



HISTORIC DISTRICT COMMISSION

Minutes May 20, 2025

2 Fairgrounds Road
Nantucket, Massachusetts 02554

HISTORIC DISTRICT COMMISSION

Stephen Welch, Chairman called the meeting at 4:04 pm

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

Associate Commissioners: Constance Patten

Staff: Holly Backus, Cathy Flynn, Fiona Johnson

Remote: none

Absent- Joe Paul, Carrie Thornewill

Late Arrivals: Abby Camp at 4:53Pm

Early Departures: Stephen Welch at 7:11PM

I. COMMISSIONER DISCUSSION AND/OR VOTE

HDC Public Comment email

Board: Welch, Oliver, Macleod, Patten and Pohl

Welch made the motion to approve the Agenda. Motion carries unanimously.

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Gird, Albert & Carol 12487	10 S Pasture Ln	Driveway apron	80/297.6	Self	VO
2.	Richard Glidden Tr- 12582	3 Spearhead Rd	Roof top solar	69/348	Sunwind, LLC	AC
3.	John O'Callaghan- 12583	8 Second Way	Roof top solar	55/664	Sunwind, LLC	AC
4.	Maddequet Adm Club-12584	15 Tennessee Ave	Roof change	60.1.2/43	Topham Design	AC
5.	Julius Payses- 12585	6 Bayberry Ln	Garage studio	67/73	Thornewill Design	AC
6.	17 Cannonbury Ln, LLC-12564	17 Cannonbury Ln	Rev 8193; dormer	73/45	Val Oliver	RP
7.	Kelly Brandon- 12573	4 Kendrick St	Reloc pool equip; add fence	71.3.2/168	NAG	RP
8.	Kristen Williams- 12581	36 Union St	Remove 2 chimneys	42.3.2/144	Self	RP
9.	JMM ACK Realty- 12580	2 Austin Farm Rd	Wind/door chg	56/359	Normand Residential	RP
10.	ACKtually Ours, LLC- 12579	13 Mizzenmast	Rem wart; add egress wind	66/378	Brook Meerbergen	RP
11.	Fair City, LLC- 12578	115 Old South Rd	Roof top solar	68/112	ACK Smart	RP
12.	DDX SS FD 11 PRPCO LLC- 12540	10/12 Davkim Ln	Rev 11424 Trim color	68/61.62	Emeritus LTD	AM
13.	ATE Sandwich LLC- 12537	8 Sandwich Rd	Rev 11816 Shed	54/230.1	MCA+	AM
14.	ATE Sandwich LLC- 12536	8 Sandwich Rd	Rev 11815 Pool	54/230.1	MCA+	AM
15.	Quijada Douglas- 12559	15 Trotters Ln	Window Replacement	67/284	Val Oliver	AM
16.	Gutierrez Jose- 12561	4 Cartwright Pl	Sash/Trim	55/220.2	Val Oliver	AM
17.	Joanne Love- 12558	36 Hooper Farm Rd	Rev 11252; drmr/prch	67/130	Val Oliver	AM
18.	KLACAR, LLC- 12612	1A Windy Way	Rev. 2725; rmv add/bay win	67/451.1	LINK	VO
19.	Steven Cohen Trust- 12626	7 Primrose Ln	Porch	40/65	CWA	VO
20.	Steven Cohen Trust- 12627	7 Primrose Ln	Cabana	40/65	CWA	VO
21.	Surfside ACKscape LLC- 12624	2 Nonantum Av	New garage	87/5	Normand Residential	VO
22.	Surfside ACKscape LLC- 12625	2 Nonantum Av	New cabana	87/5	Normand Residential	VO
23.	Robin Wolpov- 12609	5 Arbor Way	Additon/fen revs	29/159	Botticelli & Pohl	VO
24.	ACK Koda, LLC- 12633	42 Shimmo Pond Rd	Rev 11285; MH	43/126	Botticelli & Pohl	JP
25.	RH 26 Somerset ACK LLC- 12636	26 Somerset Ln	Rev 10904; MH	66/10	Linda Williams	JP
26.	Ellegance, LLC- 12646	75 Pocomo Rd	Rev 11736; GH	15/7	Emeritus, LTD	JP
27.	Ivanov Stoyan- 12628	18 S. Shore Rd	New cottage	80/66	Linda Williams	JP

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28. 40 OSR LLC 12534	2B Forrest	New Dwelling	68/10.1	Linda Williams	RP
29. Morgan Winn- 12637	6 Sleepy Hollow Rd	Color change	66/453.2	Linda Williams	JP

Board: Welch, Macleod, Patten (3-0) Recused: Oliver, Pohl (2)

Macleod made the motion to approve the Consents. Motion carries unanimously.

