



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

**Monday, March 1, 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 4:30 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, McLaughlin, Camp, Welch, Thornewill  
Absent Members: Oliver, Dutra  
Late Arrivals: None  
Early Departures: None

Adoption of agenda

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

Roll-call Vote Carried 5-0//Thornewill, McLaughlin, Camp, Coombs, and Pohl-aye

## I. PUBLIC COMMENT

None

## II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. High Garden Hldgs, LLC 02-3024	40 Jefferson Avenue	Rev. 12-2377: add window	30/119	Emeritus
2. Ennismore Mews, LLC 02-3023	3 Hickory Meadow Lane	Rev. 71153: patio rf/ chmny	41/73.1	Sophie Metz Design
3. Folger Road, LLC 02-3022	1 Folger /20 Sherburne	Rev. 08-1607: chmny/ fenest	30/195	Sophie Metz Design
4. Kevin + Wendy Werle 02-3011	80 Sankaty Road	Rev. 07-1355: shed dr chng	49/114	Thornewill Design
5. Knight-Schwartz Trust 02-3009	31 Monomoy Road	Roof change	54/249	James Lydon
6. Sally Wallace 03-3074	12.5 Oak Hollow Lane	New garage	56/128.2	Normand Resid.
7. Island Lumber 03-3044	1 Polpis Road	Replace barn door	54/121	Val Oliver
8. Lilymoor, LLC 02-3040	1 Maxey Pond	Rev. 1766: add barn door	40/107	Val Oliver
9. Steve & Carrie Phillips 02-3038	4 Okorwaw Avenue	Rev. 2584: MH fenestration	79/131	JB Studio/LINK
10. Steve & Carrie Phillips 02-3031	4 Okorwaw Avenue	Rev. 2585: cottage windows	79/131	JB Studio/LINK
11. Bell Atlantic 02-3032	14 Eel Point Road	Cell tower revisions	40/64	Smartlink
12. Nantucket, LLC 02-3046	78 Centre Street	Rev. 0071: windows	42.4.3/98	Emeritus
13. Gale Arnold 02-3048	110 Wauwinet Road	Replace exst. screened porch	11/29	Leonard Pagano
14. John Hayes (COA)	13 Vesper Lane	Roof change	55/1.5	Linda Williams
15. 7 Old Westmoor Frm Rd NT (COA)	7 Old Westmoor Farm Rd	Change window	41/830	Linda Williams
16. Christine Saad-Keefe et al 02-3053	5 Grove Lane	Window replacement	41/271	William Saad

Voting Pohl, Coombs, McLaughlin, Camp, Welch

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Coombs)**

Roll-call Vote Carried 5-0//Welch, McLaughlin, Camp, Coombs, and Pohl-aye

Certificate # **HDC2021-(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.	Gerard Layden <b>02-3028</b> • Due to lack of visibility	22 Atlantic Avenue	Bluestone patio	55/26	NICHE Archit.
2.	Kevin Silva <b>02-3020</b> • 5'in 1' lattice to be horizontal	14 West Dover Street	Fence	55.4.1/195	Katie Hemingway
3.	4 Ahab Road, LLC <b>02-3010</b> • Pool and spa must not be visible at time of inspection and in perpetuity	4 Old Quidnet Milk Road	Swimming pool and spa	20/7	Jardins Intl
4.	Greg Glowacki <b>02-3042</b> • Pool and pickle ball court must not be visible at time of inspection and in perpetuity	11 Millers Lane	Pool-pickleball court	68/124	Val Oliver
5.	Scott Barrett <b>02-3041</b> • Pool must not be visible at time of inspection and in perpetuity	31 Dukes Road	Pool	56/459	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per noted conditions (Coombs)</b>				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-02-(as noted)</b>

**IV. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Housing Nantucket <b>03-3078</b>	31 Fairgrounds Road	Move off to 33 S Shore Rd.	67/149	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and historic documentation.				
Representing	Anne Kuszpa, Housing Nantucket Brook Meerbergen				
Public	Stephen Welch, 13 Waydale Road Linda Williams, Affordable Housing Trust Fund Jerome Vigil, 14 Waydale Road				
Concerns (4:36)	<p><b>Kuszpa</b> – Housing Nantucket purchased the property and are requesting approval to move off.  <b>Backus</b> – Circa 1954 owned by Wiggles Coffin and to be recycled into the covenant lot program.  <b>Welch</b> – There were reasonable questions in the initial move off request; there have since been some revelations about the move. The cluster housing could be successful with suitable vegetative screening.  <b>Williams</b> – This move is a win-win situation. Expressed her opinion that there is neighborhood sentiment opposed to moving off this structure in order to hold up the redevelopment proposal.  <b>Flynn</b> – Read into the record, correspondence from Jerome Vigil regarding the move off; also expressed concerns about the proposed redevelopment's impact on the neighborhood.  <b>Pohl</b> – Some of those comments are not applicable to this move off but pertain to the redevelopment. Asked commissioners to focus on the appropriateness of the move off only.  <b>McLaughlin</b> – Asked where the move-on application is.  <b>Kuszpa</b> – The move onto 33 South Shore Road has already been approved.  <b>McLaughlin</b> – This was built in the late 1950s and has no great history to it; he supports the move off.  <b>Camp</b> – The new location is appropriate for this structure.  <b>Coombs</b> – It seems it is too early to approve moving it; if it moves, we have no recourse against what will come in its place. Feels its history associated with Wiggles Coffin should be recorded and considered. Agrees with the statements in Mr. Vigil's letter.  <b>Thornewill</b> – This is an appropriate move off; loves that it's being reused. We will deal with the redevelopment application when we see it.  <b>Pohl</b> – He supports the move off. He knows there are issues with what will follow, but that will be independently reviewed.</p>				
Motion	<b>Motion to Approve through staff with the previous file records be incorporated into this file. (McLaughlin)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Camp, McLaughlin, and Pohl-aye; Coombs-			Certificate #	<b>HDC2021-03-3078</b>
	abstain				

