



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, February 16, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:34 p.m. and announcements by Mr. Pohl.

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Coombs, Camp, Oliver, Welch, Dutra, Thornewill
Absent Members: McLaughlin
Late Arrivals: Welch, 4:37 p.m.
Early Departures: Dutra,

Adoption of Agenda:

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

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

I. PUBLIC COMMENT

None

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Breakaway Holdings, LLC 02-2846	7 Black Walnut Lane	Addition	48/1.6	LINK
2.	Ray St. Peter 02-2845	51 Fairgrounds Road	Shed addition	67/307	LINK
3.	Ray St. Peter 02-2858	53 Fairgrounds Road	Shed addition	67/307	LINK
4.	Kitty Glantz 02-2863	7 Sherburne Turnpike	Driveway/apron	30/112	Atlantic Landscaping
5.	8 Wrights Landing, LLC 02-2871	8 Wrights Landing	Rev. 2042: fenestration	91/127	Gryphon Architects
6.	Notlih, LLC 02-2895	15 Evelyn Street	Paint chimney	73.3.1/68	NAG
7.	Richard Tibbetts 02-2882	43 Chuck Hollow Road	Remove existing chimney	75/112	NAG
8.	Amy Behrman 02-2884	272 Polpis Road	Hardscape	25/30	Thomas Barada
9.	LIEPA, LLC 02-2897	91 Washington Street Ext.	Renew 48580: Addition	55.1.4/5	LINK
10.	Lemberg Son + Daughter 02-2923	1 White Whale Lane	Rev. 1768: remove railing	66/18	LINK
11.	Nicole Whidden 02-2879	11 Davis Street	Rev. 1473: bsmnt wlkout	82/75	Emeritus
12.	Hanabea Six, LLC 02-2877	6 Hanabea Lane	Hardscape – fence	69/255	Linda Williams
13.	Julie Bell 02-2876	99 Hummock Pond Road	Hardscape – fence	56/67.3	Linda Williams
14.	Meatball Martini 02-2855	33 Pocomo Road	Fence	14/80	Michael Humphry
15.	Vlatko Peshnachki 02-2853	10 Lewis Court	Deck	67/155	Self
16.	Patrick M Murphy Trst 02-2852	23 Sankaty Head Road	Add bulkhead	48/4.1	William Steadman
17.	Little Nauti, LLC 02-2839	1 Farm View Drive	Fenestration changes	66/177	Paulo Vicenti
18.	Back 41, LLC 02-2848	105 Tom Nevers Road	Move off	91/25	CWA
19.	Gerard O'Shea 02-2847	10 Tom Nevers Road	Move on	71/13.2	CWA
20.	NT Housing Authority 02-2911	2A/2B Miacomet Road	Roof + window alterations	67/82	Patty Dandis
21.	NT Housing Authority 02-2912	6A/6B Miacomet Road	Roof + window alterations	67/82	Patty Dandis
22.	Tim + Debra Connors 02-2927	65 Monomoy Road	Shed	43/108	Botticelli + Pohl
23.	Seal Team Woody, LLC 02-2920	16 Lincoln Avenue	Replace door w/ window	30/181	Botticelli + Pohl
24.	Cedarview Point, LLC 02-2905	40 Shawkemo Road	Addition + revisions	27/4	Botticelli + Pohl
25.	Kathleen Krall 02-2907	15 Masaquet Avenue	Rev. 06-1251: garage	80/141	Botticelli + Pohl
26.	Pochick Partners, LLC 02-2922	30 Pochick Avenue	Addition	80/281	JB Studio
27.	Anthony Cirale 02-2906	58 Nobadeer Avenue	New garage/office	88/81	Emeritus
28.	Brian + Toni Franz 02-2901	10 Cannonbury Lane	New dwelling: 406sf	74/10	Workshop/APD
29.	Dockenberry R.E. 02-2896	27R Hinckley Lane	Fenestration + deck stairs	30/103.2	JGG Architects
30.	Nan Westmoor Frms, LLC 02-2918	8 Old Westmoor Farm Road	Rev. 10-1955: garage	41/822	Workshop/APD
31.	Terrance Newth 02-2929	2 White Street	Rev. 06-1128: chimney	80/215.1	BPC
32.	Okay Okay House, LLC 02-2916	5 Coffin Street	Rev. 11-2343: garage door	42.3.1/98	BPC
33.	Old South Road LP 02-2928	8 Rupert's Way	Fence	68/3.4	Val Oliver Design
34.	Doug Carlson 02-2891	28 South Shore Road – Lot 1A	Rev. 09-1791: fenestration	80/178	Val Oliver Design