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Charles Dragon- 12486	8 Field Ave	Fence	80/167	Self	SW
	• 4' NTW board fence with cap on northern border. 4' NTW board fence with cap on southern border, replace 5/1 and 6' board with 6' board fence with cap, NTW.					
2.	Orlando Barretto – 12547	40 Bartlett Rd	Shed	66/434	LINK	AM
	• Move fench doors and transom to South elevation from North and replace with single window, and lower eaves to head casing of proposed fenestration while maintaining 8/12 roof pitch.					
3.	Marty McGowan- 12577	88 Somerset Rd	Roof top solar	66/405	ACK Smart	AC
	• Additional screening with native pines at corner of Somerset Lane and Somerset Road. Panels not to be seen at time of inspection and in perpetuity.					
4.	Sea Hero LLC- 12565	10 Rudder Ln	Pool-hardscape	66/340	Victor Ferrantella	RP
	• 3 large sets of scaled plans to be submitted. Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
5.	Zollo Stillman- 12562	26 Trotters Ln	Plunge Pool	67/147	Val Oliver	AM
	• Plunge pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	4 Flintlock Road Tr- 12560	4 Flintlock Rd	Pool	76/49	Val Oliver	AM
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	DLS Ahab LLC- 12568	19 Ahab Dr	Alterations	82/96	Val Oliver	AM
	□					
8.	Stephen Welch- 12643	13 Waydale	Rev- spa	67/32	Self	VO
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
9.	Dream North, LLC- 12622	28 Shimmo Pond	Rev. 11704; MH	43/167	BPC	CT
	• Picture window @ 2 nd floor north elevation to be two double-hung 6/1 mulled unit. No picture window @ 2 nd floor					
10.	Dylan Wallace- 12610	65 Polpis Rd	Caterpillar tunnel	43/13	Self	VO
	• Not to be seen at time of inspection and in perpetuity. Maintaining existing vegetation and adding additional vegetative screening.					
11.	RH 26 Somerset ACK LLC- 12644	26 Somerset Ln	Rev. Cabana	66/10	Linda William	JP
	• Due to lack of visibility					
12.	Josephine Martin- 12632	15 Meetinghouse Ln	Addition	49.3.2/3.3	Thornewill Design	JP
	• Date of construction c. 1999 to be added to the COA					

Board: Pohl, Macleod, Patten

Macleod: motion to approve 1-2, 4-6 and 7-12 Consents with Conditions. Motion carries unanimously.

7.	DLS Ahab LLC- 12568	19 Ahab Dr	Alterations	82/96	Val Oliver	AM
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Board: Welch, Pohl, Macleod, Patten

The Board reviewed a project at 19 Ahab involving adding a front porch and changing a small shed roof to a gable for a bathroom. While Angus MacLeod initially suggested maintaining a shed roof to better match existing eaves, Ray Pohl and other board members found the proposed changes acceptable. After a brief discussion about window heights and placement,

Macleod made the motion approve as submitted

Motion carries unanimously.

3.	Marty McGowan- 12577	88 Somerset Rd	Roof top solar	66/405	ACK Smart	AC
	• Additional screening with native pines at corner of Somerset Lane and Somerset Road. Panels not to be seen at time of inspection and in perpetuity.					

Board: Welch, Pohl, Macleod, Patten, Oliver

Pohl made a motion to hold for a View and bring back to 5/27/25 meeting. Motion carries unanimously.

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NHA	15 Broad St	Temporary Sign rev (Left side)	42.3.1 /70	Ashley Santos
	• Recommended for approval				
2.	NHA	15 Broad St	Temporary Sign rev (Right side)	42.3.1 /70	Ashley Santos
	• Recommended for approval				
3.	Klaudius & Leipa, LLC Vault	5 Chestnut St	Projecting Sign rev (The Nantucket)	42.3.1 /5	Cara Marquis

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- Hold for representation
- 4. Nantucket Island Resorts 1 New Whale Ln Monument Sign 42.3.1/35 Glenn Boornazian
- Recommendation for approval

Board: Welch, Pohl, Macleod, Patten, Oliver

Pohl made a motion to approve Signs. Motion carries unanimously.

