



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

~~ MINUTES ~~

Thursday, September 3, 2024

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

CALL TO ORDER

Chair Welch called the meeting to order at 4:01 p.m.

Staff in Attendance:	Holly Backus, Fiona Johnson, Sara Johnson
Attending Members:	Welch, MacLeod, Oliver, Paul, Patten, Camp
Remote Participants:	-
Absent Members:	-
Late Arrivals:	Thornewill (5:51)
Early Departures:	-

ADOPTION OF AGENDA

Motion:	Motion to approve. (Made by: Oliver)
Vote:	Carried 5-0//Welch, MacLeod, Oliver, Pohl, Camp (Aye)

I. CONSENT

- | | | |
|---|-------------------------|----------------------|
| 1. Chris Austin 10 Maple Ln Rooftop Solar | 67/303.5 | Karen Alence RP |
| 2. Mark Dawson 17 Milestone Rd Alteration | 68/450 | Val Oliver RP |
| 3. Raith, Jonathan 2 Goldstar Dr Rev Shed add windows | 55/190 | Permits Plus RP |
| 4. Berry Pleasant LLC 15 Pleasant St Rev change fence | 42.3.3 123 | LFW RP |
| 5. Fitzgerald 7 W Chester St Color changes | 42.4.3/13 | Topham SW |
| 6. Seahorse Lane LLC 5 Grant Ave Rev 9748 | 30/143 | Botticelli & Pohl SW |
| 7. Perry, Chris & Stacie 3 Austin Farm Dr New Cabana | 56/385 | Normand JP |
| 8. Saltire Ack LLC 5 Doc Ryder Dr Rev 8553 | 66/211 | Normand JP |
| 9. Gibson, Denise 22 Woodbine St New Garage | 80/322 | Normand JP |
| 10. N Cowger 73 Vestal St New Fence | 56/192 | Natalie JP |
| 11. 20 Madequecham Nom Tr 20 Madequecham Villy Move On Lot Main House 89/16 | | NAG AM |
| 12. 20 Madequecham Nom Tr 20 Madequecham Villy Move On Lot 2nd Dwelling 89/16 | | NAG AM |
| 13. Brian Strachan 6 Cathcart Rd Rev Hardscape | 54/9 Lombardi Design | AM |
| 14. Osprey Way Real Estate Trust 1 Osprey Way Addition | 65/19 Botticelli & Pohl | AM |
| 15. Capry Island Holdings LLC 47 Crooked Ln New Cabana | 41/200.1 | Workshop AM |
| 16. Steven Cohen Trust 2 Black Walnut Ln New Shed (renewal) | 48/1.2 LFW CP | |
| 17. K22S LLC 126 Main St New Fence (Type II) | 42.3.3/98 | LFW CP |

Voting:	Welch, MacLeod, Paul, Patten, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Motion to approve items on Consent. (Made By: MacLeod)
Vote:	Carried 5-0// Welch, MacLeod, Paul, Patten, Camp (Aye)

II. CONSENT WITH CONDITIONS

- | | | |
|--|--------|----------------|
| 1. Joe Minella 9 Gingy Ln Rev color change cottage | 41/851 | John Shafer SW |
|--|--------|----------------|

- As-built fee to be assessed unless the balustrade will be changed to typical materials installed per typical design and layout. If balustrade is to be retained, requires Nikko Hydrangea, privet or other similar plant material to prevent street-side visibility.

2. Town Of Nantucket 4 Bathing Beach Rd Roof change **29/1** **Brian Patch SW**

- Date of construction added to the COA (HDC Survey NAN.162 = c.1915)

3. Jaun Tejada 45 Essex Rd Solar Roof Cottage **67/647** **Complete Solar SW**

- Approved due to limited visibility and on secondary structure at the rear of the lot.

4. Island Energies 15 Bear St New doors & windows **55/378.6** **Val Oliver SW**

- Approved windows as Andersen Woodright.

5. Richard & Lisa Berlin 2 Derry Ln New Fence **41/219** **Self SW**

- Install vining-type plant material on the neighbor side, one per center of each panel at the ends, alternate panels in between (give or take a panel.)

7. Caprys Island Holding 47 Crooked Ln Pool Hardscape **41/200.1** **Ahern JP**

- Approved due to lack of visibility; not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.

8. One Chester Smiley LLC 1 Chester St Rev 6355 **42.4.3/18** **Normand JP**

- As-built fee to be assessed; add date of construction to the COA (c.1810 Jonathan Barney, Sea Captain) 9. Donovan Tom & Kerry 104 Surfside Rd Pool Hardscape 67/349 Atlantic VO

- Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.