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35.	26B Evergreen, LLC 02-2917	26B Evergreen	Move on	68/712.1	Val Oliver Design
36.	Judith Brownell 02-2883	65 Skyline Drive	Add ext stairs to garage	79/107	Val Oliver Design
37.	Kathy Gallagher 02-2924	4 Pond Road	528 sf garage	56/158	Val Oliver Design
38.	17 Hinckley Trust 02-2887	17 Hinckley Road	Rev. 10-1940: garage	30/105	Val Oliver Design
39.	Barbara Schweizer 02-2914	27 N Beach St/6 Jefferson Av	Rev. 10-2037: door to wndw	29/49	Val Oliver Design
40.	Vanderlay Realty 02-2919	84 Polpis Road	Rev. 09-1669: add roof walk	44/25.5	Val Oliver Design
41.	Maury Rugged, LLC 02-2872	18 Bayberry Lane	Door color change	67/67	Val Oliver Design
42.	Barbara Fife Trust ETAL 02-2875	57 Hulbert Avenue	Chimney removal	29/11	William Steadman
43.	Anthony Cirale 02-2902	58 Nobadeer Avenue	Addition	88/81	Emeritus
44.	ACK Surfside Prtnrs, LLC 02-2913	24 Woodbine Street	Rev. 09-1701: rotate + adtn	80/96	Emeritus
45.	ACK Surfside Prtnrs, LLC 02-2921	24 Woodbine Street	Rev. 08-1509: resite ftpnt	80/96	Emeritus
46.	ACK Surfside Prtnrs, LLC 02-2904	24 Woodbine Street	Rev. 09-1699: site ftpnt	80/96	Emeritus
47.	Misha Petkevich 02-2915	5 Cliff Lane	New garage	30/169	Hristo Rashkov
48.	AJ Garage, LLC 02-2909	48 Nobadeer Farm Road	Fenestration revisions	69/36	Atlantic Landscaping
49.	Holme Trust 02-2900	38 Main Street, Sias	Window change	73.3.1/1	William Steadman
50.	Gretchen McTique 2-2899	2 Luff Road	Rev. 12-2610: door change	66/359	NAG
51.	Imad Mouline 02-2873	27 Wanoma Way	Beach stairs	92.4/306	Normand Residential
52.	Stephen Welch 02-2888	13 Waydale Road	Renew 69570: addition	67/32	Welch & Associates
53.	Jason Malwowski 02-2889	19 Autopscot Circle	Fenestration change	55/515.8	Welch & Associates
54.	Wallace ACK, LLC 02-2908	45 Hulbert Avenue	Rev. 09-1649: windows	29/16	Thornewill Design
55.	Suzanne Parks 02-2869	78 Skyline Drive	Roof replacement	79/62	James Lydon
56.	Robert Peaker 02-2867	24 Bartlett Road	Roof replacement	67/425.5	James Lydon
57.	NT Historic Assoc. 02-2868	96 Main Street	Roof replacement	42.3.3/61	James Lydon
58.	Ronald Santos 02-2866	72 Surfside Road	Roof replacement	67/234	James Lydon
59.	Dan Crozier 02-2865	35 Rhode Island	Roof replacement	60.3.1/140	James Lydon
60.	A. Owen Trust 02-2875	8 Academy Lane	Roof replacement	42.4.3/84	T&T Roofing
61.	CRB, LLC 02-2885	74 Old South Road	Rev. 71870: pent roof	68/405	M. Cutone Archit.
62.	80 Millbrook Trust 02-2926	80 Millbrook Road	Demo pool	40/79.1	Sophie Metz
63.	Amanda Tanner Tr 02-2880	22 Miacomet Road	Shed	67/336.3	Self
64.	37 Pocomo Road R.T. 02-2931	37 Pocomo Road	Garage	14/38	Workshop/APD
65.	37 Pocomo Road R.T. 02-2930	37 Pocomo Road	Shed #1	14/38	Workshop/APD
66.	37 Pocomo Road R.T. 02-2910	37 Pocomo Road	Shed #2	14/38	Workshop/APD
67.	Michael Suby 02-2881	25 Ellen's Way	Rev. 0051: garage	81/181	Brook Meerbergen
Voting	Coombs (acting chair), Camp, Dutra				
Alternates	None				
Recused	Pohl, Oliver, Welch, Thornewill				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve the consent agenda. (Camp)				
Roll-call Vote	Carried 3-0//Camp, Dutra, and Coombs-aye				
				Certificate #	HDC2021-02-(as noted)

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Lindner 02-2892	9 Longwood Drive	Mini-split condenser	71/44	SS Climate Control
	• Condenser must not be visible at time of inspection and in perpetuity				
2.	Jeffrey Ment 02-2886	151 Polpis Road	Mini-split condenser	44/12	SS Climate Control
	• Condenser must not be visible at time of inspection and in perpetuity				
3.	Patrick Bailey 02-2857	3 Doc Ryder Drive	Hardscape – pool	66/210	Linda Williams
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Little Nauti, LLC 02-2849	1 Farm View Drive	Pool	66/177	Paulo Vicenti
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Little Nauti, LLC 02-2850	1 Farm View Drive	Shed	66/177	Paulo Vicenti
	• Due to lack of visibility				
6.	James + Amy VanSicklin 02-2893	9 Myles Standish Road	Rev. 12-2455: extnd balcony	87/31	Normand Residential
	• Adding dimensions of balcony to the application				
7.	Nicole Whidden 02-2890	11 Davis Lane	HVAC service lines	82/75	Michael Freeman
	• Line sets to be boxed with cedar and the AC units screened by lattice				
8.	Robert Turner 02-2925	11 Seikinnow Place	Shed	67/525	Self
	• Light fixture to be removed by the plans				
9.	SnuggedIn Trust 02-2903	86 Polpis Road	Pool cabana	44/25.4	Botticelli + Pohl
	• Due to lack of visibility				

10. Sergey Chumak **02-2878** 8 Parson Lane Pool and hardscape 15/97 Ahern, LLC

- Pool and spa must not be visible at time of inspection and in perpetuity

Voting Coombs (acting chair), Camp, Oliver, Dutra, Thornewill
 Alternates Welch
 Recused Pohl
 Documentation None
 Representing None
 Public None
 Concerns No additional concerns.
 Motion **Motion to Approve through staff per noted conditions. (Oliver)**
 Roll-call Vote Carried 5-0//Thornewill, Dutra, Oliver, Camp, and Coombs-aye Certificate # **HDC2021-02-(as noted)**

IV. OLD BUSINESS CARRIED OVER

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Frederick Hahn 12-2618	50 Eel Point Road	New dwelling	32/25.1	EMDA
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and topo cross section.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (4:43)	<p>McMorrow – Reviewed changes made per previous concerns, Nantucket grey trim, black sash and natural to weather roof.</p> <p>Oliver – Her main concern was the bay windows; having viewed it and seen other anomalies in the areas and since the bay windows are facing the other house, she has no concerns.</p> <p>Welch – Appreciates the changes and additional information. Would prefer more additive massing; the 2-story part sticks up in a sea of 1-story house. He doesn't love the massing but it's approvable given the context of the location.</p> <p>Coombs – Black sash is a very modern look; she will go along with this as proposed.</p> <p>Thornewill – Agrees a black sash isn't the best on 6-over-1 and 6-over-6 windows. Front door pediment still feels insignificant and unnecessary. Agrees with Ms. Oliver about the side elevation double-bay windows.</p> <p>Pohl – Agrees about the black sash; he'd prefer a dark grey sash. Onyx is a toned-down black. There's room to move the front-door pediment roof to allow the pitch to increase.</p>			
Motion	Motion to Approve through staff with Onyx sash. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2020-12-2618