2.	M. Currie & D. Southey	<b>02-2963</b>	7 Anna Drive	Addition	55/245.2	Josiah Newman
Voting	Coombs (acting), McLaughlin, Camp, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Josiah Newman					
Public	Dan Southey, owner					
Concerns (4:57)	<p><b>None</b> – Reviewed the project; this was held for a view; garage proposed at 24’5” and the main house is 26’; the greenhouse with brick and glass is existing.</p> <p><b>Camp</b> – We don’t have a locus map; that would be helpful in seeing what’s around this. The north elevation is odd with the very high, small windows; she feels she can’t comment without further information about the neighborhood.</p> <p><b>Southey</b> – The north elevation faces Cottage Hospital’s proposed housing area. Siding will be natural to weather, trim and sash will be whitewash or cedar.</p> <p><b>Thornewill</b> – This is unusual, but the addition is equally unusual; would prefer the addition were more sensibly massed. The south elevation, with the garage doors, windows, and transom dormers, is a lot to be facing the road.</p> <p><b>Welch</b> – Feels this is a net positive but agrees with comments made and the request for a locus map.</p> <p><b>McLaughlin</b> – He has no plans showing on his screen and can’t comment.</p> <p><b>Coombs</b> – The barn height should be dropped; it’s only 1.5 feet shorter than the house and competes. She feels it will be visible from the west, east, and south.</p>					
Motion	<b>Motion to Hold for revisions and a locus map and proposed hardscaping and a secondary view. (Camp)</b>					
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Camp, Welch, and Coombs-aye				Certificate #	
3.	61 Fairgrounds, LLC	<b>02-2980</b>	61 Fairgrounds Rd – Lot A	Main house	67/176	Linda Williams
Voting	Pohl, Coombs, Camp, Welch, Thornewill					
Alternates	(McLaughlin correcting technical issues)					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (5:13)	<p><b>Williams</b> – Presented overall project and this structure. Hardscaping application is pending. Ridge is 29.8’H by 46’L.</p> <p><b>Coombs</b> – The height should be dropped down; that goes for all the main houses; this is the end of the road with smaller houses. These are all rectangular boxes with no additive massing.</p> <p><b>Camp</b> – Agrees with Ms. Coombs; after the restaurant, the houses are smaller. This is too tall and has no additive massing. Doesn’t want to see five houses like this on the lot; the house should fit into the neighborhood.</p> <p><b>Thornewill</b> – Agrees with the others; it is untrue to say it can’t be changed because it is a modular construction. This is a huge box that isn’t a traditional 5-bay. It also sits close to the street where houses are set back with vegetation in front.</p> <p><b>Welch</b> – He’s confused about the site plan; it doesn’t jibe with the development plan.</p> <p><b>Pohl</b> – It is too tall and too wide going from setback to setback. Wants a reduction in height and width.</p>					
Motion	<b>Motion to Hold for revisions. (Camp)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye				Certificate #	
4.	61 Fairgrounds, LLC	<b>02-2981</b>	61 Fairgrounds Rd – Lot A	Cottage	67/176	Linda Williams
Voting	Pohl, Coombs, Camp, Welch, Thornewill					
Alternates	(McLaughlin correcting technical issues)					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (5:25)	<p><b>Williams</b> – Presented project; height 24’6”; working with a site design engineer on the parking.</p> <p><b>Welch</b> – Looks good. Wants the site plan and the subdivision plan issue squared out.</p> <p><b>Thornewill</b> – No concerns.</p> <p><b>Camp</b> – This is an appropriate size for the area and has some interest. About the whole project, asked about the parking and groundcover.</p> <p><b>Coombs</b> – Should be 22 feet tall.</p> <p><b>Pohl</b> – This too is a modular with dormers.</p>					
Motion	<b>Motion to Hold to track with the main house and a site information. (Coombs)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye				Certificate #	

