



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, March 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 4:30 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, Oliver, Welch, Thornewill

Absent Members: Dutra

Late Arrivals: McLaughlin, 4:34 p.m.; Coombs, 4:56 p.m.

Early Departures: McLaughlin, 8:37 p.m.

Agenda adopted by unanimous consent.

Motion **Motion to Approve as amended. (Welch)**

Roll-call Vote Carried 5-0//Oliver, Camp, Thornewill, Welch, and Pohl-aye

I. PUBLIC COMMENT

1. **Phil Thomason**, Thomason & Associates, consultants – Thanked for comments on first draft; working through that. Asked commissioner to look through the draft and get any comments to Ms. Backus next Monday, March 22; that will give him time to put them into another iteration of the draft.

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Bear Vault, LLC 03-3105	12 + 12R Bartlett Road	Renew COA 69071: move/demo	67/115.1 + 116	Brook Meerbergen
2.	Bear Vault, LLC 03-3107	12 + 12R Bartlett Road	Renew COA 69495: storage bldg	67/115.1 + 116	Brook Meerbergen
3.	Randall Faust 03-3139	17 Meadowview Drive	Covered porch	56/280	NAG
4.	Marine Home Ctr 03-3134	134 Orange Street	Demol bldg/remve 2 wndws	55/49	Gerardo Noloasco
5.	Vlatko Peshnachki 03-3133	10 Lewis Court	Shed	67/155	Self
6.	17A Washington St, LLC 03-3135	9 Coffin Street	Frnt dr color chg	42.3.218	Permits Plus
7.	48 Walsh St Tr 03-3136	48 Walsh Street	Rev. 72177: remove window	29/101	Robert Newman
8.	Herb Mittenthal 03-3148	118 Main Street	Outdoor shower	43.3.3/102	Self
9.	Nancy Martin 03-3149	41 West Chester Street	Rebuild chimney	41/256	Val Oliver Design
10.	Frederick Hahn 03-3138	50 Eel Point Road	160 sf addition	32/25.1	Ethan McMorro
11.	Stephen Welch 03-3111	13 Waydale Road	Renew COA 69761	67/32	Self
12.	GLP Trust 03-3144	33 Squam Road	MH-win/dr/clr/roof chg	21/2	Linda Williams
13.	GLP Trust 03-3145	33 Squam Road	Cottage-win/dr/clr/roof chg	21/2	Linda Williams
14.	Jennifer Monto 03-3147	247 Polpis Road	Pergola-patio	26/62	NAG
15.	10 Industry Rd, LLC 03-3141	10 Industry Road	7200 sf Commercial bldg	69/294	Linda Williams
16.	2 Mayflower Circle, LLC 03-3142	2 Mayflower Circle	Rev. 12-2427: change doors	68/728	Linda Williams
17.	Pearl St. Realty, LLC 03-3086	4 India Street	Front door color change	42.3.1/167	LINK

