Rd | Shed move | 20/61 | BPC |

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| 23. Debbie Miller/Carol Nast | 37 N Liberty St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Entry Stoop Reno Brick Repair | 41/156 | Sandcastle Const. |
| Voting:                      | Welch, Camp, Coombs, Oliver, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |        |                   |
| Alternates:                  | Patten, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |        |                   |
| Recused:                     | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |        |                   |
| Representative:              | Rob Newman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |        |                   |
| Documentation:               | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |        |                   |
| Staff Comments:              | <b>Holly Backus, Preservation Planner</b> <ul style="list-style-type: none"> <li>Noted for the record that the property is a 1938 Colonial Revival and a contributing resource to the local National Historic District.</li> <li>Pointed out the need for a separate application for the walkway and hardscaping change.</li> <li>Expressed approval of the much-needed repairs to the structure.</li> <li>Emphasized the importance of getting the correct brick and mortar color, given the structure's masonry load-bearing walls.</li> <li>Highlighted that changing the stoop from historic brick to bluestone is highly inappropriate and recommended retaining brick to maintain historical accuracy.</li> <li>Suggested that any change to the walkway from concrete (which can also be historic) should be to brick, in keeping with the Colonial Revival time frame.</li> <li>Recommended submitting two Certificates of Appropriateness (COAs) for the proposed changes.</li> </ul> |                               |        |                   |
| Public Comments:             | <b>Mickey Rowland, Historic Structures Advisory Group</b> <ul style="list-style-type: none"> <li>Reinforced Holly's point that the existing brick stoop is part of the historic character of the building and should remain as such.</li> <li>Agreed that bluestone is not appropriate for the walkway.</li> <li>Suggested that if the concrete walk was original to the building, it should probably remain as concrete, though proving this may not be easy.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |        |                   |
| Commissioner Comments:       | <b>Oliver</b> <ul style="list-style-type: none"> <li>Expressed happiness that someone is repairing the damaged brick and confidence that the work will be done to match seamlessly.</li> <li>Noted that the brick has a unique appearance.</li> <li>Agreed that the stoop should remain brick.</li> <li>Suggested that the path should be brick as well.</li> </ul> <b>Camp</b> <ul style="list-style-type: none"> <li>Expressed happiness that the building is being restored and confidence in the job matching the existing brick texture.</li> <li>Mentioned the manufacturer's name "Beldon" and another unreadable one, noting they seem to match the original brick.</li> </ul>                                                                                                                                                                                                                                                                                                         |                               |        |                   |

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|         | <ul style="list-style-type: none"> <li>Suggested keeping the walkway simple, preferring poured concrete, similar to an old-fashioned sidewalk, as brick might be too much.</li> <li>Concluded that cement would be a simple and appropriate choice, avoiding an overabundance of brick.</li> </ul> <p><b>Paul</b></p> <ul style="list-style-type: none"> <li>Agreed with Abby's comments regarding the restoration and the choice of materials for the walkway.</li> </ul> <p><b>Coombs</b></p> <ul style="list-style-type: none"> <li>Expressed satisfaction that the brick is being repaired.</li> <li>Agreed with keeping the walkways simple, echoing Mickey and Holly's sentiments.</li> <li>Suggested that brick is easier to maintain than concrete, which can become dirty over time.</li> <li>Recommended laying the bricks in a plain pattern, rather than a herringbone pattern.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>Agreed with the previous comments.</li> <li>Supported the idea that the simplest visual option for the front walk is preferable.</li> <li>Suggested using either concrete for its simplicity or brick for its historical usage as a walkway material.</li> </ul> |
| Motion: | <b>Motion to address the brick repairs for the structure, including the stoop, and exclude the walkway from the current approval. Noted that the walkway would be brought back under a separate Hardscape COA application. Agreed to write up the approval with a condition/restriction to exclude the walkway, and to cross off any relevant parts from the current application. (Made by: Camp) (01:42:33)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| 24. Nantucket Island Resorts | 19 N Water St Lot 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | New Dwelling | 42.4.2/3 | Emeritus LTD |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|--------------|
| Voting:                      | Welch, Camp, Coombs, Oliver, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |          |              |
| Alternates:                  | Patten, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |          |              |
| Recused:                     | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |          |              |
| Representative:              | Matthew MacEachern, Emeritus LTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |          |              |
| Documentation:               | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |          |              |
| Staff Comments:              | <p><b>Holly Backus, Preservation Planner</b></p> <ul style="list-style-type: none"> <li>Mentioned that this is lot eight within a subdivision created around 2015.</li> <li>Noted that infills on this street have been approved before.</li> <li>Acknowledged that the design is very nice but appears large, yet within the property line setbacks.</li> <li>Appreciated the design and color scheme.</li> <li>Pointed out that the front porch gives the house more of a country vernacular style, in contrast to the infill bungalow architecture commonly seen across the street on Harbor View Way.</li> </ul>                                                                                                                                                                                                                                                                                                 |              |          |              |
| Public Comments:             | <p><b>Mickey Rowland, Historic Structures Advisory Group</b></p> <ul style="list-style-type: none"> <li>Observed that the open roofed front portico with exposed truss members is very unusual for the Old Historic District (OHD) and needs rethinking.</li> <li>Noted that merging the portico roof into the main roof is not typical for the OHD and is rarely seen in town.</li> <li>Highlighted that the differing roof pitches (14:12 for the front gable and 8:12 for the side roofs) are very unusual and inappropriate.</li> <li>Emphasized that the main roof pitches of cross-gabled buildings should be equal or as close to equal as possible, noting that the disparity will be evident from both the front and sides.</li> <li>Pointed out that the shed roof in the back on the south elevation has unusual proportions for additive massing and should be broken up into smaller pieces.</li> </ul> |              |          |              |
| Commissioner Comments:       | <p><b>Camp</b></p> <ul style="list-style-type: none"> <li>Suggested that the vertical, arrow-like portico could be modified or replaced with a hip roof over the front door.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |          |              |