10. Boland, Jody 7 Lyons Ln Pool Hardscape **76/28** **Atlantic VO**

- Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.

11. Windmoor N.T. 39 Chuck Hollow Rd Pool Hardscape **75/109** **Atlantic VO**

- Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.

12. Loftus Brothers 3 Parker Ln Rev MH Fens **67/319.1** **LFW CP**

- As-built fee to be assessed.

13. Loftus Brothers 3 Parker Ln Rev 2nd dwell **67/319.1** **LFW CP**

- As-built fee to be assessed.

14. Steven Cohen Trust 2 Black Walnut Ln Pool Hardscape (renewal) 48/1.2 **LFW CP**

- Not to be seen at the time of inspection and in perpetuity. No grade change from the existing tor as noted on the application.

Voting:	Welch, MacLeod, Paul, Patten, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Motion to approve items on Consent with Conditions. (Made By: Patten)
Vote:	Carried 5-0// Welch, MacLeod, Paul, Patten, Camp (Aye)

III. SIGNS

1. 3 Step Lane LLC 3 Step Ln (Veranda House) Projecting Sign (2) Revision 42 4.2/44 Plymouth Sign Co

• **NO QUORUM FOR SAC MEETING – CONTINUED TO 9-17-24**

IV. OLD BUSINESS 08/27/2024

1. K2S LLC 126R Main St New Cottage **42.3.3/ 98.1** **LFW**

Commissioners: Pohl, Welch, Camp, Oliver, Paul – Last heard August 13, 2024

Voting:	Pohl, Welch, Oliver, Paul, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams

Public Comment:	Mickey Rowland -Requested modifications to the door design and the roof shape. Sarah Alger -Concurred with Rowland. Kevin Toth -Expressed concerns regarding the applications' failure to address visibility and design issues raised by the HDC, the inappropriateness of the gambrel roof, the large size of the structure compared to its classification as a "cottage," and the need for a simpler design that aligns with the character of Main Street.
Staff Comment:	Holly Backus - Noted that this is the rear lot of the typical EWB Cobs house, designed by Arthur B. Collins and dating back to 1750. - Stated that if the Board is inclined to approve the application, the submitted Certificate of Appropriateness (COA) will require refinement and revision, as necessary.
Discussion:	The Board - Discussed concerns about the proposed structure's size and visibility in relation to its surroundings. - Requested modifications to the proposed application. Suggested modifications included simplifying the roof by changing part of the gambrel to a shed style, clarifying the distinction between the main structure and additions, and adding a traditional front door for improved character.
Motion:	Motion to approve with Exhibit A. (Made By: Paul)
Vote:	Carried 3-2// Pohl, Oliver, Paul (Aye) Welch & Camp (Nay)

2. K22S LLC 126R Main St New Shed 42.3.3/98.1 LFW

Commissioners: Pohl, Welch, Camp, Oliver, Paul – Last heard August 13, 2024

Voting:	Pohl, Welch, Oliver, Paul, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Public Comment:	Mickey Rowland - Reiterated that the ridge line should run in the opposite direction, parallel to Main Street, allowing the eave line to face Main Street. Kevin Toth -Expressed concerns regarding the applications' inconsistencies in square footage, the unnecessary nature of the structure, its contribution to site complexity, inadequate alignment with Main Street aesthetics, and the potential for reduced visibility if downsized. Sarah Alger -Concurred with Toth and Rowland.
Staff Comment:	Holly Backus -Inquired about the necessity of including French doors.
Discussion:	The Board -Expressed concerns regarding the shed's contribution to congestion in the development, its visual impact on the streetscape, the appropriateness of its design, the need for a lower roof pitch, and the orientation of the roof.
Motion:	Motion to hold for revisions. (Made By: Paul)
Vote:	Carried 3-2// Pohl, Camp, Paul (Aye) Welch & Oliver (Nay)

VI. NEW BUSINESS 07/23/2024

1. Jeffery Ackseizer 14 Moors End Ln New Garage 43/216 EMDA

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan McMorrow
Public Comment:	None
Staff Comment:	None
Discussion:	The Board - Discussed concerns about the structure's location, its fenestration design, and the hip roof height. - Requested revisions to the proposed plan.
Motion:	Motion to hold for revisions. (Made By: MacLeod)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