Voting Pohl, McLaughlin, Camp, Thornewill

Alternates None

Recused Oliver, Welch

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Camp)**

Roll-call Vote Carried 4-0//McLaughlin, Thornewill, Camp, and Pohl-aye

Certificate # **HDC2021-03-(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.	Charles Walters 03-3182	50 Orange Street	AC Units	42.3.2/35	Self
	• AC units must be screened at time of inspection and in perpetuity				
2.	Lindsay Cross 03-3076	7 Green Lane	Brick patio + walkways	42.3.3/8	Natalie Cowger
	• Walkways on North elevation as per site plan				
3.	Randall Faust 03-3140	17 Meadowview Drive	Patio/firepit	56/280	NAG
	• Firepit must not be seen at time of inspection and in perpetuity				
4.	Seanda Bartlett 03-3137	41 Bartlett Farm Road	Pool-spa	82/500	Linda Williams
	• Pool and spa must not be visible at time of inspection and in perpetuity				
5.	Edward Kerrigan 03-3132	1 Sandpiper Way	Pool-picket fence	76/33	Julie Jordin
	• Pool must not be visible at time of inspection and in perpetuity				
6.	Jennifer Monto 03-3146	247 Polpis Road	Pool	26/62	NAG
	• Pool must not be visible at time of inspection and in perpetuity				
Voting	Pohl, McLaughlin, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Oliver)				
Roll-call Vote	Carried //Thornewill, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-03-(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.	Derek Till 02-2944	86 Quidnet Road	Reno and addition	21/102	L. Williams/NAG
Voting	Coombs (acting Chair), McLaughlin, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Linda Williams Steve Theroux, Nantucket Architectural Group				
Public	Lisa Botticelli, abutter				
Concerns (5:14)	<p>Williams – This was held for a view. It’s hard work to keep some of the original quirkiness.</p> <p>Theroux – Reviewed changes made per previous concerns.</p> <p>Camp – North elevation, the 1st-floor hipped roof with deck could come around to the rear and cross to the door. West elevation, preferred 2 windows on the 2nd-floor far left; front door need some character; would prefer 2 windows on the far right 1st floor; if the far-left gable were a shed roof, it would make that elevation quieter and mimic the other side.</p> <p>Thornewill – The main mass is the whole history and sets up the character; it should remain as is. This is moving towards the street and heard it would be lifted with grading. The triple gable is too much and detracts from the original mass. North elevation, could have a gable on the end and eliminate one on the front. Simplify some of the addition and leave the existing chaos of the original mass. East elevation 2nd floor left gable, the porch roof doesn’t work; triple gables are too much.</p> <p>McLaughlin – West elevation faces Quidnet Road; as proposed it isn’t against the guidelines; the 4-light front door should be changed to a typical 6-panel front door. Height conforms with others in the area. Asked the designer to make the changes as noted in the minutes and come back with those changes; that would make it approvable.</p> <p>Welch – West elevation, the left gable was moved back 15 feet but doesn’t present well in 2D; if it were a shed, that would remove any ambiguity; appreciates the roof lines of the original structure are being retained or reflected; agrees there is more latitude in the new additions with respect to contemporary fenestration and keeping the original fenestration in the original main mass would be good. South elevation, the gable adjoining the covered porch serves no purpose other than to give the porch roof something to die into; if the porch roof comes off, the gable facing east could be eliminated leaving the salt box. In the future you could come in for the porch roof to mimic the shallow roof on the front. Acknowledges if you change the other gable to address the concern about the west elevation gable, the east elevation right gable goes away too.</p> <p>Coombs – West elevation, if the dormer became a shed, asked if that would change the north elevation. Front door, she would like it to have more trim around it.</p> <p>Botticelli – Asked the 1st-floor finished-floor elevation be memorialized on the plans</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Welch, McLaughlin, Thornewill, and Coombs-aye			Certificate #	

2. EBCW, LLC 02-2972	4 Lincoln Avenue	New garage	30/151	Botticelli & Pohl
Voting	Camp (acting chair), McLaughlin, Oliver, Thornewill, Welch			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (4:39)	Botticelli – Asked this be held for the beginning of the March 12 meeting; also, the main house was left off the agenda. Not opened at this time.			
Motion	Motion to Hold for the beginning of March 23rd along with accompanying main house at applicant’s request. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Oliver, Thornewill, and Camp-aye		Certificate #	
3. 14 Lowell Place, LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
Voting	Pohl, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development Rebecca McWilliams, attorney for owners Mark Norris, owner			
Public	Jeff Marsh 10 Lowell Place Victoria Rakov, 12 Lowell Place Zander Farkas, 9 Barnabas Lane and 20 Woodbury Lane			
Concerns (4:44)	<p>MacEachern – Reviewed changes made per previous concerns. Height now 26’. He can change the dormer roof pitches. Asked for specific direction to get this approved.</p> <p>McWilliams – Compared the dimensions to neighborhood structures and lot coverage. Privet hedge will screen from the rear. Neighbors cannot legally prevent development of this lot. Asked for an approval.</p> <p>Norris – Many points in his letter were stated by Ms. McWilliams.</p> <p>Backus – Read HSAB comments from March 8: east elevation height still taller than needed; lower plate height of main mass to reduce height and align meeting rails of the flush dormers with the eaves; north elevation drop middle section significantly to be more subordinate to the main mass; shed dormer pitch too steep at 7/12 and overwhelm east elevation. We did receive comments from neighbors, which were included into the packet.</p> <p>Marsh – He’d like to get this resolved. This doesn’t seem to be consistent with HDC guidelines regarding height and shape and goals and compatibility. This is not consistent with HDC’s denial of our application in 1992.</p> <p>Rakov – Referenced letter she sent. The footprint increased and is still a significantly larger in mass than homes directly in view of this house. It is hard to accept the contention it is not on Lowell Place; it will be visible from Lowell Place. 6 Lowell Place was asked to reduce height less than the 20 feet as proposed here.</p> <p>Farkas – Concurs with comments about the size and scale. There was a suggestion to turn the main ridge perpendicular to the road to reduce the perception of height.</p> <p>Norris – HSAB comments said this is behind 14 Lowell Place. We’ve made significant changes; we’ve respected the process. It’s necessary to point out that the abutters have their opinions but it’s the Board’s opinion that counts.</p> <p>Oliver – Appreciates the significant modification, but her opinion is still that this needs to be further downsized; the new iteration is 250sf (square feet) larger than the previous submission. It is still larger in massing than many houses in the neighborhood. The rear transom dormers are atypical. The scale is more in keeping with Main Street but moving in the right direction. The doors are very large. Remove the very contemporary transom dormers over the end piece. Her main concern is the overall volume; it’s about 400sf to 500sf larger than other houses in the area.</p> <p>Welch – The length of the time in front of the HDC has nothing to do with the building; that isn’t peculiar to this application. If this house were on the front lot directly abutting Lowell Place, it would not be approvable. This is on the rear lot and moved back some 15 feet more than originally proposed. Also, the height has been substantially reduced and the trim package is more conventional. Covered porch helps create a sense of additive massing. It doesn’t help adding the garage into the house; the integrated garage is substantially smaller in massing while it makes the overall footprint larger; its massing is more traditional. Would prefer overall massing come down in size and the setbacks be observed. This is appropriate. Asked it be shifted off the north setback. Looking at the cover page, the originally proposed, the east elevation has dramatically changed. Agreed with Ms. Oliver about the door height and making the dormers more traditional. From Lowell place, the roof pitch of the connector between the garage and main house could be dropped to 7/12 and decrease the sense of mass. If it can be pulled a foot south, that would get the air conditioning (A/C) away from the north neighbor.</p> <p>Pohl – This has come a long way. Agrees with HSAB about the steep dormers. The 41-81L controversy is not part of HDC purview. Given what you have and it’s on the back lot, there is little to find fault with. Mr. MacEachern’s goal should be to accommodate Mr. Welch and Ms. Oliver.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Roll-call Vote	Carried 3-0//Oliver, Welch, and Pohl-aye		Certificate #	