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- Mentioned that the building is all white and proposed considering black sash windows with a white exterior for contrast, acknowledging this trend among architects and designers.
- Clarified that the changing roof pitches (from the front to the sides) don't pose an issue and found the sides of the building visually pleasing.

### Paul

- Observed that the building appears a bit "leggy" when looking at the north elevation.
- Suggested that adjusting the 14:12 pitches to 12:12 and increasing the side pitches would help the various roof pitches relate to each other more closely.
- Noted that aligning the eave lines with the meeting rails of the windows would improve visual coherence.
- Predicted that such changes might result in the separation of the main gable on the north elevation from the porch roof, which could enhance the design.
- Believed that these roof pitch changes would help tighten up the overall design and reduce the perceived verticality from the north elevation.

### Oliver

- Agreed with previous comments.
- Recognized that the front portico attempts to break up a flat wall plane but acknowledged that it needs modification.
- Noted that modifying the portico will highlight the disparity with the large gable.
- Mentioned struggling with the disparity between the different roof pitches and recalled a similar conversation about this issue on another project.
- Acknowledged that everything else has been covered by others' comments.

### Coombs

- Agreed with previous comments about the dormers.
- Found the dormer on the left side of the east elevation (picture 2) too long, particularly as it goes down over the French doors, and suggested making it shorter or bringing it in.
- Criticized the hood over the front door with visible brackets, finding it inappropriate and unsettling.
- Noted that the brackets on the dormers are too noticeable, too big, or too numerous, making the facade very busy.
- Emphasized that the facade's busyness is unnecessary and contrasts with the simplicity of other buildings in the area.

### Welch

- Acknowledged previous comments and decided not to add further substantial comments.
- Asked about the cladding material for hiding the AC equipment.
- Noted that nothing has been specified yet.
- Requested that the cladding material be added to the revisions and included in the application rather than treated as a separate Hardscape issue.

### MacEachern

- Agreed to add the cladding material for the AC equipment to the revisions and include it in the application.
- Mentioned that there is vegetation along the property line, making visibility minimal, but will still enclose the AC equipment.
- Noted that in previous applications, the disparity between the primary front elevation and side cross gables was addressed by reducing the front pitch from 14 to 12 and increasing the cross gable pitch.
- Expressed hope that similar adjustments in this application will address the disparity issue as well.