5. 61 Fairgrounds, LLC **02-2982** 61 Fairgrounds Rd – Lot B Main house 67/176 Linda Williams
- Voting Pohl, Coombs, Camp, Welch, Thornewill  
 Alternates (McLaughlin correcting technical issues)  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:31) **Williams** – Presented project; windows will be 6-over-6; plan heavy screening along Parker Lane; height is 27’5” from top of sill.  
**Coombs** – North elevation, the 2<sup>nd</sup>-floor has 2 ganged windows and a big gap in the dormer; that needs to be balanced better; the height should be 25’. Same on the south elevation; the windows should be separated to fill the dormers.  
**Camp** – North and south elevations are too tall and too long; massing looks like a dormitory.  
**Welch** – He wants to see the planting and landscape plan for along Parker Lane. There should be additive massing.  
**Thornewill** – Agrees with what’s been said.  
**Pohl** – Also agrees.
- Motion **Motion to Hold for revisions. (Camp)**  
 Roll-call Vote Carried 5-0//Welch, Coombs, Thornewill, Camp, and Pohl-aye Certificate #
6. 61 Fairgrounds, LLC **02-2983** 61 Fairgrounds Rd – Lot B Cottage 67/176 Linda Williams
- Voting Pohl, Coombs, Camp, Welch, Thornewill  
 Alternates (McLaughlin correcting technical issues)  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:36) **Williams** – Presented project; windows will be 6-over-6 and door will be 4-panel; there will be no shutters.  
**Thornewill** – This seems fine; the main houses are more of a concern. Asked all the site plan driveways be in order.  
**Camp** – Likes this; it’s more in keeping with the neighborhood. Would prefer the house and cottage have grey trim rather than natural to weather.  
**Coombs** – This is 22’6” at the ridge; that’s a good size.  
**Welch** – Nothing to add.  
**Pohl** – They have top of sill and grade as the same thing on all of these plans; that needs to be corrected on all these applications. Agrees about painting the trim because this and the house are on the corner.
- Motion **Motion to Hold to track with the main house. (Camp)**  
 Roll-call Vote Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye Certificate #
7. 61 Fairgrounds, LLC **02-2984** 61 Fairgrounds Rd – Lot C Main house 67/176 Linda Williams
- Voting Pohl, Coombs, Camp, Welch, Thornewill  
 Alternates (McLaughlin correcting technical issues)  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:42) **Williams** – Presented project; also 6-over-6 windows with 6-panel doors; rear addition is not visible.  
**Pohl** – This is more or less the same as Lot A with similar concerns; the rear addition has 12/12 pitch, which conflicts with the rest of the house.
- Motion **Motion to Hold for revisions. (Camp)**  
 Roll-call Vote Carried 5-0//Coombs, Welch, Thornewill, Camp, and Pohl-aye Certificate #
8. 61 Fairgrounds, LLC **02-2985** 61 Fairgrounds Rd – Lot C Cottage 67/176 Linda Williams
- Voting Pohl, Coombs, Camp, Welch, Thornewill  
 Alternates (McLaughlin correcting technical issues)  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:45) **Williams** – White trim and sash and granite-grey roof; presented project; windows are 6-over-6 and 6-panel door.  
**Camp** – The front dormer windows overpower the 1<sup>st</sup>-floor windows; 1<sup>st</sup>-floor windows should be larger.  
**Coombs** – The windows need to be rearrange; the doghouse dormers are too big and should be smaller and pulled tighter to the windows. West elevation, the ganged windows should be separated.  
**Thornewill** – Agrees with what’s been said.  
**Welch** – Nothing to add.  
**Pohl** – Agrees.
- Motion **Motion to Hold for revisions and to track with the main house. (Coombs)**  
 Roll-call Vote Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye Certificate #

9.	61 Fairgrounds, LLC <b>02-2986</b>	61 Fairgrounds Rd – Lot D	Main house	67/176	Linda Williams
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	(McLaughlin correcting technical issues)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (5:50)	<p><b>Williams</b> – Presented project; height is 24’3”; some of the rear additions are not visible from a publicly traveled way.</p> <p><b>Coombs</b> – The east elevation dormer is very large. West elevation, there should be a gable window in the forward gable. South elevation, ganged windows should be separated; there are 5 windows in the smallest addition. North elevation, same issue. All those ganged windows is too heavy.</p> <p><b>Camp</b> – There’s a disconnect; the shutters on the east elevation are fun but the west elevation is low and squat. South elevation main mass pitch looks to squished; dormers should be moved back with the eave across.</p> <p><b>Thornewill</b> – Agree with everyone. The main mass roof could be taller.</p> <p><b>Welch</b> – The dormer pitch needs to be bumped up. The same holds true on all the previous structures.</p> <p><b>Pohl</b> – This feels very squashed; the pitch should be increased to 8/12.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye			Certificate #	

10.	Karli Hagedorn <b>02-2970</b>	34 West Chester Road	Rev. 12-2615: garage alts.	41/31	Normand Resid
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ben Normand, Residential Design				
Public	<p>Karli Hagedorn, owner</p> <p>Mary Marshall, for 32 West Chester Road.</p> <p>Paul Marshall, for 32 West Chester Road.</p> <p>Linda Williams</p>				
Concerns (5:56)	<p><b>Hagedorn</b> – We are passionate about this house and understand the sensitivity of this project and its age has factored into every request. Penn Austin is doing the historic brick work.</p> <p><b>Normand</b> – Property was owned by Richard Gardner and house built circa 1722 and has a very strict historic preservation restriction. Presented project; this garage is circa late 1940s; current parking court will be abandoned. The south elevation chimney was previously approved for removal and was for a boiler.</p> <p><b>Backus</b> – This is circa 1940, the preservation restriction held by Historic New England (HNE) doesn’t pertain to this application; recommends a view from Lily Pond. Read HSAB comments: square-top garage doors, balcony should be narrower to reveal roof plain, have solid railing on rear, bracketed roof over garage doors, lots of roof over side garage.</p> <p><b>M. Marshall</b> – Read a statement into the record; location of the generator and air conditioning units (A/C) behind the garden shed, are a concern.</p> <p><b>Williams</b> – This property is unbelievable difficult to work with; the Hagedorns are the right people to own this.</p> <p><b>McLaughlin</b> – All four sides are visible. East elevation, the curved brackets should be straight and 45-degrees. North elevation, the arched garage doors are not appropriate; should be straight across.</p> <p><b>Camp</b> – She’s excited about this project. There’s a garage at the corner of Quince and Westminster in Nantucket grey with garage doors very similar to this; many details here are similar to that garage. Nantucket grey trim and natural to weather arbor and balcony would be nice. Would like them to consider moving the generator and A/C. Asked the roofing material. A view is important. She’s okay with the arched doors and curved brackets.</p> <p><b>Coombs</b> – Agrees with Ms. Camp about the arched doors. Asked why the south elevation chimney was removed; with corbelling it would have added interest.</p> <p><b>Thornewill</b> – Appreciates the owners’ attitude. The proposed enhances the garage; the squared-off doors would be more appropriate here. natural to weather details would be good as well.</p> <p><b>Pohl</b> – Agrees with HSAB and others that the garage doors should be squared off on top. Asked if the garage doors will be painted (natural to weather).</p>				
Motion	Motion to Hold for revisions. (McLaughlin) Not carried.				
Roll-call Vote	<b>Motion to Approve through staff with the garage doors squared off and natural to weather and natural to weather pergola and rear porch railing details. (Thornewill)</b>			Certificate #	<b>HDC2021-02-2970</b>
	Carried 4-1//Coombs, Camp, Thornewill, and Pohl-aye; McLaughlin-nay				