4.	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, photos, and advisory comments.					
Representing	Juraj Bencat, JB Studio					
Public	None					
Concerns (5:43)	Bencat – Reviewed changes made per previous concerns. No concerns.					
Motion	Motion to Approve as submitted. (Welch)					
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye				Certificate #	HDC2020-12-2381
5.	Shriberg Trust	01-2796	60 West Chester Street	Guest house	41/374	CWA
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch					
Alternates	Thornewill					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Chip Webster, Chip Webster Associates					
Public	None					
Concerns (5:45)	Webster – Reviewed changes made per previous concerns. South elevation faces the rear; the only visibility would be the east side and a corner of the north up the driveway past the main house. This sits lower than the main house as the lot slopes. McLaughlin – The main house screens this and it's fine. Asked about the cantilevered deck (attaches to main house). Camp – The fenestration is chaotic, especially on the south elevation. The single-pane windows look better. Oliver – Appreciates the changes. The doors are too big at 8'feet tall on a secondary structure. South elevation, agrees with Ms. Camp. The large 4-light "C" window over the sliders doesn't correlate with anything. Asked if the sills were meant not to run through but be couched against the trim boards (sills will be standard). Welch – South elevation, the "C" window should be smaller or changed. Coombs – South elevation, the lower left windows don't look like the "C"; asked the visibility of the south.					
Motion	Motion to Approve through staff with doors to be 7'6"; "C" window approved because it's not visible; and sills adjusted to typical detail. (Welch)					
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Oliver, and Coombs-aye				Certificate #	HDC2021-01-2796
6.	36 Washing Pond, LLC	01-2813	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Andrew Kotchen, Workshop APD					
Public	None					
Concerns (5:59)	Kotchen – Reviewed changes made per previous concerns. South and east elevations not visible. Coombs – No particular problems with any of this. Mr. Kotchen addressed my concerns. McLaughlin – East elevation, the 2-story window is inappropriate if it is visible. North elevation, the fenestration exceeds the 50% guidelines; reduce fenestration, especially on the left section. Camp – As a whole, she's worried about this complex looking like a small development. The "F" dormer windows on the front and the west look very small; asked if the dormers and windows could be a little larger; likes the rhythm of the dormers. Oliver – The massing is fine; she has concern with the chaotic fenestration, but if it can't be seen, she has no concerns. Pohl – He's okay with this.					
Motion	Motion to Approve as submitted. (Oliver)					
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye				Certificate #	HDC2021-01-2813
7.	36 Washing Pond, LLC	01-2808	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Andrew Kotchen, Workshop APD					
Public	None					
Concerns (6:12)	Kotchen – Reviewed changes made per previous concerns; only the west would be visible; height lowered to 23'6". McLaughlin – East elevation, the 2-story window is inappropriate and will be visible; he feels strongly about that. No others have concerns.					
Motion	Motion to Approve as submitted. (Coombs)					
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye				Certificate #	HDC2021-01-2803