2. Garret Roberts 1 South Mill St Rev change roof 55.4.1/61 EMDA

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan McMorrow
Public Comment:	Mickey Rowland - Stated that a slight increase in the roof pitch was acceptable. - Requested a differentiation between the main roof and the side addition.
Staff Comment:	Holly Backus - Noted that the structure dates to the 1920s. - Expressed concerns about the proposed roof change, as it may affect the building's character.
Discussion:	None
Motion:	Motion to approve as submitted. (Made By: Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

3. Dalibor & Liliana Kovacevic 3 Aster Ct Solar Roof 68/373 Ack Smart

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tobias Dusseau
Public Comment:	None
Staff Comment:	None
Discussion:	The Board - Discussed concerns regarding the visibility of the solar panels on the main mass of the building, their impact on the streetscape, and whether the design met the established guidelines for solar installations in the area.
Motion:	Motion to hold for a view of the site. (Made By: Camp)

Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)
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VII. NEW BUSINESS 08/06/2024**1. Brandon Eldridge 26 Arlington St Solar Roof 76.1.3/281 Isaksen Solar RP**

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Averie Milward
Public Comment:	None
Staff Comment:	None
Discussion:	The Board -Discussed concerns about the necessity of providing a sample of the shingles for review, along with the request for a more streamlined application that includes only the relevant elevations and plans.
Motion:	Motion to hold the application pending the submission of a sample of the Tesla solar shingles and an updated application that includes relevant elevations and plans. (Made By: Camp)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

2. Suzanne & Thomas Albani 39 Wanoma Way Replace beach stairs 92.4/318 EMDA AM

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan McMorrow
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to approve as submitted. (Made By: Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

3. Roberto & Amy Finzi 26 Pocomo Rd Addition 14/74 Smith & Hutton AM

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Chris Deemer
Public Comment:	NONE
Staff Comment:	NONE
Discussion:	The Board -Discussed concerns about the asymmetrical and heavy appearance of the proposed dormers, the need for better integration of the front door with the overall design, and the desire for a simpler and more proportionate facade.
Motion:	Motion to hold for revisions. (Made By: MacLeod)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

4. Roberto & Amy Finzi 26 Pocomo Rd New Garage 14/74 Smith & Hutton AM

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Chris Deemer

Public Comment:	NONE
Staff Comment:	Holly Backus -Raised concerns about the oversized ganged windows over the garage, the lack of dimensions for the second-floor balcony, and the differing character of the round columns in the covered area compared to the main home.
Discussion:	The Board -Discussed concerns regarding the oversized ganged windows, the depth of the second-story decks, the unusual roof pitch, and the size of the columns. -Requested
Motion:	Motion to hold for minor revisions. (Made By: Camp)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

5. Marrett Victor 3 Baily Rd Egress window 56/426 Self AM

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Victor Marrett
Public Comment:	None
Staff Comment:	None
Discussion:	The Board - Requested screening between the road and the window wells.
Motion:	Motion to approve with Exhibit A. (Made By: Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

6. Big Batch LLC 69 Hummock Pond Renovate – Rev #8733 56/320 Emeritus LTD CT

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Public Comment:	None
Staff Comment:	Holly Backus - Highlighted the historical significance of Sunshine Farm, originally built in 1922, and stressed the need to preserve its character-defining features.
Discussion:	The Board - Expressed appreciation for the renovation of Sunshine Farm while raising concerns about the porch's design lacking its original character, the chimney's excessive height, and suggested modifications for continuity in the corner boards and sills.
Motion:	Motion to approve with Exhibit A. (Made By: Camp)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

7. Three N Gully Road LLC 7 N Gully Rd Rev 10369 73.1.3/123 Botticelli & Pohl SW

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Lisa Botticelli

Public Comment:	NONE
Staff Comment:	NONE
Discussion:	The Board - Discussed concerns regarding the choice of window style and color.
Motion:	Motion to hold for revisions. (Made By: Camp)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

8. Stark Point LLC 16 Easton St Hardscape 42.1.4/11 Botticelli & Pohl CT

Voting:	Paul, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Lisa Botticelli & Dan Bedell
Public Comment:	Mickey Rowland -Stated that the square-cut Bluestone paving was too formal.
Staff Comment:	Holly Backus - Expressed concerns regarding the lack of a required apron for the driveway, the necessity to include the existing brick sidewalk in the plans, the suitability of metal edging in flood zones, the suggestion to decrease the size of Bluestone patios, the need for clarification on a fireplace notation, and the requirement for documentation related to the proposed Bluestone stepping areas within the conservation commission's 50-foot buffer zone.
Discussion:	The Board -Raised concerns about the proposed design elements.
Motion:	Motion to hold for site visit. (Made By: Camp)
Vote:	Carried 5-0// Paul, MacLeod, Welch, Oliver, Camp (Aye)