11. Karli Hagedorn	02-2969	34 West Chester Road	Garden shed	41/31	Normand Resid
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ben Normand, Residential Design Karli Hagedorn, owner				
Public	Mary Marshall, for 32 West Chester Road. Paul Marshall, for 32 West Chester Road. Linda Williams				
Concerns (6:22)	<p><b>Normand</b> – Presented project; houses generator and A/C; this location is currently occupied by the parking court; trim natural to weather and sash white.</p> <p><b>Backus</b> – Read HSAB comments: suggested more of a broken back roof to incorporate the generator.</p> <p><b>M. Marshall</b> – Thanked the Board for their consideration.</p> <p><b>Camp</b> – This reminds her of the Judith Coffin cottage, which has a little porthole in the door; doesn't know if that would work here. No concerns.</p> <p><b>McLaughlin</b> – No concerns.</p> <p><b>Coombs</b> – No concerns. The more air generators have around them, the better; it can't be closed up.</p> <p><b>Thornewill</b> – The shed is perfect; suggested under the garage 2<sup>nd</sup>-floor deck would be a great place for the generator.</p> <p><b>Pohl</b> – Pointed out that the fencing for the A/C and generator is not complete and should be separated out with the landscaping. Wants the shed to be reviewed without the A/C and generator and screening. No concerns.</p>				
Motion	<b>Motion to Approve as submitted but not the A/C, generator, and fence at this time. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-02-2969</b>	
12. Karli Hagedorn	02-2967	34 West Chester Road	Existing shed restore & adtn	41/31	Normand Resid
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Ben Normand, Residential Design Karli Hagedorn, owner				
Public	Mary Marshall, for 32 West Chester Road. Paul Marshall, for 32 West Chester Road. Linda Williams				
Concerns (6:32)	<p><b>Normand</b> – Presented project; pre-1890s; this is under the preservation restriction; removing lattice per HNE request.</p> <p><b>Backus</b> – Read HSAB comments: no concerns. HNE is currently reviewing these applications and wants their review included in this file.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve through staff with the shed roof marked as 4/12 and removal of south elevation lattice. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2021-02-2967</b>	
13. Karli Hagedorn	02-2968	34 West Chester Street	Greenhouse	41/31	Normand Resid
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ben Normand, Residential Design Karli Hagedorn, owner				
Public	Mary Marshall, for 32 West Chester Road. Paul Marshall, for 32 West Chester Road. Linda Williams				
Concerns (6:37)	<p><b>Normand</b> – Presented project; going on an existing foundation; happy to go with a grey frame.</p> <p><b>Backus</b> – Read HSAB comments: simple design; recommend copper frame not black; lighting to be kept minimal.</p> <p><b>Camp</b> – Likes black frame, but suggested gun-metal grey or verdigris. Copper that patinas in would be best.</p> <p><b>McLaughlin</b> – Agrees with HSAB; the frame should be grey.</p> <p><b>Thornewill</b> – Agrees with the color; asked what the foundation will be (block with brick with lime-mortar cap). Would like to see color options.</p> <p><b>Coombs</b> – There is a greenhouse behind the Pacific National Bank that is patina copper.</p> <p><b>Pohl</b> – Will probably be powder coated metal so grey might be best.</p>				
Motion	<b>Motion to Approve through staff with the frame to be grey and a color sample submitted. (McLaughlin)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2021-02-2968</b>	

14. Karli Hagedorn 02-2958	34 West Chester Street	Hardscape	41/31	Julie Jordin
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Julie Jordin, Garden Design Company Karli Hagedorn, owner			
Public	Mary Marshall, for 32 West Chester Street. Paul Marshall, for 32 West Chester Street. Linda Williams			
Concerns (6:47)	<p><b>Jordin</b> – Presented project; she will submit a lighting plan for safety lights; did a study of driveway gates on West Chester Street.</p> <p><b>Backus</b> – Read HSAB comments: asked if there is a lighting plan; refreshing, natural landscaping.</p> <p><b>McLaughlin</b> – Likes the plan. This is approvable.</p> <p><b>Camp</b> – Agrees. Asked what material the parking will be (shell and cobble apron). Thinks shell is the only off material in this project; it's too bright.</p> <p><b>Coombs</b> – This is a remarkable plan; use of natural materials is tremendous. Likes the handling of the water feature.</p> <p><b>Thornewill</b> – Appreciates the thoughtfulness of the whole project. Agrees with Ms. Camp about shell; pebble would be more appropriate. Gates at the end of the driveway is not appropriate in Town. Suggested putting the generator on the side of the shed with plants coming forward of it.</p> <p><b>Pohl</b> – Likes the idea of moving the generator to the south elevation. Agrees peastone would be more appropriate.</p>			
Motion	<b>Motion to Approve through staff with the generator moved to the south side of the shed and peastone instead of shell on the driveway. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2021-02-2958</b>	
15. Karli Hagedorn 02-2945	3 Wesco Place	Hardscape	41/31	Julie Jordin
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Julie Jordin, Garden Design Company Karli Hagedorn, owner			
Public	Mary Marshall, for 32 West Chester Road. Paul Marshall, for 32 West Chester Road. Linda Williams			
Concerns (7:08)	<p><b>Jordin</b> – Same as previous application.</p> <p><b>Backus</b> – HSAB had no concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin Thornewill, Camp, and Pohl-aye	Certificate #	<b>HDC2021-02-2945</b>	
16. Jeannine Randolph 02-2934	22 Wigwam Road	Add skirt to roof walk	77/7.9	Permits Plus
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill			
Alternates	(Camp took a break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Poor, Permits Plus			
Public	None			
Concerns (7:09)	<p><b>Poor</b> – Presented project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, McLaughlin, and Pohl-aye	Certificate #	<b>HDC2021-02-9344</b>	