8.	36 Washing Pond, LLC 01-1814	36 Washing Pond Road	Garage	31/13.3	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (6:17)	Kotchen – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye			Certificate #	HDC2021-01-1814
9.	36 Washing Pond, LLC 01-2807	36 Washing Pond Road	Gym	31/13.3	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (6:19)	Kotchen – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye			Certificate #	HDC2021-01-2807
10.	36 Washing Pond, LLC 01-2810	36 Washing Pond Road	Shed	31/13.3	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (6:21)	Kotchen – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2021-01-2810
11.	36 Washing Pond, LLC 01-2809	36 Washing Pond Road	Pool & hardscaping	31/13.3	Jardins International
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Elisabeth O'Rourke, Jardins International Andrew Kotchen, Workshop APD				
Public	None				
Concerns (6:22)	O'Rourke – Presented project. No concerns.				
Motion	Motion to Approve as submitted due to lack of visibility and remote location. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye			Certificate #	HDC2021-01-2809

12. Alex Karis 02-2862	11 Mill Hill Lane	New 2 nd dwelling	55/924	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	Welch – stepped out			
Documentation	Architectural elevation plans, site plan, photos, and correspondence.			
Representing	Brook Meerbergen			
Public	Gerri Ferguson, 2 Old Mill Court			
Concerns (6:24)	<p>Meerbergen – Reviewed project and photos and information requested per previous concerns.</p> <p>Ferguson – Has the same concerns as the last hearing; lot is over developed and going to 2-stories is unnecessary.</p> <p>Oliver – It could come down in height with more dormers; her main concerns are the south and north elevations; dormers are so wide; the porch/deck needs to be better integrated.</p> <p>Coombs – South elevation, the dormer meeting rails don’t align, same on the north elevation; 1st floor could use another window; the shed roof looks overly small. Needs additive massing and for the height to come down.</p> <p>Thornewill – This whole neighborhood is packed in, and you can’t distinguish buildings. Believes it won’t be visible. Agrees with the lowering the eave heights to align with the dormer meeting rails; suggested a 4-foot plate height.</p> <p>Camp – Agrees with Ms. Ferguson, the lot is over developed and overly hardscaped. This appears too tall. Agrees the dormer meeting rails should align.</p> <p>Pohl – The gratuitous dormer needs more differential between eave of the dormer and eave of the gable; that will make it feel less tall.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye		Certificate #	
13. Alex Karis 02-2962	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	Welch – stepped out			
Documentation	Landscape design plans, site plan, photos, and correspondence.			
Representing	Brook Meerbergen			
Public	Gerry Ferguson, 2 Old Mill Court			
Concerns (6:44)	<p>Meerbergen – Presented project; allowable ground cover is 30%, 2419sf.</p> <p>Camp – The pool is too large; should be reduced and vegetation used to secure the soil; eliminate some of the hardscaping.</p> <p>Oliver – Agrees with Ms. Camp. This whole development is over built; would appreciate any reduction in impervious surfaces.</p> <p>Coombs – There is very little green space. The privet hedges should extend farther in both directions. The pool is too large. Landscaping should be more considerate.</p> <p>Thornewill – The size seems disproportionate but not much else to add.</p> <p>Pohl – Agrees with what’s been said.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Coombs and Pohl-aye		Certificate #	

V. NEW 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. Jake Dwyer 03-3083	11 Mississippi Avenue	Rooftop solar	59.4/233	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	Oliver – Stepped away.			
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (6:51)	<p>Carruthers – Presented project.</p> <p>Williams – MAB has no concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	HDC2021-03-3083