2. Grey Lady Capital 12-2381	33 Pilgrim Road	Cabana addition	41/834	JB Studio
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (4:57)	<p>Bencat – Reviewed changes made per previous concerns, 16 feet tall and 28 feet long; the doors are existing.</p> <p>Coombs – The north elevation is bubbled with no clear change; asked about the wide doors (existing). East elevation has only one window (faces hedges). For her this is still too big; reduce the length and bring the ridge height down further.</p> <p>Camp – Agrees with reducing the length further, 3 to 5 feet. 12/12 roof pitch feels extreme. North elevation, the double rooflines draw the eye; the lower roof should be dropped further with a shallower roof pitch.</p> <p>Oliver – The size of the existing shed with a small bumpout would be more appropriate; the proposed is too much on this site.</p> <p>Welch – North elevation faces Paul Jones Road and is the biggest concern; suggested lowering the height of the doors and making the gable bumpout become a shed roof.</p> <p>Pohl – There is no change to the north elevation. The 16-foot height and roof pitch are existing. Mr. Welch's suggestion is a good one.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye		Certificate #	

3.	Andrew Reger 12-2469	7 East Lincoln Avenue	New dwelling	42.4.1/8	Emeritus
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates					
Recused					
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments, and sun-study model.				
Representing	Matt MacEachern, Emeritus Development				
Public	Richard & Anne Mastain, 5 East Lincoln Avenue				
Concerns (5:10)	<p>Flynn – A letter from a neighbor was forwarded today to the commissioners.</p> <p>MacEachern – Reviewed changes made per previous concerns and shadowing model. Zoning bylaws are set up to protect light/shadows and views of the neighbors.</p> <p>Backus – Abutter letters are in the packet. Read HSAB comments of February 1: over 34-foot tall; front feels like 3 floors; drop ridge; 9-light door inappropriate; sidelights too suburban; shower too tall; narrower stairs; site more to center of lot.</p> <p>Mastain – Most structures on the street are in the center of the lot, and the homes are smaller and don't cast shadows. This lot is larger than most. Appreciate moving it farther from our lot line; but it could move farther yet. This is very emotional for us; our small, historic home will be overshadowed by this large home that sits close to the eastern setback. Suggested switching the house and garage.</p> <p>Camp – Asked if the main house has to be that tall and how the flood zone plays into it. Asked if it could be flipped with the garage putting it on the east side. North elevation, rather than an ell, suggested a 1-story wrap-around porch. Need to be more sensitive to what's around it.</p> <p>Coombs – This is too tall; there's room to telescope it and reduce the height. This used to be a little street with little houses on it; suggested removing the roof walk. Switched with the garage and bringing the height down would be good. The front door could be smaller. This design at this size is not appropriate to this location.</p> <p>Thornewill – Agrees with Ms. Coombs and Ms. Camp; the new flood regulations make it important to consider the height in a neighborhood of smaller buildings. It does feel out of context in part due to being raised in the flood zone. The roof walk on this style doesn't seem appropriate. It could easily move over and the garage, which we haven't seen, could take a hit. Elevated buildings on this street are coming and this would set the precedent.</p> <p>Pohl – If we switch it, we could hear from the west neighbor. Part of the height is meeting the flood zone requirements; in this case, with an essentially 3-story house, reduce the roof pitch to bring the ridge down. Agrees with much that's been said.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye			Certificate #	
4.	103 Main Street 12-2577	103 Main Street	Spa + hardscape	42.3.3/153	Atlantic Landscaping
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (5:33)	<p>Congleton – Reviewed changes made per previous concerns; there are plants in front of the condensers, which been there since the house was built.</p> <p>Backus – Read HSAB comments from February 1: the spa is probably not visible; the existing gate west of the house needs repair; air-conditioning units (A/C) are on the Main Street side of the house and might not have been approved. This is an infill structure.</p> <p>Oliver – Appreciates the change to the east elevation fence and gate. The spa isn't visible, so we have no jurisdiction over it. The A/C should be screened.</p> <p>Coombs – She was on the board in the 1990s when this came up; we approved the location of the A/C with vegetation at that time. No concerns with the spa. Suggested extending the hedge further north to beyond the house on both sides.</p> <p>Camp – The pool is inappropriate and is too much hardscaping in the tiny backyard; there's no place for rain to go and be absorbed back into the land. This is one of the resiliency problems Nantucket is running into.</p> <p>Welch – He didn't view this. He hopes a violation letter goes out regarding the A/C; thanked Mr. Pohl for clarifying the A/c was approved.</p> <p>Pohl – He's okay with this. Increasing the length north of the arbor vitae would make this more private than it is.</p>				
Motion	Motion to Approve through staff with the arbor vitae extended as requested; and fixing the existing gate if necessary. (Coombs)				
Roll-call Vote	Carried 3-1//Coombs, Oliver, and Pohl-aye; Camp-nay and Welch - abstain			Certificate # HDC2020-12-2577	