Motion:

**Motion to hold for revisions. (Made by: Paul) (03:46:09)**

Vote:

Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul (Aye)

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|                                                                                                         |               |                                              |          |              |
|---------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------|----------|--------------|
| 25. Great Harbor Yacht Club Inc                                                                         | 96 Washington | Add 2 <sup>nd</sup> floor covered porch/roof | 55.1.4/8 | Emeritus LTD |
| <b>Request to hold until the next meeting. There were no members of the public or abutters present.</b> |               |                                              |          |              |

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|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|-------------------|
| 26. Stark Point LLC    | 16 Easton St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | MH Rev to 2023-11-9476 | 42.1.4/11 | Botticelli & Pohl |
| Voting:                | Welch, Camp, Coombs, Oliver, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |           |                   |
| Alternates:            | Patten, Paul                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |           |                   |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |           |                   |
| Representative:        | Lisa Botticelli, Botticelli & Pohl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |           |                   |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |           |                   |
| Staff Comments:        | <b>Holly Backus, Preservation Planner</b> <ul style="list-style-type: none"> <li>Mentioned that the changes are minor and suitable for consent approval.</li> <li>Noted that the most prominent revision is the change to the deck on the waterside.</li> <li>Pointed out red markings around the second-floor windows, which raised questions and concerns.</li> <li>Clarified that the addition of the barbecue area on the side is the main focus.</li> <li>Expressed having no major concerns with the revisions overall.</li> </ul> |                        |           |                   |
| Public Comments:       | <b>Mickey Rowland, Historic Structures Advisory Group</b> <ul style="list-style-type: none"> <li>Stated no concerns.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |                        |           |                   |
| Commissioner Comments: | <b>Commissioners stated no concerns.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |           |                   |
| Motion:                | <b>Motion to approve as submitted. (Made by: Oliver) (03:50:29)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |           |                   |
| Vote:                  | Carried 5-0 // Welch, Camp, Coombs, Oliver, Thornewill (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |           |                   |

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| 27. Cohen Steven Tr    | 51 W Miacomet Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Pool hardscape | 81/52 | Ahern LLC |
| Voting:                | Welch, Camp, Coombs, Oliver, Patten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |       |           |
| Alternates:            | Paul, Thornewill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |       |           |
| Recused:               | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |       |           |
| Representative:        | Miroslava Ahern, Ahern LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |       |           |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |       |           |
| Staff Comments:        | <b>Holly Backus, Preservation Planner</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |       |           |
| Public Comments:       | <b>Thomas Barada</b> <ul style="list-style-type: none"> <li>Noted that the house was previously approved, but had concerns about the fenestration and landscaping which were not addressed at that time.</li> <li>Highlighted the basement pit with two retaining walls and a glass safety barrier, which raises safety issues, particularly due to a 6-foot drop without a lower retaining wall.</li> <li>Mentioned that the pool is located in the front yard facing the street, which is unusual since pools are typically placed at the back of the house.</li> <li>Pointed out that the shed's location was changed from the original approval, and there is no information about where the pool and air conditioning equipment will be placed.</li> <li>Raised concerns about the glass wall over the basement pit not fitting the traditional style of Nantucket, as glass is not typically used.</li> <li>Emphasized that the pit could become a safety hazard and a beacon of light, disrupting the night sky and the wildlife in the moors.</li> </ul> <p>Requested addressing these concerns about the safety of the pit, the pool's front yard location, the moved shed, and the placement of pool and AC equipment.</p> |                |       |           |
| Commissioner Comments: | <b>Welch</b> <ul style="list-style-type: none"> <li>Clarified that while the HDC doesn't regulate lighting, they can comment on it and influence approvals concerning character and setting.</li> <li>Mentioned that hardscape elements like pools need to be included in applications to be</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |       |           |

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approved; if not shown, they are in violation.

- Explained that while a shed or other element might be within the HDC's purview, it must be part of the specific application being reviewed.
- Stressed that safety concerns, while important, fall under the jurisdiction of building code review, not the HDC's architectural review.
- Reiterated that if certain elements like pool equipment or air conditioning units are not shown in the application, their placement must be clarified to avoid violations.

### Ahern

- Emphasized that the landscape setting is very natural, and the plan is to maintain it using native grasses and meadows, including blue stem, to blend with the existing environment.
- Explained that the intention behind using seamless glass is to keep the landscape low and maintain the pre-existing character, avoiding the need for extra screening.
- Assured that the glass feature will not be visible from public view and fits with the low vegetation of the area.
- Mentioned the possibility of using anti-reflection finishes on the glass to further reduce visibility.
- Offered to provide examples of how the glass might look in the setting to help visualize the impact.