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2.	Bartlett Farm, LLC 03-3081	19 Bartlett Farm Road	Rooftop solar – A	65/16.1	ACK Smart
3.	Bartlett Farm, LLC 03-3082	19 Bartlett Farm Road	Rooftop solar – B	65/16.1	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Thornewill				
Recused	Oliver – Stepped away.				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (6:56)	<p>Carruthers – Presented projects; about 700 feet from Bartlett Farm Road.</p> <p>Welch – For the record, he wants to emphasize the mitigating factors despite it being on the front of the home: it is significant distance from the road on a secondary road; it’s outside any historic area; it’s in an agricultural area; solar panels go edge to edge in both directions; and the very low pitch of the roof will make these inconsequential.</p> <p>No concerns.</p>				
Motion	Motion to Approve both Item 2 & 3 as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Welch, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC2021-03-3081/3082
4.	Charles Sawyer 03-3077	8R Back Street	Rooftop solar	55/355	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Welch, Thornewill				
Alternates	None				
Recused	McLaughlin// Oliver – Stepped away.				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	Charles Sawyer, owner				
Public	None				
Concerns (7:02)	<p>Sawyer – He thinks his house is well suited for this – simple gable facing south with almost no public exposure.</p> <p>Carruthers – Presented project.</p> <p>Backus – This is an infill, circa 1992; it’s on the rear main mass; it should be on a black roof. Read HSAB comments: some visibility from Williams Street; recommend visible portion be on a subordinate roof with possible mitigating vegetation.</p> <p>Welch – Vegetation is a mitigating factor; our guidelines request a matching dark roof but given the distance and panels go to the edge, the black roof matter is addressed by those two factors. In combination with existing vegetation, visibility from Williams Street is minimal. Asked the approval include that should the rear neighbor’s tree be lost, it would be replaced.</p> <p>Thornewill – The roof below is light, so there would be a contrast. Asked that in the future it be reroofed black.</p> <p>Coombs – Agrees with Ms. Thornewill.</p> <p>Camp – It covers the roof entirely; agrees with the screening caveat and reroofing in black.</p>				
Motion	Motion to Approve due mitigating vegetation through staff with the roof to be redone in black and if neighboring tree is removed, owner will install a new tree. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Oliver, Welch, and Pohl-aye			Certificate #	HDC2021-03-3077
5.	Joe + Stacey Perry 03-3079	16 ½ Bartlett Road	Rooftop solar	67/114.1	Cotuit Solar
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	Welch				
Recused	Camp stepped out				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar				
Public	None				
Concerns (7:11)	<p>Alence – Presented project; doesn’t think they will be visible.</p> <p>McLaughlin – Due to lack of visibility, it is approvable.</p> <p>Oliver – Concurrs that this won’t be visible.</p> <p>Coombs – Suggested the middle roof have panels go around the chimney. The only possible view would be from Thirty Acres.</p> <p>Thornewill – This is fine.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, McLaughlin, and Pohl-aye			Certificate #	HDC2021-03-3079

6.	5 Old Mill, LLC 02-3036	5 Old Mill Court	New main house	55/926	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	Welch				
Recused	Camp stepped out				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (7:16)	<p>Meerbergen – Presented project; 57DX52W; second to last developable lot.</p> <p>Coombs – She has no idea where all these buildings are going. She'd like to have a streetscape of approved and proposed structures. This is fitting for the area; it's calm and quiet.</p> <p>Thornewill – This is one of the nicer looking buildings; the low ridge is appreciated.</p> <p>McLaughlin – No comments.</p> <p>Oliver – It's appropriate.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2021-02-3036
7.	5 Old Mill, LLC 02-3035	5 Old Mill Court	Garage/studio	55/926	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	Welch				
Recused	Camp stepped out				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (7:29)	<p>Meerbergen – Presented project.</p> <p>Oliver – This is better proportioned than the one on Mill Hill Lane.</p> <p>Coombs – It's good; if the height could be dropped 2 feet, that would be better.</p> <p>McLaughlin – It's appropriate.</p> <p>Thornewill – North elevation, the left gable feels heavy from the north.</p> <p>Pohl – That's one of those things that will read more strongly in elevation than in reality.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, McLaughlin, and Pohl-aye			Certificate #	HDC2021-02-3035
8.	5 Old Mill, LLC 02-3034	5 Old Mill Court	Pool and hardscape	55/926	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill				
Alternates	Welch				
Recused	Camp stepped out				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (7:33)	<p>Meerbergen – Presented project; pool is 16X20 and screened with a fence and the house at 4 Old Mill Court; wall is 3-feet tall facing Town-owned property with a fence screening the concrete.</p> <p>Pohl – Wants to know how tall the retaining wall is and how much will be visible. It would be great if the wall could be pulled back so there was room for plants in front of it on the property.</p> <p>Discussion about ways to mitigate the view and height of the wall.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve through staff with the out-most wall to be no more than 2 feet high and inner most wall screened with board fence and plantings. (McLaughlin)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, McLaughlin, and Pohl-aye			Certificate #	HDC2021-02-3034
9.	4 Ahab Rd, LLC 03-3072	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	Thornewill// Pohl lost power				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (7:42)	<p>Thornewill – Presented project; her clients have not decided if they want a mud sill; main ridge is 29'4".</p> <p>McLaughlin – East elevation, the front door should be a 6-panel door; the deck on the left should be no more than 8 feet deep if it is visible. Much of this is not visible. It is appropriate to the area.</p> <p>Camp – East elevation, the 2nd-floor windows over the front door aren't evenly spaced from the outer wall.</p> <p>Oliver – The chimney is very high; asked if it will have a cricket (probably).</p> <p>Welch – Dropping to a mud sill would help address overall massing issues and it's being on a plateau.</p> <p>Coombs – This should have more additive massing; there is plenty of room for it. Eave heights are all 2 stories. This will be visible from Quidnet Milk Route.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Camp, McLaughlin, Oliver, and Coombs-aye			Certificate #	