5.	William Scannell	12-2446	119R Eel Point Road	New dwelling	33/17.1	BPC
Voting	Pohl, Coombs, Camp					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Joe Paul, BPC					
Public	None					
Concerns (5:45)	<p>Pohl – Noted there are only 3 board members sitting.</p> <p>Paul – Reviewed changes he made as Mr. McLaughlin requested and options for a roof walk or cupola; could do the cupola with a Dutch roof with a 6/12 pitch.</p> <p>Coombs – Appreciates reducing the dormer to 4 windows and raising the front door panels. She'd prefer the cupola with a Dutch roof, bringing it down to the same height as the chimney.</p> <p>Camp – She prefers the roof walk, which straddles the roof; the cupola sticks out above the roofline. The pediment with white arch will be strange and looks like a cut out; would prefer it be shingled to blend into the building.</p> <p>Pohl – He could go with the cupola or the roof walk. If we go with the cupola; he agrees with Ms. Camp that the pediment should be shingled.</p>					
Motion	Motion to Approve through staff with the cupola to be 8-foot square and the pediment over the front door to be shingled. (Coombs)					
Roll-call Vote	Carried 2-1//Coombs and Pohl-aye; Camp-nay				Certificate #	HDC2020-12-2446
6.	William Scannell	12-2444	119R Eel Point Road	Pool	33/17.1	BPC
Voting	Pohl, Coombs, Camp, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Joe Paul, BPC					
Public	None					
Concerns (5:55)	<p>Paul – Presented project; this has tracked with the house; it has an auto-cover.</p> <p>Oliver – Asked if the cabana was approved (no). Asked if the dining structure was approved (no). Okay with the pool.</p> <p>Camp – Asked if we have details on the pool and area around it (pool and coping). The pool looks large; concerned about hardscaping because of what she's learned regarding resiliency. Three tertiary buildings, a pool, and large main house is overdeveloped for her tastes; we have to be sensitive to the Island.</p> <p>Welch – The pool is well hidden; he'll go along with the pool.</p> <p>Coombs – No concerns.</p>					
Motion	Motion to Approve as submitted. (Coombs)					
Roll-call Vote	Carried 4-1//Oliver, Welch, Coombs, and Pohl-aye; Camp-nay				Certificate #	HDC2020-12-2444
7.	Lynne Bolton	11-2230	4 Shell Street, Sias	Addition	73.1.3/32	Nant. Carpentry
Voting	Pohl, Coombs, Camp, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, correspondence, and advisory comments.					
Representing	Pat McCarthy, Nantucket Carpentry					
Public	None					
Concerns (6:02)	<p>McCarthy – Reviewed changes made per previous concerns; pointed out a typo on the plans labeling the height wrong; this is shingled.</p> <p>Backus – Comment letter from abutters express concerns it doesn't relate to other structures. Read SAB comments: changes the roof from matching the existing 1920s main house gambrel; previous proposal should have been included; compact; would prefer 1-story; too large but windows are less invasive; uncharacteristic of the neighborhood.</p> <p>Pohl – This will have to go to the Zoning Board of Appeals for the height increase on the property line. When something is this close to the property line, it can't have a window opening on the north and west elevations. It would be silly to approve something they can't get a building permit for. The elevations aren't labeled; the side with one window is the north and the 2nd-floor window is on the west elevation. Suggested checking in with the Building Department and his client first.</p> <p>Coombs – North elevation, asked if that needs to be a fire wall as well (yes and the west). Asked about the outdoor shower. The elevation with garage doors, the 2nd-floor windows should be lower.</p> <p>Oliver – The design is cute; but this location is a problem since there are no 2-story living spaces on Shell Street; she had suggested a basement. Maybe this should come off the property line; it's an encroachment on the neighbors.</p> <p>Camp – Agrees it should be pulled off the property line. The small windows are too small and the wrong proportion. The shed dormer is too shallow. We need pictures of the area and main building.</p> <p>Thornewill – The windows on the front look small, high, and wide.</p>					
Motion	Motion to Hold for revisions and additional information. (Camp)					
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Camp, and Pohl-aye				Certificate #	

8. Holly Coburn	01-2789	20 Bishops Rise – Lot A	New dwelling	40/127	Normand Residential
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (6:15)	<p>Normand – Reviewed changes made per previous concerns and grading; height is 28 feet with 32 feet on the rear where the grade drops.</p> <p>Camp – Asked if the height of buildings in the area are comparable (yes). Loves the side and rear but the two gambrels coming forward look not quite right; asked if ridges could come down so they meet the main eave.</p> <p>Thornewill – Agrees with Ms. Camp. The two gambrels forward is not typical; the main mass should read as more important and the height of the gambrels forward could come down.</p> <p>Welch – Agrees more gambrel and less mansard, especially on the front. Focusing on the site plan area labeled as “mesa approved...”, that grade jumps up significantly from 52; with respect to the neighbors on the rear, would like those structures laid out on the plan with topographical lines extended to provide a setting for this grade change. South elevation, the step-down with covered porch is beneficial with respect to the perception of height; it doesn’t address the double gambrel issue but faces the rear. The stepdown in height will be helpful to address concerns of the neighbors depending on the proposed grade change. His previous concerns were that this was too tall and too heavy when set high on a hill.</p> <p>Coombs – Agrees with Mr. Welch about the grade; the elevation 60 on the north drops to 52; houses shouldn’t be built on the highest point and the building should be dropped to elevation 52. Agrees with other comments but siting is her main concern.</p> <p>Pohl – Agrees with what’s been said about the gambrel being almost mansard – the bottom is too steep; that needs to be fixed.</p>				
Motion	Motion to Hold for revisions and a site plan to include the location of houses along the eastern property line with topographical lines extended to include those lots. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Welch, and Pohl-aye		Certificate #		
9. Holly Coburn	01-2791	20 Bishops Rise – Lot A	Pool and hardscape	40/127	Normand Residential
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and topo cross sections.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (6:32)	<p>Normand – Explained the grading; highest point is elevation 64+ with a limited building envelope; the 5-foot retaining wall will be visible only in part coming down Bishops Rise.</p> <p>Pohl – Just north of elevation 64, there is a 54 line; the platform is at 58-62 so the structures could be lower. More fill is proposed than proposed cutting the grade.</p> <p>Welch – The retaining wall is within the boundary of the site; versus raising the platform four feet, he’s okay with a 7-foot retaining wall.</p> <p>Thornewill – The retaining wall could be stepped.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye		Certificate #		
10. Brett Fodiman	11-2217	111 Surfside Road	New dwelling	80/70	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:39)	<p>MacEachern – Reviewed changes made per previous concerns; it’s possible to see parts of these structures from Surfside Road in the winter.</p> <p>Oliver – This is a handsome building; her point was that Surfside Road doesn’t have big buildings visible and the pool will be on the side facing the bike path so will have to be screened. Simple is great.</p> <p>Thornewill – This is much better; it’s simplified and lovely.</p> <p>Coombs – It’s good and simpler. The view of those houses will be minimal from Surfside Road.</p> <p>Camp – Appreciates the simplification of the structure. She misses the far-right shed dormer on the west elevation.</p>				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	HDC2020-11-2217	