17.	Gordon C. Russell 02-2898	3 School Street	Adtn, roofwalk & clapboard	42.3.2/125	Flavin Architects
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill				
Alternates	(Camp took a break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Colin Flavin, Principal at Flavin Architects Gordon Russell, owner Nathan Lynch, Project Manager Flavin Architects				
Public	Katherine Piemonte, 1 School Street Jenny Baldock, 7 School Street				
Concerns (7:11)	<p><b>Flavin</b> – Presented project, circa 1795, Eva Gardener house.</p> <p><b>Lynch</b> – Reviewed historic photos. 13 Orange Street is a good example of a skirted roof walk.</p> <p><b>Russell</b> – He loves the historic nature of the house inside and out and wants to keep that through to the new addition.</p> <p><b>Backus</b> – Read HSAB comments: old photos show no roof walk skirt; shingles can't discern whether or not it's clapboard or shingle in old photos but clapboard is okay; 15-light French doors should be 12-light with panel; 12/12 over door; north elevation visible from Lucretia Mott recommend view; remove 2<sup>nd</sup>-floor deck or make smaller; north elevation rethink, and narrow transoms inappropriate; under fenestrated; west elevation French doors should have panels and roof walk too long and should be centered; bracketed roof should be removed; oversized brick mass doesn't work; outdoor shower should be at grade; skylight wood; clapboard should be light colored. There are abutters waiting to speak.</p> <p><b>Piemonte</b> – 3 School Street was subdivided, and the back lot has been almost completely filled in by the home and hardscaping. The driveway for this lot was approved on the Pine Street side but got tucked in on the Fair Street side with no greenery; asks that the driveway be relocated to its original location and greenery planted in this locale. The elevator shaft, roof walk and high ridge would further box in this very densely packed historic location. Concerned about grade change impacting water runoff into her yard. Asked that the A/C be relocated away from her house.</p> <p><b>Baldock</b> – Her concerns were expressed by HSAB. Ask that non-historic features, i.e. French doors and 2<sup>nd</sup>-floor terrace, be removed.</p> <p><b>Welch</b> – In general he doesn't have a concern; but he can't make a judgement on 1/16<sup>th</sup> drawings, and these applications weren't posted in our packet for preview. Asked this be held for individual review.</p> <p><b>Thornewill</b> – Agrees with everything HSAB says. In terms of clapboard, School Street is not as grand as Orange Street and this shouldn't be clapboard.</p> <p><b>McLaughlin</b> – House and addition fit in; his only concern is the transom windows on the north elevation.</p> <p><b>Coombs</b> – Agrees with HSAB. North elevation, the "torpedo" additions are too tall; we've lost all 1-story elements. The roof walk and elevated chimney brings it up to 31 feet on School Street, which is a street of small structures; there is land to have more 1-story massing.</p> <p><b>Pohl</b> – Agrees with HSAB.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Welch, Coombs, and Pohl-aye; McLaughlin- Certificate # abstain				
18.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill				
Alternates	(Camp took a break)				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Colin Flavin, Principal at Flavin Architects Gordon Russell, owner Nathan Lynch, Project Manager Flavin Architects				
Public	Jenny Baldock, 7 School Street				
Concerns (7:47)	<p><b>Lynch</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments: question patio stone type and retaining stone type; boulder retaining wall out of place downtown; A/C might be visible from Lucretia Mott and should be fenced.</p> <p><b>Russell</b> – Changed the boulder retaining wall to a more typical material.</p> <p><b>Welch</b> – No comments until he can review the plans.</p> <p><b>Thornewill</b> – The patio seems large, but it is set back. A/C should definitely be fenced in.</p> <p><b>McLaughlin</b> – It's okay.</p> <p><b>Coombs</b> – Wants to see the hardscaping drawn on the site plan; what she's looking at doesn't show where the hedge will be or type of fence.</p> <p><b>Baldock</b> – She hasn't seen this before; asked when she can make comments.</p>				
Motion	<b>Motion to Hold to track with the house. (Coombs)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Welch, Coombs, and Pohl-aye Certificate #				