### Welch

- Indicated there might be support for an installation that fits well within this type of setting.
- Emphasized the need for an accurate representation of the proposed glass installation, including aspects like glare, light refraction, color, and translucence.
- Suggested providing options for the proposed materials to evaluate their suitability.
- Clarified that seeing the options does not imply agreement in advance but is necessary for making an informed decision.
- Requested to see sectional views of the proposed installation.
- Asked for elevations representing all four sides of the house with the hardscape in place.
- Emphasized including the plant material in the representation, with the understanding that the final appearance will differ once planted.

### Camp

- Requested to see the drawing of the house and a refresh of its appearance.
- Asked for the complete site plan to better understand the location, noting that the current depiction only shows a portion of it.
- Expressed concern about the placement of the pool, pointing out that the area appears raw and under-vegetated, with low vegetation typical of the moors.
- Suggested that the pool, currently set out alone, should be tucked away more sensitively to blend better with the landscape and avoid standing out in the open.
- Emphasized the need to be more considerate of the environment, especially given the number of people around, and advocated for better integration of the pool into the natural setting.

### Ahern

- Clarified that due to planning board hearing requirements, MEPA requirements, and various conditions in place, the applicant cannot clear any more land than has already been cleared without separate approval.
- Requested verification of this information and asked for an update upon return if it turns out more clearing is possible, to understand the potential for further development.
- Confirmed that the pool and rear lawn are within the pre-existing cleared area, as no additional clearing is allowed on that side.
- Mentioned that additional clearing is planned near the driveway, within the limits, but this is the maximum clearing permitted.
- Noted that they still need to go through the approval process for any further clearing.

### Coombs

- Highlighted the historical and ongoing concerns about this piece of land, noting it has always been questionable.
- Mentioned that the brush vegetation is low and even less dense than it used to be.
- Expressed concern that the pool could be very visible and suggested the overall design

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|         | <p>needs to be more cohesive.</p> <ul style="list-style-type: none"> <li>• Stated that glass fences are not typical for the area and have not been seen in the surrounding neighborhood.</li> <li>• Emphasized the importance of the house fitting in with its surroundings, considering the architectural harmony with other houses nearby.</li> <li>• Suggested making the design more natural to conform better with the neighborhood's character.</li> </ul> <p><b>Patten</b></p> <ul style="list-style-type: none"> <li>• Shared similar concerns about the design.</li> <li>• Requested to see the proposed retaining wall, the glass elements, and the house in context.</li> <li>• Noted that it appears the pool is in the front yard rather than the backyard, seeking clarification and a better understanding of the layout.</li> <li>• Suggested relocating the pool to the other side, where natural plantings would provide more screening.</li> <li>• Proposed eliminating the second bluestone patio to make room for this adjustment.</li> </ul> <p><b>Welch</b></p> <ul style="list-style-type: none"> <li>• Emphasized the importance of considering comments about the pool's location.</li> <li>• Suggested making potential revisions based on these comments.</li> <li>• Highlighted the need to review sections, elevations, staking for site review, and glass samples.</li> <li>• Encouraged taking to heart the concerns of at least a couple of members about the pool's location, noting that these other elements may not affect the ultimate outcome.</li> </ul> |
| Motion: | <p><b>Motion to hold for the following revisions and a view:</b></p> <ul style="list-style-type: none"> <li>• Addressing comments about the pool's location.</li> <li>• Providing sectional drawings of the sunken area.</li> <li>• Including elevations of the house reflecting the hardscape, especially the sunken area and pool location.</li> <li>• Staking the pool corners for a site view.</li> <li>• Providing samples of different panels of glass for review.</li> </ul> <p><b>(Made by: Camp) (04:12:38)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Vote:   | Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten (Aye)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### Items 28 – 39 held until the next meeting.