11. Brett Fodiman	11-2210	111 Surfside Road	New garage/studio	80/70	Emeritus
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	Camp stepped off.				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:47)	MacEachern – Presented project; it was disconnected and moved away from the house: height 24’11””; could push it more away and farther back. Thornewill – The perspective makes it feel larger than the main house main mass; asked the garage dimensions. No concerns. Oliver – This and the house read as one big mass along the side road. Would like it moved back; it stands proud of the main house. Coombs – Move it 5 feet farther back toward Surfside Road.				
Motion	Motion to Approve through staff with the garage pushed back another 5 feet so as not to align with the main mass. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-11-2210	
12. 218 Cliff Road Assoc.	12-2461	218 Cliff Road	Main house	40/61.1	Workshop/APD
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (6:52)	Kotchen – Reviewed changes made per previous concerns; the ceiling height is 9 feet, not the header height; he could take 9” out of ridge height and lower the grade 9”. Oliver – Appreciates the changes. Would like the main mass height dropped more; 29’ is still tall and she’s concerned it will be the house on the hill. Noticed that the window and door header height is labeled 9 feet. She viewed this and took photos of the ridge pools. Coombs – Agrees with Ms. Oliver; would also like to see the height dropped to at least 27 feet. Camp – Appreciates the changes and agrees about taking more out of the height. Thornewill – Agrees with the comments made about reducing the height. It’s a handsome house. Pohl – The header height is 7’6”.				
Motion	Motion to Approve through staff with 9” taken out of the ridge height and 9” out of the grade. (Thornewill)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Thornewill, and Pohl-aye		Certificate #	HDC2020-12-2461	
13. 218 Cliff Road Assoc.	12-2459	218 Cliff Road	New 2 nd DU/garage studio	40/61.1	Workshop/APD
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (7:04)	Kotchen – Pulled it south back from the main house; trim is natural to weather; height is 24’. No concerns.				
Motion	Motion to Approve through staff with the grade dropped 9”. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Camp, and Pohl-aye		Certificate #	HDC2020-12-2459	
14. 218 Cliff Road Assoc.	12-2400	218 Cliff Road	Pool and hardscape	40/61.1	Ahern, LLC
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC Andrew Kotchen, Workshop APD				
Public	None				
Concerns (7:07)	Ahern – Reviewed changes made per previous concerns; this sits at a lower grade from the main house. Oliver – No concerns. Camp – 50 feet seems long for a pool. Asked about the possible visibility of the retaining walls from Cliff Road. Coombs – Agrees the pool is too long; would prefer it be 40-feet long and away from the north elevation vegetation. Thornewill – No concerns; it’s well away from the road and not visible. Pohl – This won’t be visible, so he has no concerns about the length of the pool.				
Motion	Motion to Approve through staff with the 9” reduction in grade. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2020-12-2400	

15. Paul Piccirillo	10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and proposed with existing superimposed over.				
Representing	Val Oliver, Val Oliver Design				
Public	Linda Williams, MAB				
Concerns (7:13)	<p>Oliver – Reviewed changes made per previous concerns; trim is natural to weather with black windows & doors; main mass height is 25'. The proposed larger shed has been withdrawn.</p> <p>Backus – There were no notes from the MAB meeting.</p> <p>Williams – MAB thought headed in right direction; it's still a 2-story house; north elevation left dormer is under fenestrated and bangs into the main gable; okay with the utility doors; 2-over-2 windows are not appropriate; front door needs more trim; eave heights still fairly high; west elevation long dormer and wall below are under fenestrated; south elevation deck should be broken further and nine 4-light 2nd-floor French doors are a concern; and center eave height is only 6" higher than the wings.</p> <p>Camp – North elevation, the v-groove doors look large in width and height and should be designed and drawn as if working to fall back on the wall itself; would like some sidelights on the front door to balance the 3 windows above. South elevation, the long sections of decking should be reduced to relate to the massing.</p> <p>Thornewill – South elevation, the 4-light doors should be 6-lights, so the panes match the windows better; okay with 2-over-2 windows; agrees with the excessive decking; the dormer extending into the mass doesn't bother her; the left gable eave heights don't line up. North elevation, agrees with Ms. Camp about the front door; the dormer above should have another window; suggested small windows either side of the front door; right gable eave heights are off.</p> <p>Coombs – She'd prefer 6-over-1 windows. North elevation, likes the way the left dormer is drawn; it shouldn't have another window since they are crammed in already. South elevation, not sure the skylight on the dormer won't look funny; the deck on the left should be separated like it is on the right side to create 3 smaller decks.</p> <p>Welch – South elevation, agrees about the French doors being 6-lights and paring the left deck. North elevation, the roof masses are mirrors of the south elevation; agrees with two windows over the left shed doors; the door size balances the structure. This building has symmetry with massing left to right. The front door should be either built up or add some windows to fill the space more and give it a rural Madaket feel.</p> <p>Pohl – His concerns have been addressed: front door, back deck, asymmetrical gable.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Welch, and Pohl-aye			Certificate #	
16. Steven Smith	01-2678	2 Killdeer Lane	109sf addition	68/657	NAG
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (7:39)	<p>Theroux – Reviewed changes made per previous concerns. Submitted a letter from Naushop Advisory approving the portico.</p> <p>Welch – His biggest concern was no images and the enclosed porch.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2021-01-2678