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

Holly reminded the commission of the required CLG meeting in June.

VI. NEW BUSINESS 02/04/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Georgi Dimov- 11906	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP

No representative, brief discussion on a site visit-not opened.

VII. NEW BUSINESS 04/01/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Moesinger Rebecca- 12219	45 Surfside Rd	As-Built Fence	67/14	Self	AC

Board: Welch, Pohl, Macleod, Patten, Camp; Alternates- Oliver

The board noted that the white fence stands out too much on Surfside Road. Suggestions included painting the fence gray to help it blend with the landscape, raising the grade around the fence, and making the sign stand out more by softening the fence's appearance.

Camp made A motion to raise the grade, paint the fence Platinum gray, and add more grasses, till September 1st.

Welch, Macleod, Patten, Camp voted Yes, Pohl was abstaining.

2.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barbe	VO
HOLD						

3.	CNY Surf LLC- 12293	68 Shawkemo Rd	Move off /Demo Garage	44/5	Emeritus LT	JP
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Board: Welch, Pohl, Macleod, Camp, Oliver; Alternates: Patten

Pohl made a motion to approve a move off demo with a stipulation that it be advertised for 30 days.

Motion carries unanimously.

VIII. NEW BUSINESS 04/15/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Curlee, Burfield-12311	121 Wauwinet Rd	Repair/replace roofwalk; access stair	12/10	R Newman	CP

Board: Welch, Pohl, Macleod, Patten, Oliver; Alternates: none

The board discussed using horizontal boards instead of wire cables, adding a mid-rail and brushed finish, and making the railing look more traditional.

Pohl made a motion to approve through Exhibit A, maintain a mid-rail and wire infill.

Motion carries unanimously.

2.	David & Patricia Dick- 12411	52 Pleasant St	Window replacement	55.4.1/97	Greg Mazares	VO
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Board: Welch, Macleod, Patten, Oliver; Alternates: none

MacLeod made a motion to approve as submitted, adding the 1930 date to the Certificate of Appropriateness.

Motion carries unanimously.

3.	Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW	VO
HOLD						

4.	111 OSR- 12377	111 Old South Rd	Solar roof	68/167.1	AckSmart	RP
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Board: Welch, Pohl, Macleod, Patten, Oliver; Alternates: none.

Pohl made a motion to approve with Exhibit A with dormer filled with 6 panels instead of 4 panels. .

Motion carries unanimously.

5.	Archer, John- 12381	14 Dukes Rd	Hardscape	41/60	Self	RP
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Board: Welch, Pohl, Macleod, Patten, Oliver

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Pohl suggested using wire on the bottom half of the fence to save money, and the board requested a property view along with scaled drawings of the gate and fence, mapping of any unapproved existing fence, and green markings to show the existing fence location. Fence and gate to be to scale.

Val made a motion to hold for a View and revision.

Motion carries unanimously.

6. 1 N Swift Rock Road Trust Lisa Berger- abutter	1 N Swift Rock Rd	Rev COA 2023-12-9580	40/2	Emeritus LTD	RP
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Board: Welch, Pohl, MacLeod, Camp, Oliver; Alternates: Patten

Pohl made a motion to approve the changes as submitted.

Motion carries unanimously.

7. 37 Cliff Rd Nom Trust- 12399	37 Cliff Rd	Partial Demo	42.4.4/42	Emeritus LTD	RP
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Board: Welch, Pohl, Macleod, Camp, Oliver; Alternates: Patten

The board expressed concerns that the pergola details were unusual and "space age-like," suggesting a simplified design with more traditional, natural-to-weather features. Staff noted the structure's historical context, adding kick panels on French doors and a natural-to-weather pergola.

Pohl made a motion to hold for a revision.

Motion carries unanimously.

8. NT Property owner LLC- 12398	22 Honeysuckle VIEW	New dwelling	68/391	LFW	JP
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Board: Welch, Macleod, Patten, Oliver, Camp; Alternates: none

The board focused on concerns that the building's two-story facade and elevated lot made it appear too tall and out of character with the street.

Patten made a motion to request a streetscape showing the heights of 18, 20, and 22 Honeysuckle dr.

Motion carries unanimously.