|                          |              |                   |       |           |
|--------------------------|--------------|-------------------|-------|-----------|
| 28. Steven Cohen Trustee | 72 Pocomo Rd | Demo Main House   | 15/37 | WAPD      |
| 29. Steven Cohen Trustee | 72 Pocomo Rd | Demo guest house  | 15/37 | WAPD      |
| 30. Steven Cohen Trustee | 72 Pocomo Rd | Demo garage       | 15/37 | WAPD      |
| 31. Steven Cohen Trustee | 72 Pocomo Rd | Demo outbuildings | 15/37 | WAPD      |
| 32. Steven Cohen Trustee | 72 Pocomo Rd | Demo pool spa     | 15/37 | WAPD      |
| 33. Steven Cohen Trustee | 72 Pocomo Rd | New MH            | 15/37 | WAPD      |
| 34. Steven Cohen Trustee | 72 Pocomo Rd | New GH            | 15/37 | WAPD      |
| 35. Steven Cohen Trustee | 72 Pocomo Rd | New Garage        | 15/37 | WAPD      |
| 36. Steven Cohen Trustee | 72 Pocomo Rd | New Gym           | 15/37 | WAPD      |
| 37. Steven Cohen Trustee | 72 Pocomo Rd | New Shed          | 15/37 | WAPD      |
| 38. 72 Pocomo Trust      | 72 Pocomo    | Pool hardscape    | 15/37 | Ahern LLC |
| 39. 72 Pocomo Trust      | 72 Pocomo    | pergola           | 15/37 | Ahern LLC |

|                     |             |          |        |      |
|---------------------|-------------|----------|--------|------|
| 40. Harimon Preston | 9 Cedar Cir | New Shed | 55/494 | Self |
|---------------------|-------------|----------|--------|------|

**No discussion or action due to lack of representation.**

## Minutes for April 2, 2024; adopted July 9, 2024

41. Vaziriani Akshay      26 Lyons Ln      Renew COA      71/9      JB Studio

|                        |                                                                                      |
|------------------------|--------------------------------------------------------------------------------------|
| Voting:                | Welch, Camp, Coombs, Oliver, Paul                                                    |
| Alternates:            | Patten, Thornewill                                                                   |
| Recused:               | -                                                                                    |
| Representative:        | Juraj Bencat, JB Studio                                                              |
| Documentation:         | Architectural elevation plans, site plan, photos, correspondence, advisory comments. |
| Staff Comments:        | -                                                                                    |
| Public Comments:       | -                                                                                    |
| Commissioner Comments: | Commissioners had no concerns.                                                       |
| Motion:                | <b>Motion to approve the COA renewal. (Made by: Coombs) (04:18:3)</b>                |
| Vote:                  | Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul (Aye)                               |

**ALL OTHER ITEMS LISTED ON THE AGENDA WERE NOT DISCUSSED AND NO ACTION WAS TAKEN.**

| MINUTES                |                                                                                    |
|------------------------|------------------------------------------------------------------------------------|
| Voting:                | Welch, Camp, Coombs, Oliver, Paul                                                  |
| Alternates:            | Patten, Thornewill                                                                 |
| Recused:               | -                                                                                  |
| Documentation:         | Draft Minutes.                                                                     |
| Staff Comments:        | -                                                                                  |
| Public Comments:       | -                                                                                  |
| Commissioner Comments: | -                                                                                  |
| Motion:                | <b>Motion to approve minutes of January 23, 2024. (Made by: Coombs) (04:19:16)</b> |
| Vote:                  | Carried 3-2 // Coombs, Paul, Camp (Aye) // Oliver, Welch (Abstain)                 |

| POTENTIAL ITEMS FOR FUTURE DISCUSSION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Discussion on distinguishing between solid and veneer brick on chimneys and foundations.</li><li>• Discussion of Previously Approved Best Practices.</li><li>• Classification of street trees &amp; vegetating mapping</li><li>• Discussion of Wind Turbines</li><li>• Review policy of Move/Demo hearings in relation to new dwellings</li><li>• Review policy of Move/Demo hearings in relation to new Historic dwellings</li><li>• Hardscaping</li><li>• Discussion of salvaging demos</li><li>• Discussion of options for house moves</li></ul> |

| OTHER BUSINESS                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------|
| Next HDC Meeting- April 9, 2024, at 4pm <b>*HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid</b> |

| ADJOURNMENT     |                                                          |
|-----------------|----------------------------------------------------------|
| Motion:         | <b>Motion to adjourn at 8:20 pm (Made By: Coombs)</b>    |
| Roll-Call Vote: | Carried 5-0 // Welch, Camp, Coombs, Oliver, Patten (Aye) |

Submitted by: Elaina Cano

YouTube Link: <https://www.youtube.com/watch?v=SZeJbXgZnRI>