17. Coffin Farm **06-1119** 31 Fairgrounds Road Demo/move off MH 67/149 Brook Meerbergen
 Voting Pohl, Coombs, Camp, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, and historic documentation.
 Representing Brook Meerbergen
 Reade
 Public Linda Williams, Affordable Housing Trust (AFHT)
 Tucker Holland, Town Housing Specialist

Concerns (7:42) **Meerbergen** – We haven’t approached an alternate use on site; still looking to move off site for a covenant house. Argues the loss of the ranch won’t diminish the inventory of ranch homes along Fairground Road and cited situations where a ranch was replaced with significantly different structures. This is not being demolished and that can be conditioned in the approval.
Williams – The Housing Trust is heavily involved in this property for affordable units; this was built in 1964. The neighborhood has changed radically over time with a lot of subdivisions. She doesn’t understand how this can’t be moved off to become someone else home; questions giving historical significance to a ranch. The Housing Trust doesn’t want to go back to the Planning Board to redesign the plan. Doesn’t understand the resistance to moving it.
Holland – The AFHT and Nantucket Housing have no guarantee that the 22 units that if permitted would go to serve the year-round community; however, there has been great collaboration among the principals to include Mr. Coffin. We look forward to working with the HDC on the design of those 22 units.
Coombs – Her concern is having 3 duplexes and 3 multi-units put into the back with 50 parking spaces in front of them and a very formal play area along the road; that is inappropriate to Fairgrounds Road. This is not the beginning of Fairgrounds Road. Affordable housing isn’t so important as to wipe out everything else HDC is charged with protecting; one of our major missions is to keep the tourists interested in coming. The size of the project as planned is inappropriate for this area; there are other ways of doing this.
Camp – Agrees with Ms. Coombs; when she thinks of Fairgrounds Road, she thinks of open lawns with small houses. Looking at this she sees parking and multi-family houses. Shared property is a nice idea, but people want a house with a small yard. We need to find a balance; we started the destruction of Fairgrounds’ rural identity down at Parker Lane and she doesn’t want that to continue.
Oliver – Thought we had asked them to integrate this into the scheme; we got photos showing the context supporting this ranch house remaining on Fairgrounds Road. Agrees with Ms. Camp and Ms. Coombs. Though the open space is a nice theory, it isn’t realistic; people want their own piece of grass. She’d hate to see this house go because of the examples of numerous ranch homes along this road, which is a work-force area. We are getting inundated with these huge complexes; Ticcoma Way is projected across the street. It’s too bad the house that fits the street context can’t be reused on site. Doesn’t see the difference between this and what’s happening at 27 North Liberty Street.
Pohl – He has a different view; this move off is a stand-alone application and has nothing to do with the plans. If we don’t approve the move, it could be considered arbitrary and capricious; he can’t be against this application. It’s legally untenable to require the proposal be approved before we approve this move off. He has not expressed his concern about the proposal because it isn’t on the table now, just the move off.
 Discussion about whether or not to allow this house to be moved off site in anticipation of the proposed cluster housing.
Backus – The conversation would be different if this structure were not to be reused in a sustainable manner.
Meebergen – Without an approval, he feels the only option is to withdraw without prejudice.
Reade – We need an action on this tonight; the not-carried motion stands as a denial and we can start our appeal process.
Pohl – He wants Town Counsel to weigh in on this.

Motion Motion to Approve as a move off of the Coffin House. (Camp) Not carried 2-2

Motion to Hold for submission of the whole package. (Oliver)

Roll-call Vote Carried 3-1//Camp, Coombs, Oliver-aye; Pohl-nay Certificate #

18. 80 Millbrook Trust **01-2709** 80 Millbrook Road New guest house 40/79.1 Sophie Metz Design
 Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Sophie Metz, Sophie Metz Design
 Public None
 Concerns (8:18) **Metz** – This was held for a view from Sanford Farm; the property is visible from the second overlook on the north loop.
Pohl – The house is currently all natural; it was approved white without a full understanding how visible it is. Now they are projecting a guesthouse closer to the water with all white trim.
Oliver – Her concern is the white trim; she still has a concern now that she’s viewed it. Sorry we allowed the main house to go to white; but this would be in front of the main house and would mitigate the view as long as this isn’t white.
Coombs – That’s a good solution.
Camp – We could approve the cottage as grey and they change the main house to match.
Thornewill – If that deal could be struck, that would be good.
Motion to Approve through staff with Quaker grey trim. (Camp)
 Motion Carried 5-0//Thornewill, Oliver, Coombs, Camp, and Pohl-aye Certificate # **HDC2021-01-2709**