9. Ack Mid Island LLC- 12393	18-26- Sparks Ave	Hardscape	55/231.1+	LFW	JP
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Board: Welch, Pohl, Macleod, Patten, Camp; Alternates: none

The board expressed concerns about the proposed six-foot privacy fence, ornate lighting fixtures, lack of green spaces and vegetation, and the herringbone paving pattern. Backus recommended changing the fence to a typical five-and-one style, matching the brick to the existing sidewalks, and using a straight running bond pattern instead of herringbone. Pohl was not in favor of running herring bone around. Questioned the existence of the fence next to

Cumberland Farms. Lamp with eagle not appropriate. MacLeod thought during architectural review, there was mention of trees to be 4-5" caliper. Welch thinks trees should be a condition of the approval. Camp would like to see more vegetation. Dumpster should be fenced in. Welch mentioned that lighting should follow Bylaw. Would like to add block indicating approvals with a signature of any of the materials including the lights as a revision with the

Chair or Vice-Chair signing- off. (Brick, concrete, lighting, street light poles and caps, fence, and tree type and condition of the approval is the trees be a 5" caliper as mentioned at time of inspection – herring bone kept, and clarification/correction of Cumberland Farms fence which is not 6', adjacent to Sparks

Ave. The board recommended simplifying the lighting fixtures, adding more green spaces, ensuring consistent material matching, and reducing the fence height. As a resolution, Ray Pohl made a motion to hold the proposal for revisions, requiring material samples for approval by the chair and vice chair, and to confirm the tree species with a minimum caliper size of five inches.

Ray Pohl made a motion to hold for title block and to be added to the beginning of the 5/27/25 meeting.

Motion carries unanimously.

10. Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
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HOLD

11. St Mary's Church- 12404	6 Orange St	Window spec confirmation	42.3.1/148.1	Hollister	JP
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Board: Welch, Pohl, Macleod, Patten, Camp; Alternates: Oliver

Mickey Rowland suggested using wood-framed windows instead of vinyl Anderson windows to preserve the historic character of the building.

The board agreed that wood windows would blend better with the existing green sashes, noting challenges with hiding the uni-frame of Anderson windows, especially at the sill. No concerns using wood. Camp stated that casements are not appropriate. Prefers wood windows. Welch provided options for windows like insulated Boston Sash, Marvin, Green Mountain.

Macleod made a motion to approve the project on the condition that the applicant use traditional wood windows similar to Green Mountain, Boston Sash, or Marvin, with dark green sashes.

Motion carries unanimously.

12. St Mary's Church- 12403	6 Orange St	Hardscape	42.3.1/148.1	Hollister	
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Board: Welch, Pohl, Macleod, Patten, Camp; Alternates: Oliver

Mickey Rowland preferred keeping an exposed stone wall, maintaining the natural grade, and avoiding a double-tiered cement wall.

Board members favored a single stone wall over a tiered concrete one, suggested using a brick cap instead of blue stone, and recommended adding vegetation to soften the hardscape. Stephen Welch also proposed using a brick cap, planting climbing Euonymus to break up the wall's appearance, and potentially

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reducing the gravel area.

Camp made a motion to hold the hardscape proposal for revisions, asking the applicant to reconsider the wall design, reduce gravel coverage, add more vegetation, and consider a brick cap. Motion carries unanimously.

13. Somerset NT- 12406	4 Bittersweet	New dwelling	56/104.3	George Berg	CT
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Board: Welch, Pohl, Macleod, Patten, Camp; Alternates: Oliver

Pohl made a motion to approve as submitted.

Motion carries unanimously.

14. Somerset NT- 12391	4 Bittersweet	Shed	56/104.3	George Berg	CT
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Board: Welch, Pohl, Macleod, Patten, Camp; Alternates: Oliver

The board discussed rotating the shed 90 degrees and repositioning it to create a barrier for the pool, along with adjusting the fence configuration to include a 4-foot section in front and 6-foot sections along the sides. For window modifications, the board suggested adding two over-two windows on the east side and initially avoiding fenestration on the side facing the street, with a recommendation to match the window style to the house. Roof and height adjustments included bringing corner or rake boards closer to the head casing, increasing the roof pitch from 8/12 to 9/12 or 10/12, and lowering the top plate by one foot. Regarding doors, the board recommended preserving at least one set of overhead doors and ensuring there is enough space for proper operation.

MacLeod made the motion to approve through Exhibit A by dropping top plate 1' and add windows.

Motion carries unanimously.