10. 4 Ahab Rd, LLC	03-3073	41 Wauwinet Road	Garage addition	20/7	Thornewill Design
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	Thornewill// Pohl lost power				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (7:57)	<p>Thornewill – Presented project; south elevation deck exists. Welch – He’s good with it. McLaughlin – West elevation, the entry door should be a different style. Camp – She likes it. Oliver – It’s appropriate; the addition is away from the road. She’s okay with the entry door as proposed.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Welch, Camp, and Coombs-aye		Certificate #	HDC2021-03-3073	
11. 4 Ahab Rd, LLC	03-3091	41 Wauwinet Road	Cabana	20/7	Thornewill Design
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch				
Alternates	Pohl lost power				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (8:03)	<p>Thornewill – Presented project; doesn’t believe it will be visible. No concerns based on lack of visibility.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Welch, McLaughlin, Camp, and Coombs-aye		Certificate #	HDC2021-03-3091	
12. Randy Sharpe	02-3051	49A Meadow View Drive	New dwelling	56/113.1	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (8:07)	<p>Thornewill – Presented project. Camp – This is highly appropriate. Asked why the hipped porch roof doesn’t continue around on the left into the little ell. Coombs – Agrees with Ms. Camp. Oliver – Thinks it’s appropriate as well. McLaughlin – No comments. Pohl – Likes Ms. Camp’s suggestion about bringing the hipped roof around on the left, but he’s okay with it as is.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye		Certificate #	HDC2021-02-3051	
13. Alex Karis	03-3098	22 Ellen’s Way	Rev. 12-2599: cable rail	81/179	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (8:15)	<p>Meerbergen – Presented project; west elevation is not visible. McLaughlin – He is against cable rails on Nantucket. No others have concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 4-1//Camp, Coombs, Oliver, and Pohl-aye; McLaughlin-nay		Certificate #	HDC2021-03-3098	

14. Alex Karis 03-3097	22 Ellen's Way	Rev. 12-2588: extend porch	81/179	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (8:18)	Meerbergen – Presented project. McLaughlin – East elevation, the application would have to be approved with the moon gate not part of this application. No others have concerns.			
Motion	Motion to Approve as submitted; the moon gate is not part of this application. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-03-3097
15. Klacar, LLC 03-3080	1 Windy Way	Addition	67/553.1+553.2	Klaudia Mally
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Klaudia Mally, co-owner			
Public	None			
Concerns (8:21)	Mally – Presented project. Camp – This is an improvement. Coombs – It's still a huge building and it's getting larger. McLaughlin – No concerns. Oliver – She's fine with this. Asked if the 2 nd -floor windows will eventually have grills as well (yes).			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-03-3080
16. White Elephant, LLC 03-3084	50 Easton Street	Awning addition	42.4.1/23	Mike Duffy
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:28)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	
17. Kim Wentworth 02-3033	14 Lincoln Avenue	Addition	30/182	Mark Cutone
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:29)	Cutone – Presented project; dormer faces interior to the lot; structure is circa 2007/2008. Backus – Couldn't find an age for the garage; the main house is historic. Read HSAB comments: many of the windows have panes that are too wide or wrongly proportioned; garage lites need adjusting; south elevation windows are mixed up; Recommendations: adjust window sizes for more vertical pane size; south elevation, lower windows should be taller than or similar size of upper window - many of the windows have panes are too wide or wrongly proportioned and adjust window sizes for more vertical pane size. McLaughlin – The arched brackets are not appropriate (existing). No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2021-02-3033