8. Nantucket Electric Co 32 Bunker Rd New Commercial Bldg 78/2.7 LFW AC

Voting:	Thornewill, MacLeod, Welch, Paul, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Public Comment:	NONE
Staff Comment:	Holly Backus -Suggested that the second-floor entrances could benefit from a roof for protection during storms, given that users may be arriving during inclement weather.
Discussion:	The Board -Expressed concerns about the building's height, residential features in an industrial zone, staircase visibility, and overall aesthetic impact.
Motion:	Motion to hold for revisions. (Made By: MacLeod)
Vote:	Carried 5-0// Thornewill, MacLeod, Welch, Paul, Camp (Aye)

9. Terry Anne Vigil Trst 26 Somerset Ln New main house 66/10 JBStudio CP

Voting:	Patten, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat
Public Comment:	None
Staff Comment:	None
Discussion:	The Board

	-Raised concerns regarding the chaotic facade design, inappropriate sidelights, the building's imposing mass and lack of side setbacks, inadequate front railings, and chimneys that need to comply with code requirements.
Motion:	Motion to hold for revisions. (Made By: Camp)
Vote:	Carried 5-0// MacLeod, Welch, Patten, Camp, Paul (Aye)

10. Terry Anne Vigil Trst 26 Somerset Ln New pool 66/10 JBStudio CP

Voting:	Patten, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to hold the application to track with Main House revisions. (Made By: Camp)
Vote:	Carried 5-0// MacLeod, Welch, Patten, Camp, Paul (Aye)

VIII. NEW BUSINESS 08/20/2024

1. Malony, Rosalie Grennan 15 Old N Wharf Renewal #72026 42.3.1/26 Val Oliver RP

Voting:	MacLeod, Welch, Pohl, Camp, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Val Oliver
Public Comment:	Mickey Rowland - Noted that the roof pitch is significantly steeper, and the overall height of the structure has increased compared to the original drawings. Nancy Mitchell - Objected to classifying the current submission as a renewal.
Staff Comment:	Holly Backus -Stated that structure is a Circa 1940s. -Recommended adding internal stairs and to consider obtaining an elevation certificate to align with current guidelines.
Discussion:	The Board - Discussed concerns regarding the building's alterations deviating from the character of neighboring structures, the introduction of a third-floor space and dormers, and the need for plans to align with previously approved elevations or secure a historic determination.
Motion:	Motion to approve contingent upon the plans matching the existing format or obtaining a historic determination; if neither is met, the applicant must return for further review. (Made By: Pohl)
Vote:	Carried 5-0// MacLeod, Welch, Pohl, Camp, Paul

2. Hubbell, Peter 87 Main St Onsite parking 42.3.4/30 Permit Plus JP

Application Not Heard

3. Verizon 215 Cliff Rd T-Mobile cell site modification 40/62 Adam Wolfrey RP

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Adam Wolfrey
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to approve the application as submitted, contingent upon the modification of the address listed to 215 Cliff Road. (Made By: MacLeod)

Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)
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4. Ruddick, Girrard 6 Bayberry/ Sconset Rev's to #9023 49/92 Thornewill RP

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Carrie Thornewill
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to approve as submitted. (Made By: MacLeod)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

5. Paige Mary Yates Trust 4 Coffin Sias New Dwelling 73.1.4/18 Val Oliver JP

Voting:	Pohl, MacLeod, Welch, Paul, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Val Oliver
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to approve the application as submitted, contingent upon the condition that a type two fence be used instead of a traditional fence. (Made By: Pohl)
Vote:	Carried 3-2// Pohl, Welch, Paul (Aye) Camp & MacLeod (Nay)

6. Sulzer Jim Elder Barbara 12 Back St Fence as-built 55/352 Thornewill VO

Voting:	Pohl, MacLeod, Welch, Paul, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Carrie Thornewill
Public Comment:	Mickey Rowland -Recommended adding a planting bed in front of the proposed fence.
Staff Comment:	Holly Backus -Stated that a shorter fence would appear incongruous with the neighbor's outdoor shower, which is taller than the proposed fence.
Discussion:	The Board -Requested plant material around one or both edges of the proposed fence.
Motion:	Motion to with Exhibit A. (Made By: Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Paul, Camp (Aye)

7. Cameron Gammill 87 Somerset Rd Solar rooftop 66/79 AckSmart VO

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tobias Dusseau
Public Comment:	None
Staff Comment:	None
Discussion:	The Board -Requested an updated site plan.
Motion:	Motion to hold for revisions. (Made By: Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