19. LBC Sconset, LLC 01-2763	9 Hawks Circle	Move/demo house	74/37.1	JGG Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Adam Davis, J. Graham Goldsmith Architects.			
Public	None			
Concerns (8:27)	Davis – We have a taker for this and the garage to move to Cannonbury Lane.			
Motion	Motion to Approve as a move-off to Cannonbury Lane. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye	Certificate #	HDC2021-01-2763	
20. LBC Sconset, LLC 01-2764	9 Hawks Circle	Move/demo garage	74/37.1	JGG Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Adam Davis, J. Graham Goldsmith Architects.			
Public	None			
Concerns (8:29)	No concerns.			
Motion	Motion to Approve as a move-off. (Oliver)			
Roll-call Vote	Carried //Camp, Coombs, Thornewill, Oliver, and Pohl-aye	Certificate #	HDC2021-01-2764	
21. LBC Sconset, LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Adam Davis, J. Graham Goldsmith Architects.			
Public	None			
Concerns (8:30)	Davis – Presented project.			
	Backus – Read SAB comments: south elevation most visible, not very “Sconsety”; appreciate west elevation; south inset expanse of glass and fenestration; north elevation boxy.			
	Pohl – The drawings are full of errors.			
	Oliver – The crossbuck railing needs something behind it to be code compliant. South elevation, the doors don’t relate and there are no grills in the hinged doors, which should match the windows. Massing is okay but would like something to mitigate the view of the south elevation from the road.			
	Camp – Agrees with SAB that this is a little too suburban looking. The 1 st -floor “A” windows look set too low and oddly proportioned. We should hold this for corrected drawings.			
	Thornewill – The deck over the front door is not appropriate; should be a traditional porch; fenestration needs to be reworked. The hipped roof with the deck above it reads atypically. Agrees fenestration and doors need to be worked out. The crossbucks are more Quidnet and Madaket than ‘Sconset. Sides are more successful than south and north.			
	Coombs – This house with 2-over-1 windows doesn’t call for a roof walk or crossbucks. Too much is going on. Crossbucks are not appropriate on the front. The glass doors and 9-lights should be changed.			
	Pohl – He would want more differential between the main mass ridge and subordinate mass ridges.			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Camp, and Pohl-aye	Certificate #		
22. Candice Heydt Trust 12-2626	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
Voting	Pohl, Coombs, Camp, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (8:43)	Oliver – Reviewed context and changes made per previous concerns; to be natural to weather.			
	Camp – She’s okay if it’s like the example.			
	Coombs – No concerns.			
	Welch – No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, and Pohl-aye	Certificate #	HDC2020-12-2	

23. Nantucket Elect. Comp. 01-2815	2 Commercial Street	Hardscape revisions	42.3.1/94	Joshua Lee Smith
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Joshua Lee Smith Casey-Lee Bastien			
Public	None			
Concerns (8:47)	<p>Smith – Reviewed options regarding landscaped buffer to be more in character with downtown but meeting with Conservation Commission (ConCom) requirements: inkberry holly, St. Johns Wart, spirea, Virginia sweet spire, junipers, dogwood, bayberry, or beach plum.</p> <p>Coombs – That is a nice selection that will be good.</p> <p>Camp – She likes inkberry, but it tends to get leggy. Beach grass should be more toward the beach; wants something more formal and denser here. Rose of Sharon is all over the place, grows like a hedge, and is rugged.</p> <p>Oliver – Whatever ConCom wants is appropriate and good with her.</p> <p>Welch – His only concern is using a salt-tolerant plant; inkberry will get burnt and leggy. He’s thinking of plants that are easy to maintain; hydrangea vine would be good.</p> <p>Bastien – ConCom might be amenable to the hydrangea, but they would probably have to go back to them to get it.</p> <p>Pohl – He doesn’t want to get too granular with the plants because it could be at cross purposes with ConCom.</p>			
Motion	Motion to Approve through staff providing an option to install big-leaf hydrangea or similar if a climbing hydrangea isn’t acceptable. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye	Certificate #	HDC2021-01-2815	

Following held for Thursday, February 18 at 1:00 p.m.

24. Debbie Wasil 01-2786	51 Pleasant Road	As built curb cut hardscape	55/32.3	Mark Lombardi
25. 7 Starbuck Court, LLC 01-2818	7 Starbuck Court	Rev. 1451: raise/new found	42.3.3/80,81	M. Cutone Archit.
26. Linda DelVecchio 01-2766	11 Beach Street, Sias	As built window + door chg	73.1.3/25	Self

V. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. SAV Assoc., LLC 02-2936	16A Davkim Lane	Demo cottage	68/59	Structures Unlimited
2. SAV Assoc. LLC 02-2937	16B Davkim Lane	Demo cottage	68/59	Structures Unlimited
3. Alex Karis 02-2862	11 Mill Hill Lane	New 2 nd dwelling	55/924	Brook Meerbergen
4. Alex Karis 02-2962	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
5. Three North Gully Rd 02-2956	7 North Gully Road	Demo/move off	73.1.4/123	Botticelli + Pohl
6. Erik Johnson 02-2952	46 Surfside Road	Rev. 66583: fenestration	67/773	Chip Webster
7. Faith Breen 02-2851	19 Broadway, Sias	Add lattice to A/C units	73.1.3/111	Josh Morash
8. Thomas Coyne 02-2953	34 Union Street	Shed	42.3.2/86	Salt Spray Sheds
9. 2 N. Liberty St, LLC 02-2860	2 North Liberty Street	Replace garage door	42.3.4/86	Val Oliver Design
10. Maxwell House, LLC 02-2861	32 India Street	Gate	42.3.4/152	Jardins International
11. Romelys+Ronald Vasquez 02-2864	25 Equator Drive	New dwelling	66/257	Ethan McMorrow
12. Kenneth Sharkey 02-2870	13 West Sankaty Road	Garage	73.4.2/119	Ethan McMorrow
13. Quidnet Dvlpmnt, LLC 02-2940	34 Quidnet Path	New dwelling	21/53	Concise Design Grp
14. Quidnet Dvlpmnt, LLC 02-2939	34 Quidnet Path	Garage	21/53	Concise Design Grp
15. Christopher Petrella 02-2954	16 Pequot Street	Pool	80/320	Self
16. Sharon Hubbard 02-2943	28 Dukes Road	Pool	56/190	Waterscapes
17. Dave Bossi 02-2894	66 Milk Street	Rooftop solar	56/9	Cotuit Solar
18. Jonathan Pressment 02-2854	2 Ash Lane	Gas fire vent	42.4.2/93	Thornewill Design
19. OHOM, LLC 02-2856	28 Main Street, Sias	New dwelling GH	73.3.1/47	Emeritus
20. Anthony Cirale 02-2955	58 Nobadeer Avenue	Demo/move garage/office	88/81	Emeritus
21. Chandra Miller 02-2859	25 Bank Street, Sias	Fenest revisions/AC units	73.1.3/51	Emeritus
22. ACK 007, LLC 02-2971	46 Walsh Street	Addition	29/101.1	NAG
23. EBCW, LLC 02-2949	4 Lincoln Avenue	Move off/demo garage	30/151	Botticelli + Pohl
24. EBCW, LLC 02-2972	4 Lincoln Avenue	New garage	30/151	Botticelli + Pohl
25. EBCW, LLC 02-2973	4 Lincoln Avenue	Addition	30/151	Botticelli + Pohl
26. Emily Overlook 02-2842	22 Clifton Street	New dwelling	73.4.1/26.3	Bentley & Churchill
27. Emily Overlook 02-2840	22 Clifton Street	Garage	73.4.1/26.3	Bentley & Churchill
28. Emily Overlook 02-2841	22 Clifton Street	Hardscape	73.4.1/26.3	Bentley & Churchill
29. 46 Union St N.T. 02-2843	46 Union Street	Addition	42.2.3/28	M. Cutone Archit.
30. Melissa Long 02-2844	11 Pippen’s Way	Rooftop solar	43/94.2	ACK Smart
31. Michelle Currie 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman
32. Nan. Isl. Land Bank 02-2933	44 Washington Street	Move off to 5 Meader St	42.2.3/7	Structures Unlimited
33. Kim Glowacki 02-2935	3B Miller Lane	Hardscape	68/120	Structures Unlimited
34. Linda Gilbert 02-2948	11 Beach Street, Sias	Hardscape – fence/arbor	73.1.3/25	Linda Williams
35. Hilary Cunniff 02-2946	37 York Street	Hardscape – driveway	55.4.1/104	Linda Williams