15. Somerset NT- 12390	4 Bittersweet	Hardscape pool	56/104.3	George Berg	CT
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Board: Welch, Pohl, Macleod, Patten, Camp

The board discussed the pool fencing, proposing a six-foot fence around the pool with a four-foot section between the shed and house to maintain visibility. They reviewed fence placement and configuration and suggested adding vegetation to better screen the pool area. The board agreed to keep the existing grade, ensuring no changes to it at the time of application.

MacLeod made the motion to approve through Exhibit A bordered by 4' and 6' fence with vegetation; pool clause and fence 4' in front and 6' on side and back. Rotate the shed, add windows, lower the top plate by one foot.

Motion carries unanimously.

IX. NEW BUSINESS 05/06/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
3. Mary Kay- 12418	6 Fargo Way	New gate	14/61.1	CWA	CP

Board: Welch, Pohl, Macleod, Camp, Oliver; Alternates: Patten

The board recommended using a natural to weather finish, simplifying the design, avoiding white color, and referencing simpler gate designs from nearby properties. After discussing several gate examples, the board settled on the Mid Island style gate with a natural to weather finish.

Val made the motion to approve the Mid Island style gate in natural to weather finish. Motion carries unanimously.

4. Chardonnay Group LLC 12417	54 Washington St	Lift Bldg Flood mitigation	42.2.3/9	Val Oliver	CT
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Lifting house 5'3" to first floor instead of 11'; in VE11Plus 3' zone. Getting an historic determination. Backus has elevation certificate.

Board: Welch, Pohl, Macleod, Patten, Camp

Pohl made a motion to approve as submitted.

Motion carries unanimously.

7. Jelleme Kristina 12422	9 Kelley Rd	Roof solar	54/98	Cotuit Solar	CT
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Board: Pohl, Macleod, Patten, Camp, Oliver; Alternates: none

The board discussed the placement of solar panels on the front of the house facing Kelly Road and raised concerns about the gray roof's impact on aesthetics and the panels' jumbled, abstract appearance. They suggested relocating the panels to the garage, reconfiguring the layout, potentially reducing the number of panels, and considering screening with existing trees. The board felt the current layout was distracting and expressed interest in exploring alternatives despite challenges with roof orientation.

Camp made a motion to hold the proposal for revisions, requesting the applicant to reconsider the placement of the solar panels, potentially move them to the garage, and explore alternative configurations.

8. Allen, David & Elizabeth 12431	6 Derrymore Rd	Alt Garage	41/245	Val Oliver	CT
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Board: Pohl, Macleod, Patten, Camp; Agent- Oliver

The board expressed concerns that the proposed height was competing with the main building and detracted from the charm of the existing structure. They recommended reducing the overall height by a couple of feet, with one suggestion to increase the roof pitch from 8/12 to 10/12 to lower the eaves and reduce the perceived volume. The board unanimously agreed to hold the application for revisions, requesting the applicant to reduce the height, consider adjusting the roof pitch, and maintain the scale of the existing building.

Abby Camp made a motion to hold for revisions.

Motion carries unanimously.

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9.	Vestal Nantucket LLC 12439	85 Vestal St	New dwelling	56/252	JB Studio	CT
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Board: Pohl, Macleod, Patten, Camp, Oliver; Alternates: none

The board discussed a new building project involving significant grade changes, with the main house set back 39 feet from the road and a proposal to level the middle area for a pool. Concerns were raised about the large house size on challenging terrain and the design of three separate buildings, with suggestions to work with the natural landscape rather than flattening it. Comments included the design being too dense, a long back extension, and recommendations to build horizontally along contour lines. The board decided to hold the application for revisions, conduct a site visit with height poles at key points, and potentially reorient the buildings.

MacLeod made a motion to hold for revisions and a View with 3 height poles (2 on main ridge (Vestal) and one closest to Dukes. The rest of the applications to track.

Motion carries unanimously.

10.	Vestal Nantucket LLC 12442	85 Vestal St	New Garage studio	56/252	JB Studio	CT
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TRACK

11.	Vestal Nantucket LLC 12441	85 Vestal St	New shed	56/252	JB Studio	CT
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TRACK

12.	Vestal Nantucket LLC 12440	85 Vestal St	New pool	56/252	JB Studio	CT
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TRACK

Board: Pohl, Macleod, Patten, Camp, Oliver

MacLeod made a motion to approve Minutes for April 15th.

Pohl, Oliver abstained

Macleod, Patten, Camp voted Yes

Motion to adjourn at 7:50PM made by Oliver 5-0