19. 37 Pocomo Road R.T. <b>02-2932</b>	37 Pocomo Road	New dwelling	14/38	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (7:56)	<p><b>Kotchen</b> – Presented project; believes the home will not be visible; 27’ tall; black sash, white trim.  <b>Coombs</b> – The south elevation has too much glass; but okay as long as it is as not visible.  <b>McLaughlin</b> – A former Town Counsel ruled that a driveway could be considered a publicly travelled way. Anything above the 1<sup>st</sup> floor will be visible. There is too much glazing, especially on the 2<sup>nd</sup> floor.  <b>Camp</b> – She would approve this due to lack of visibility and with the caveat the vegetation to remain in perpetuity. It seems we’d only see the top gable.  <b>Welch</b> – This is an atypical design regarding trim and details. Massing isn’t a concern. He’d like to view this. The elevation and perspective views are helpful but there is a grade change from the driveway to the house; wants to see the grading plan.  <b>Pohl</b> – This structure traverses’ contours but the elevations show it flat. The wide rake segue into wide white corner boards is a very modern trait; for him fixing that is a deal breaker.</p>			
Motion	<b>Motion to View with height poles for the main ridge and hold for proposed topo. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Camp, and Pohl-aye		Certificate #	
20. Brian Rice <b>02-2965</b>	41 Crooked Lane	Main house addition	41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos and historical documentation.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:09)	<p><b>Kotchen</b> – Presented project; the addition is only 20-feet tall; thinks the main mass is circa 1910.  <b>Coombs</b> – North elevation, her only concern would be the right addition, suggested two windows on the 1<sup>st</sup> floor.  <b>Camp</b> – Asked if there is a way the connector could be wider pushing the garage away from the main mass (no). The addition almost overwhelms the main mass.  <b>Backus</b> – Asked for confirmation of the age; it looks older. National Historic Landmark data says it’s contribution.  <b>McLaughlin</b> – The Land Bank owns the abutting property; the west elevation is over fenestrated.  <b>Thornewill</b> – East elevation is most important; okay with the larger mass behind the smaller but the dormers are very distracting above a simple mass; wants that addition lowered or the dormer lowered so the windows aren’t visible.  <b>Pohl</b> – North elevation, the gable end window on the addition is incongruous with the rest of the building and is visible.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye		Certificate #	
21. Brian Rice <b>02-2964</b>	41 Crooked Lane	New Garage	41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:22)	<p><b>Kotchen</b> – Presented project; will need Zoning approval; board and batten will be natural with white trim.  <b>Thornewill</b> – It doesn’t feel barn like at this height; if it had more height, the board and batten would be more appropriate.  <b>Camp</b> – Agrees with Ms. Thornewill; the front, which is visible, is too small to carry off the vertical board. White trim doesn’t work with the barn board; it should all be natural to weather or no vertical board.  <b>Coombs</b> – Agrees. She’d prefer holding for revisions.  <b>McLaughlin</b> – No concerns.</p>			
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	

22. Julia Killian <b>02-2938</b>	10 Mayhew Lane	Pool and hardscape	41/443	Julie Jordin
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Julie Jordin, Garden Design Company			
Public	None			
Concerns (8:27)	<p><b>Jordin</b> – Presented project; parking is 18X17 with brick.</p> <p><b>Coombs</b> – The brick parking area seems very large.</p> <p><b>Camp</b> – The brick is very formal on a country lane; this seems more like Woodbury Lane. She’s okay with it.</p> <p><b>Welch</b> – No concerns.</p>			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, McLaughlin, and Pohl-aye		Certificate #	<b>HDC2021-02-2938</b>
23. 5 Yawkey Way Trust <b>02-2950</b>	5 Yawkey Way	New duplex building	69/299	Val Oliver Design
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:36)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Roll-call Vote	Carried //Coombs, Camp, McLaughlin, Welch, and Pohl-aye		Certificate #	
24. Diedre Hamlin Trust <b>02-2951</b>	6 Lowell Place	Addition	41/167	Topham Design
Voting	Pohl, Combs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	Victoria Rakov, 12 Lowell PLace			
Concerns (8:37)	<p><b>Topham</b> – Presented project; circa 1933; similar to work at 4 Lowell Place. His client owns 6 and 8 Lowell Place.</p> <p><b>Backus</b> – This is not a typical Nantucket 3-bay. Read HSAB comments: Ridge too tall for neighborhood; suggested saltbox main ridge; sliver vertical board should be replaced with wide board; suggest lattice below porch; west elevation is a full 2 stories and doesn’t feel like the same house; changes the scale of the home on the street.</p> <p><b>Coombs</b> – East elevation proposal is totally wrong and has nothing to do with the existing structure – gable dormer, garage, ganged window. This should be no more than 25 feet tall, and it fills the lot. The charm of the existing structure has been lost.</p> <p><b>Camp</b> – She likes the proposed; it feels like an old Nantucket summer house. The ridge could come down. Agrees with HSAB about a saltbox roof and mixing up the vertical board on and below the porch. Wonders if the garage could be detached; it feels pinched. Suggested carrying the 6-over-1 windows into the left porch.</p> <p><b>McLaughlin</b> – East elevation is approvable and fits with the street. There is nothing that is not approvable. Height of the second floor could come down.</p> <p><b>Thornewill</b> – This is cute but obliterates the existing structure. HSAB comments about bringing the roof down is good; if the dormers on the east elevation were eliminated, it would harken to the simplicity of the existing; the porch is appropriate with changes to all the vertical board.</p> <p><b>Pohl</b> – The garage issue is the gable forward; suggested turning it eave forward. Agrees with much of HSAB and Ms. Thornewill and Ms. Coombs on the dormers.</p> <p><b>Rakov</b> – She seconds the idea of a lower ridge height.</p>			
Motion	Motion to Approve. (McLaughlin) not carried.			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	