Proposed HDC Minutes for February 16, 2021

36. Tidal Creeks 02-2874	11/13/15/17 Tomahawk Rd	Hoop barn	69/313-316	Linda Williams
37. Derek Till 02-2944	86 Quidnet Road	Reno and addition	21/102	L.Williams/NAG
38. GG Development, LLC 02-2959	6 Red Mill Lane	Hardscape – pool/wall	55/919.2	Linda Williams
39. 61 Fairgrounds, LLC 02-2980	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
40. 61 Fairgrounds, LLC 02-2981	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
41. 61 Fairgrounds, LLC 02-2982	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
42. 61 Fairgrounds, LLC 02-2983	61 Fairgrounds Road – Lot B	Cottage	67/176	Linda Williams
43. 61 Fairgrounds, LLC 02-2984	61 Fairgrounds Road – Lot C	Main house	67/176	Linda Williams
44. 61 Fairgrounds, LLC 02-2985	61 Fairgrounds Road – Lot C	Cottage	67/176	Linda Williams
45. 61 Fairgrounds, LLC 02-2986	61 Fairgrounds Road – Lot D	Main house	67/176	Linda Williams
46. Karli Hagedorn 02-2970	34 West Chester Road	Rev. 12-2615: garage alts.	41/31	Normand Residential
47. Karli Hagedorn 02-2969	34 West Chester Road	Garden shed	41/31	Normand Residential
48. Karli Hagedorn 02-2967	34 West Chester Road	Restore existing shed	41/31	Normand Residential
49. Karli Hagedorn 02-2968	34 West Chester Road	Greenhouse	41/31	Normand Residential
50. Karli Hagedorn 02-2958	34 West Chester Road	Hardscape	41/31	Julie Jordin
51. Brian + Toni Franz 02-2974	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
52. Brian + Toni Franz 02-2975	12 Cannonbury Lane	Garage	74/10	Workshop/APD
53. Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
54. Carl Nielsen 02-2947	15 Bassett Road	Shed	26/59	EMDA
55. Karli Hagedorn 02-2945	3 Wesco Place	Hardscape	41/31	Julie Jordin
56. Jeannine Randolph 02-2934	22 Wigwam Road	Add skirt to roof walk	77/7.9	Permits Plus
57. Gordon C. Russell 02-2898	3 School Street	Addition	42.3.2/125	Flavin Architects
58. Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
59. Taylor Murphy 02-2961	7 Evergreen Way	Garage door change	68/722	Self
60. 37 Pocomo Road R.T. 02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
61. Brian Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD
62. Brian Rice 02-2964	41 Crooked Lane	Garage addition	41/202	Workshop/APD
63. Julia Killian 02-2938	10 Mayhew Lane	Pool and hardscape	41/443	Julie Jordin
64. 5 Yawkey Way Trst 02-2950	5 Yawkey Way	New duplex building	69/299	Val Oliver Design
65. Richard Phillips Trust 02-2978	19 East Tristram Avenue	Rev. 09-1862: ext. alterations	31/4.1	Botticelli + Pohl
66. Stuart Hendrin 02-2941	43 Kendrick Street	New dwelling MH	76.4.3/31	CWA
67. Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
68. Gifford Whitney A Trst 02-2977	6 Lily Street	Renovations	42.3.4/45	CWA
69. Diedre Hamlin Trust 02-2951	6 Lowell Place	Addition	41/167	Topham Design
70. 36 Lily Street, LLC 02-2960	36 Lily Street	Demo bldg	42.4.3/93	Linda Williams
71. Gerard Layden 02-2979	22 Atlantic Avenue	Add dormer/stairs	55/26	NICHE Architecture

VI. OTHER BUSINESS

Approved Minutes	January 4, 7, 8, 14, 15, 19, 21 & 26, 2021
Motion	Motion to Approve. (Welch)
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye
Review Minutes	January 28 & February 1 & 4 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- New Business Thursday 2/18/21 at 1:00 pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote. • Discussion of additions and new dwellings added to the consent agenda. • Discussion of 6 Fair Street Minimum Maintenance. • Review policy of Move/Demo hearings in relation to new dwellings.
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment at 9:01 p.m.

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

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