18. Okay Okay House, LLC 03-3115		10 Union Street	Fence + gate	42.3.1/43	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (8:35)	<p>Paul – Presented project; ivy was taking over a lot of the vegetation and damaged trees will be replanted.</p> <p>Backus – Circa 1930s cottage-style structure being worked on now; this would be like-kind if not for the extension of the “B” fence and changing the tops of the “C” fence. Read HSAB comments: No comments.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye		Certificate #	HDC2021-03-3115	
19. Nicola Day 03-3085		5 Essex Road	Car tent	67/602	Ronny Arias
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:45)	Not opened at this time.				
Motion	Motion to Hold for representation and a view. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye		Certificate #		
20. George Balboa 03-3087		71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence and advisory comments.				
Representing	Brook Meerbergen				
Public	<p>Ethan Griffin, for 69 Cliff Road</p> <p>Meryl Bralower, 1 Hamblin Road</p> <p>Karen Padir, 69½ Cliff Road</p> <p>Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP for the Bralowers</p>				
Concerns (8:46)	<p>Meerbergen – Presented project; reviewed Conservation Commission approved grading plan with topo.</p> <p>Flynn – Read letter of concerns from Griffin, 69 Cliff Road.</p> <p>Griffin – Appreciates inclusion of the topo plan; feels almost 2 feet of fill is a significant amount.</p> <p>Bralower – Very concerned about the density of the project on a small lot. The whole lot is visible from Hamblin down our driveway. All structures sit very close to the lot lines; the size of the pool and proximity to the rear lot line is a concern.</p> <p>Padir – Our greatest concern is the slope of the property toward our property and share concerns about the fill and runoff onto our property.</p> <p>Reade – The large amount of program on a very small lot will be visible from several locations, including a straight-shot view of the pool up Hamblin. The road is a way owned by Mr. Griffin; the act indicates a way shown on the Registry of Deeds is within HDC jurisdiction.</p> <p>Camp – This lot shouldn’t have been subdivided; it’s way over sized for the lot and at this size, there shouldn’t be a pool and cabana. Doesn’t see the design appropriate for the neighborhood.</p> <p>Coombs – Agrees with Ms. Coombs. She’s concerned about the ground cover proportions of the house to the land. Architecture is bland.</p> <p>Oliver – It would be helpful to have a site plan with more information and a cross section of the property showing the house, the grading, and how the fill will work. The house itself is simple.</p> <p>Welch – Agrees about the need for cross sections; they should include points of highest and lowest along both axis. Would also like a copy of the survey drawing entered into the packet for our review and a locus map and a quick over lay of the proposed within the locus map. He wants clarification on the road between Hamblin and North Star and who has ownership. He’d also like this added back to the view list.</p> <p>Pohl – Suggested cross sections north-south and east-west showing proposed and existing grade. If the Griffins own that little way, it isn’t a public way.</p>				
Motion	Motion to View and hold for more information to include surveyed south plan, cross section at the deepest and shallowest point of the lots and a locus with an overlay of proposal. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye		Certificate #		

Rest held for Thursday, March 18

21.	George Balboa 03-3100	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
22.	George Balboa 03-3102	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
23.	4EW, LLC 02-3055	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
24.	4EW, LLC 02-3054	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
25.	4EW, LLC 02-3052	4 Ellen's Way	Pool	81/171	Brook Meerbergen
26.	Daniel Omstead 02-3045	50 Wauwinet Road	Garage	14/68.2	SMRD
27.	Paul Gray 02-3060	9 Coffin Street	Addition	73.4.1/15	SMRD
28.	Hugh Davis 02-3045	112 Main Street	Cottage – entry cover	42.3.3/104	Gryphon Architect
29.	Hugh Davis 02-3062	112 Main Street	Shack – fenestration revs	42.3.3/104	Gryphon Architect
30.	11 Upper Tawpawshaw Rd, LLC 03-3106	11 Tawpawshaw Road	New dwelling	53/45	Mark Cutone
31.	11 Upper Tawpawshaw Rd, LLC 03-3104	11 Tawpawshaw Road	Garage	53/45	Mark Cutone
32.	11 Upper Tawpawshaw Rd, LLC 03-3093	11 Tawpawshaw Road	Pool	53/45	Mark Cutone
33.	11 Upper Tawpawshaw Rd, LLC 03-3103	11 Tawpawshaw Road	Pool cabana	53/45	Mark Cutone
34.	LBC Sconset, LLC 03-3075	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
35.	Cannonbury Holdings 2 02-3025	16 Cannonbury Lane	Move on MH from 9 Hawks	74/12	JGG Architects
36.	Cannonbury Holdings 2 02-3026	16 Cannonbury Lane	Move on from 9 Hawks	74/12	JGG Architects
37.	10 Easy Street NT 03-3089	10 Easy Street	Window changes	42.3.1/78	NAG
38.	Chris Loftus 03-3092	8.5 Evergreen Way	New dwelling	68/703	Linda Williams
39.	38 Prospect, LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
40.	38 Prospect, LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
41.	38 Prospect, LLC 03-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
42.	38 Prospect, LLC 02-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
43.	Galyna Bahdanovich 03-3101	65 Miacomet Avenue	Addition	67/84.1	Self
44.	Nantucket Oaks, LLC 02-3059	6 Fishers Lane	New dwelling	75/32.1	Normand Residential
45.	Nantucket Oaks, LLC 02-3058	6 Fishers Lane	Garage	75/32.1	Normand Residential
46.	Nantucket Oaks, LLC 03-3090	6 Fishers Lane	Pool and hardscape	75/32.1	Normand Residential
47.	The Richmond Co. 02-3060	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
48.	Michael Robinson 03-3088	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
49.	Justin Brooks 03-3112	15 Correia Lane	New main dwelling	80/56	LINK
50.	Justin Brooks 03-3113	15 Correia Lane	New garage	80/56	LINK
51.	Steven Jemison 02-3029	4 Lavender Lane	New shed/tennis cabana	33/24	JB Studio/LINK
52.	Steven Jemison 02-3030	4 Lavender Lane	Tennis court	33/24	JB Studio/LINK
53.	Joseph Saluti 03-3114	174 Cliff Road	Fenestration changes	41/63	Emeritus
54.	M. Woodley 02-3039	22 Mizzenmast Road	Addition	66/368	Val Oliver
55.	17 Avenue Realty 02-3049	17 Lincoln Avenue	Move off/demo	30/118	Botticelli + Pohl
56.	Bruschi Family 02-3044	7 Westerwick Drive	New dwelling	73/35	Workshop/APD
57.	Bruschi Family 02-3056	7 Westerwick Drive	Garage/studio	73/35	Workshop/APD
58.	Mark Wendling 02-3050	4 John Adams Lane	Rev. 07-1397: pool & hrdscp	30/628	Botticelli + Pohl
59.	Melissa Pique 02-3027	39 Surfside Road	New dwelling	55/438	Topham Design