8. 100 Wauwinet Trust 100 Wauwinet Rd New Dwelling 11/24.1

Botticelli & Pohl JP

Voting:	Patten, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Lisa Botticelli
Public Comment:	None
Staff Comment:	None
Discussion:	The Board -Raised concerns about excessive west-facing glazing, varied window styles, the roof walk's size and skirt, chimney proportions, and roof walk material. -Requested the adjustment of the roof walk by reducing it to approximately one-third of the roof's width, removing the skirt on the ocean side, and using a natural-to-weather finish for the roof walk. This motion was passed unanimously.
Motion:	Motion to approve with exhibit A. (Made By: Oliver)
Vote:	Carried 5-0// Patten, MacLeod, Welch, Oliver, Camp (Aye)

9. 100 Wauwinet Trust 100 Wauwinet Rd New Garage GH

11/24.1 Botticelli & Pohl JP

Voting:	Patten, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Lisa Botticelli
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to approve as submitted. (Made By: Patten)
Vote:	Carried 5-0// Patten, MacLeod, Welch, Oliver, Camp (Aye)

10. Beth Maier 5A Field Ave Renew fence

80/415 Self JP

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Public Comment:	None
Staff Comment:	None
Discussion:	The Board -Noted the lack of clarity in the application.
Motion:	Motion to approve, subject to the condition that the original approval is attached to the renewal application, and that the materials and vegetation screening language be clearly specified. (Made By: Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp (Aye)

11. Keegan Hodges 35 India St Colors change door shutter 42.3.4/128

Thornewill JP

Voting:	Pohl, MacLeod, Welch, Oliver, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Carrie Thornewill

Public Comment:	Mickey Rowland -Concurred with Backus.
Staff Comment:	Holly Backus - Stated that the structure is a typical net circa 1786 -Expressed that the color India Yellow does not seem appropriate for the house.
Discussion:	The Board - Expressed concerns centered around the appropriateness of the bold India Yellow front door color, its compatibility with the Gardener Green shutters, and the potential precedent it could set for future color approvals in the neighborhood. Angus MacLeod -Made a motion to approve Main Street Yellow with green shutters. The vote on that motion resulted in two in favor (Pohl & MacLeod) and three against (Pohl, Welch, & Oliver), which meant it did not pass.
Motion:	Motion to approve, permitting the use of India Yellow on a provisional basis, with the understanding that the decision will be reevaluated after one year. (Made By: Welch)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Paul (Aye)

12. Nick Ray 37 Somerset Rd Rev #10545 56/108

Val Oliver AM

Voting:	Pohl, MacLeod, Welch, Thornewill, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Val Oliver
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to approve as submitted. (Made By: MacLeod)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Thornewill, Camp (Aye)

13. Pocomo LLC 61 Pocomo Rd Move bldg 15/15

Alexander Zara AM

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Alexander Zara
Public Comment:	None
Staff Comment:	None
Discussion:	None
Motion:	Motion to approve as submitted. (Made By: Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Oliver, Camp Aye)

14. Pocomo LLC 61 Pocomo Rd Hardscape 15/15

Alexander Zara AM

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representative:	Alexander Zara
Public Comment:	None
Staff Comment:	Holly Backus -Expressed concern about the visibility of the hot tub and suggested moving it back from the porch.
Discussion:	The Board -Questioned whether the proposed patio and hot tub would be visible from public viewpoints, including the street, beach, and water.
Motion:	Motion to approve as submitted. (Made By: MacLeod)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Camp (Aye) Oliver(abstained)

15. Pocomo LLC 61 Pocomo Rd Egress window basement 15/15 Alexander Zara AM

Voting:	Pohl, MacLeod, Welch, Oliver, Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Alexander Zara
Public Comment:	None
Staff Comment:	Holly Backus - Emphasized the importance of maintaining the cottages' original architectural features, supported keeping the existing railing, recommended simpler rectangular windows for the basement to preserve the character of the unique curved window, requested structural details for the basement plan, and urged inclusion of historical information on the Certificate of Appropriateness.
Discussion:	The Board -Requested modifications to the egress on the basement.
Motion:	Motion to hold for revisions. (Made By:Pohl)
Vote:	Carried 5-0// Pohl, MacLeod, Welch, Camp (Aye) Oliver(abstained)

VIII. ADJOURNMENT

Motion:	Motion to adjourn @8:31pm. (Made By: MacLeod)
Vote:	Carried 5-0// MacLeod, Welch, Pohl, Camp, Paul

YouTube Link: <https://www.youtube.com/watch?v=T4SPbm2sBLQ>