**V. 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. Derek Till <b>02-2944</b>	86 Quidnet Road	Reno and addition	21/102	Williams/NAG
Voting	Coombs (acting Chair), McLaughlin, Camp, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Linda Williams Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (8:56)	<b>Williams</b> – Asked this be heard tonight; fills it will be quick. Before it is pushed off, asked for assurance all the sitting members will be in attendance. <b>Coombs</b> – This will take time to review; would prefer this be heard on Thursday.			
Motion	<b>Motion to Hold for Thursday, March 4. (Camp)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Welch, McLaughlin, Camp, and Coombs-aye		Certificate #	
<b>Motion to Hold the rest for Thursday, March 4. (Camp)</b>				
Carried 5-0//Thornewill, Welch, Camp, McLaughlin, and Coombs-aye				
2. John Bartlett Trust <b>01-2793</b>	43 Bartlett Farm Road	New dwelling	82/504	NAG
3. Phillips Marks <b>01-2706</b>	33 Beach Grass Road	Duplex	68/371	SMRD
4. 33 Coffin St, LLC <b>01-2747</b>	33 Coffin Street, Sias	Cabana	73.4.1/26.1	CWA
5. Peter Barrett <b>01-2734</b>	40 Mary Ann Drive	New dwelling	68/965	Topham Design
6. 11 India Street, LLC <b>01-2816</b>	11 India Street	Hardscaping	42.3.1/122.2	Ahern
7. 17 Avenue RT <b>01-2776</b>	17 Lincoln Avenue	Rev. 12-2442: ext. revisions	30/118	Botticelli + Pohl
8. Andrew Reger <b>12-2469</b>	7 East Lincoln Avenue	New dwelling	42.4.1/8	Emeritus
9. 14 Lowell Place, LLC <b>10-2188</b>	14 Lowell Place	New dwelling	41/164	Emeritus
10. Grey Lady Capital <b>12-2381</b>	33 Pilgrim Road	Cabana addition	41/834	JB Studio
11. Shriberg Trust <b>01-2796</b>	60 West Chester Street	Guest house	41/374	CWA
12. 36 Washing Pond, LLC <b>01-2813</b>	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
13. 36 Washing Pond, LLC <b>01-2808</b>	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
14. 36 Washing Pond, LLC <b>01-1814</b>	36 Washing Pond Road	Garage	31/13.3	Workshop APD
15. 36 Washing Pond, LLC <b>01-2807</b>	36 Washing Pond Road	Gym	31/13.3	Workshop APD
16. 36 Washing Pond, LLC <b>01-2810</b>	36 Washing Pond Road	Shed	31/13.3	Workshop APD
17. 36 Washing Pond, LLC <b>01-2809</b>	36 Washing Pond Road	Pool	31/13.3	Jardins Intl
18. Alex Karis <b>02-2862</b>	11 Mill Hill Lane	New 2 <sup>nd</sup> dwelling	55/924	Brook Meerbergen
19. Alex Karis <b>02-2962</b>	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen

**VI. NEW BUSINESS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Pearl St. Realty LLC <b>03-3086</b>	4 India Street	Front door color change	42.3.1/167	LINK
2. Jake Dwyer <b>03-3083</b>	11 Mississippi Avenue	Rooftop solar	59.4/233	ACK Smart
3. Bartlett Farm, LLC <b>03-3081</b>	19 Bartlett Farm Road	Rooftop solar – A	65/16.1	ACK Smart
4. Bartlett Farm, LLC <b>03-3082</b>	19 Bartlett Farm Road	Rooftop solar – B	65/16.1	ACK Smart
5. Charles Sawyer <b>03-3077</b>	8R Back Street	Rooftop solar	55/355	ACK Smart
6. Joe + Stacey Perry <b>03-3079</b>	16½ Bartlett Road	Rooftop solar	67/114.1	Cotuit Solar
7. 5 Old Mill, LLC <b>02-3036</b>	5 Old Mill Court	New main house	55/926	Brook Meerbergen
8. 5 Old Mill, LLC <b>02-3035</b>	5 Old Mill Court	Garage/studio	55/926	Brook Meerbergen
9. 5 Old Mill, LLC <b>02-3034</b>	5 Old Mill Court	Pool and hardscape	55/926	Brook Meerbergen
10. Lindsay Cross <b>03-3076</b>	7 Green Lane	Brick patio + walkways	42.3.3/8	Natalie Cowger
11. 4 Ahab Rd, LLC <b>03-3072</b>	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
12. 4 Ahab Rd, LLC <b>03-3073</b>	41 Wauwinet Road	Garage addition	20/7	Thornewill Design
13. 4 Ahab Rd, LLC <b>03-3091</b>	41 Wauwinet Road	Cabana	20/7	Thornewill Design
14. Randy Sharpe <b>02-3051</b>	49A Meadow View Drive	New dwelling	56/113.1	Thornewill Design
15. Alex Karis <b>03-3098</b>	22 Ellen's Way	Rev. 12-2599: cable rail	81/179	Brook Meerbergen
16. Alex Karis <b>03-3097</b>	22 Ellen's Way	Rev. 12-2588: extend porch	81/179	Brook Meerbergen
17. Klacar, LLC <b>03-3080</b>	1 Windy Way	Addition	67/553.1+553.2	Klaudia Mally
18. White Elephant, LLC <b>03-3084</b>	50 Easton Street	Awning addition	42.4.1/23	Mike Duffy
19. Starbuck Realty, LLC <b>03-3095</b>	44 Warrens Landing	Rev. 71889: fenestration	38/23	Mark Cutone
20. Starbuck Realty, LLC <b>03-3093</b>	44 Warrens Landing	Rev. 71888: screened porch	38/23	Mark Cutone
21. Kim Wentworth <b>02-3033</b>	14 Lincoln Avenue	Addition	30/182	Mark Cutone
22. Okay Okay House, LLC (COA)	10 Union Street	Fence + gate	42.3.1/43	BPC
23. Nicola Day <b>03-3085</b>	5 Essex Road	Car tent	67/602	Ronny Arias
24. George Balboa <b>03-3087</b>	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
25. George Balboa <b>03-3100</b>	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
26. George Balboa <b>03-3102</b>	71R Cliff Road	Pool	30/160.1	Brook Meerbergen