VI. 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.	Jon Schoudele 08-1477	13 Union Street	Brick driveway	42.3.2/16	Self
2.	Sharon Hubbard 02-2943	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
3.	Brett Fodiman 01-2765	111 Surfside Road	New dwelling	80/70	Emeritus
4.	Paul Piccirillo 10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
5.	61 Fairgrounds, LLC 02-2980	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
6.	61 Fairgrounds, LLC 02-2981	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
7.	61 Fairgrounds, LLC 02-2982	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
8.	61 Fairgrounds, LLC 02-2983	61 Fairgrounds Road – Lot B	Cottage	67/176	Linda Williams
9.	61 Fairgrounds, LLC 02-2984	61 Fairgrounds Road – Lot C	Main house	67/176	Linda Williams
10.	61 Fairgrounds, LLC 02-2985	61 Fairgrounds Road – Lot C	Cottage	67/176	Linda Williams
11.	61 Fairgrounds, LLC 02-2986	61 Fairgrounds Road – Lot D	Main house	67/176	Linda Williams
12.	Three North Gully Rd 02-2956	7 North Gully Road	Demo/move off	73.1.4/123	Botticelli + Pohl
13.	Emily Overlook 02-2842	22 Clifton Street	New dwelling	73.4.1/26.3	Bentley + Churchill
14.	Gifford Whitney A Trst 02-2977	6 Lily Street	Renovations	42.3.4/45	CWA
15.	Brian + Toni Franz 02-2974	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
16.	Brian + Toni Franz 02-2975	12 Cannonbury Lane	Garage	74/10	Workshop/APD
17.	Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
18.	LBC Sconset LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
19.	Charles Schwarzapfel 10-2033	9 Maine Avenue	Pool	60.3.1/425	NAG
20.	46 Union St N.T. 02-2843	46 Union Street	Addition	42.2.3/28	M. Cutone Arch
21.	Deb Wasil 01-2786	51 Pleasant Street	Hardscape	55/32.3	Linda Williams
22.	17 Avenue RT 01-2776	17 Lincoln Avenue	Rev. 12-2442: ext revisions	30/118	Botticelli + Pohl

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23. Gordon C. Russell 02-2976	3 School Street	Adtn, roofwalk & clapboard	42.3.2/125	Flavin Architects
24. Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
25. Taylor Murphy 02-2961	7 Evergreen Way	Garage door change	68/722	Self
26. 37 Pocomo Road R.T. 02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
27. Brain Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD
28. Brain Rice 02-2964	41 Crooked Lane	New garage	41/202	Workshop/APD

VII. OTHER BUSINESS

Approved Minutes	February 12, 18, 23 & 26 2021 – No motion at this time.
Review Minutes	February 25, March 1, 4 & 5, 2021
Other Business	<ul style="list-style-type: none"> Meeting posting for HDC Appeal- 83/85 Eel Point Rd; Select Board 3/17/21 at 5:00 pm Staff – posted a meeting in case there is a quorum. Next HDC Meeting- Old Business Thursday March 18, 2021 at 01:00pm-2:30pm sharp Discussion of Resilient Nantucket meeting Grey shingles in the OHD/SOHD Discussion of additions and new dwelling added to the consent agenda Review policy of Move/Demo hearings in relation to new dwellings Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

- Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn and 9:15 p.m. (Camp)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board