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27. 4EW, LLC <b>02-3055</b>	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
28. 4EW, LLC <b>02-3054</b>	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
29. 4EW, LLC <b>02-3052</b>	4 Ellen's Way	Pool	81/171	Brook Meerbergen
30. Daniel Omstead <b>02-3045</b>	50 Wauwinet Road	Garage	14/68.2	SMRD
31. Paul Gray <b>02-3060</b>	9 Coffin Street, Sias	Addition	73.4.1/15	SMRD
32. Hugh Davis <b>02-3045</b>	112 Main Street	Cottage – entry cover	42.3.3/104	Gryphon Architect
33. Hugh Davis <b>02-3062</b>	112 Main Street	Shack – fenestration revs	42.3.3/104	Gryphon Architect
34. 11 Upper Tawpawshaw Rd LLC <b>03-3106</b>	11 Tawpawshaw Road	New dwelling	53/45	Mark Cutone
35. 11 Upper Tawpawshaw Rd LLC <b>03-3104</b>	11 Tawpawshaw Road	Garage	53/45	Mark Cutone
36. 11 Upper Tawpawshaw Rd LLC <b>03-3093</b>	11 Tawpawshaw Road	Pool	53/45	Mark Cutone
37. 11 Upper Tawpawshaw Rd LLC <b>03-3103</b>	11 Tawpawshaw Road	Pool cabana	53/45	Mark Cutone
38. LBC Sconset, LLC <b>03-3075</b>	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
39. Cannonbury Holdings 2 <b>02-3025</b>	16 Cannonbury Lane	Move on MH fm 9 Hawks	74/12	JGG Architects
40. Cannonbury Holdings 2 <b>02-3026</b>	16 Cannonbury Lane	Move on Grg fm 9 Hawks	74/12	JGG Architects
41. 10 Easy Street NT	10 Easy Street	Window changes	42.3.1/78	NAG
42. Chris Loftus <b>03-3092</b>	8.5 Evergreen Way	New dwelling	68/703	Linda Williams
43. Chris Loftus (COA)	2 Beverly Court	Egress stairs 2 <sup>nd</sup> floor	68/186.2	Linda Williams
44. 38 Prospect, LLC <b>03-3070</b>	38/38R Prospekt/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
45. 38 Prospect, LLC <b>03-3099</b>	38/38R Prospekt/Birdsong	New 2 <sup>nd</sup> dwelling	55.4.4/80.1	Brook Meerbergen
46. 38 Prospect, LLC <b>03-3094</b>	38/38R Prospekt/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
47. 38 Prospect, LLC <b>02-3037</b>	38/38R Prospekt/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
48. Galyna Bahdanovich <b>03-3101</b>	65 Miacomet Avenue	Addition	67/84.1	Self
49. Nantucket Oaks, LLC <b>02-3059</b>	6 Fishers Lane	New dwelling	75/32.1	Normand Resid
50. Nantucket Oaks, LLC <b>02-3058</b>	6 Fishers Lane	Garage	75/32.1	Normand Resid
51. Nantucket Oaks, LLC <b>03-3090</b>	6 Fishers Lane	Pool and hardscape	75/32.1	Normand Resid
52. The Richmond Co. <b>02-3060</b>	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
53. Bear Vault LLC <b>03-3105</b>	12 + 12R Bartlett Road	Renew COA 69071:mv/dm	67/115.1 + 116	Brook Meerbergen
54. Bear Vault LLC <b>03-3107</b>	12 + 12R Bartlett Road	Renew COA 69495:strg bldg	67/115.1 + 116	Brook Meerbergen
55. Michael Robinson <b>03-3088</b>	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
56. Justin Brooks (COA)	15 Correia Lane	New main dwelling	80/56	LINK
57. Justin Brooks (COA)	15 Correia Lane	New garage	80/56	LINK
58. Steven Jemison <b>02-3029</b>	4 Lavender Lane	New shed/tennis cabana	33/24	JB Studio/LINK
59. Steven Jemison <b>02-3030</b>	4 Lavender Lane	Tennis court	33/24	JB Studio/LINK
60. M. Woodley <b>02-3039</b>	22 Mizzenmast Road	Addition	66/368	Val Oliver
61. 17 Avenue Realty <b>02-3049</b>	17 Lincoln Avenue	Move off/demo	30/118	Botticelli + Pohl
62. Bruschi Family <b>02-3044</b>	7 Westerwick Drive	New dwelling	73/35	Workshop/APD
63. Bruschi Family <b>02-3056</b>	7 Westerwick Drive	Garage/studio	73/35	Workshop/APD
64. George Schmidt (COA)	3 A Street	Rev colors/trim/roof	60.2.4/78	Linda Williams
65. Mark Wendling <b>02-3050</b>	4 John Adams Lane	Rev. 07-1397: pool/hrdscp	30/628	Botticelli + Pohl
66. Melissa Pique <b>02-3027</b>	39 Surfside Road	New dwelling	55/438	Topham Design

<b>VII. OTHER BUSINESS</b>	
Approved Minutes Motion Roll-call vote	January 28 & February 1, 4, &16, 2021; <b>Motion to Approve. (Welch)</b> Carried 5-0//Camp, Thornewill, Welch, McLaughlin, and Coombs-aye February 12, 2021: held at Mr. Welch's request
Review Minutes	February 18, 23, 25 & 26, 2021
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting- New Business <b>Thursday March 04, 2021 at 01:00pm</b></li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:01 p.m. (McLaughlin)**  
Roll-call Vote Carried //Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye

Submitted by:  
Terry L. Norton