



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 ~~

Thursday, June 3, 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 1:00 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, Thornewill
Absent Members: Welch, Dutra
Late Arrivals: Thornewill, 1:09 p.m.
Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. DISCUSSION ARTICLE 82 (BYLAW AMENDMENT: STREETS AND SIDEWALKS)

Voting Pohl, Coombs, McLaughlin, Camp, Oliver

Alternates Thornewill

Documentation Article 82, photos

Speakers Kevin Kuester, Article 82 sponsor
Linda Williams

Concerns **Kuester** – The goal is to reduce repetitive signage, signs being too close together, limit the maximum size to the minimum the State allows, and regulate use of dayglo reflective signs to school zones only. This has been given a positive recommendation from Sign Advisory Committee (SAC) and Nantucket Historical Commission. If this is passed, we hope to use it to get the State to remove some of the excess signage along Milestone Road. Would like HDC's endorsement.

Pohl – We are working within the State regulations, not trying to override them.

Camp – Asked how to vote to support this.

Kuester – Vote yes on Article 82; if approved, it would change the existing bylaw.

Coombs – The State seems to feel the more signs per pole, the better. SAC has been fighting this for years and she supports this.

Thornewill – She thinks the reflective signs are actually blinding at night. Asked if this would limit that.

Kuester – We can limit the use of dayglo anywhere but in a School Zone.

Williams – We've been through this already; Milestone Road is a State road. Mike Burns had to battle with the State to get some of the signs removed after the last repaving. The State won't budge when it comes to safety.

Pohl – It might be difficult, but this works within the State regulations. Nothing Ms. Williams said would change his plan to support this article. Something could be worked out.

Kuester – His hope is by making this a local bylaw, we can go back and use the same rationale we used to keep stop-lights off the Island. This also provides anyone designing an Island road system some guidance for signage.

McLaughlin – If any Town committee needs signs, they take it to the SAC.

Motion **Motion for the HDC to endorse Article 82. (Coombs)**

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

III. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kim Taylor 05-3852	76 Easton Street	Demo garage	42.4.1/33	Linda Williams
2. Kim Taylor 05-3853	76 Easton Street	New shed	42.4.1/33	Linda Williams
3. Cheryl Gilbert Et al. 05-3793	16 D Street	Addition + fenestration	60.2.1/2	EMDA
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornwill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2021-05-(as noted)

IV. 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. Melissa Druley 05-3770	21 Old South Wharf	Rev. 10-2170: add HVAC	42.2.4/2	Emeritus
	• Firepit must not be visible at time of inspection and in perpetuity			
2. Kim Taylor 05-3854	76 Easton Street	Fence	42.4.1/33	Linda Williams
	• To match existing fence			
3. Josh Grey 05-3899	2 Sandplain Drive	Re-site garage	68/356	KOH Architect
	• Must submit the updated site plan			
4. Cheryl Gilbert Et al. 05-3794	16 D Street	GH foundation/clr chg/fenst	60.2.1/2	EMDA
	• French doors on North elevation to be 6-light without the kick panel			
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornwill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2021-05-(as noted)

V. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Union Lodge Masons 05-3878	30B Main Street	Projecting sign	42.3.1/2.5	Julia Morash
2. Union Lodge Masons 05-3877	30 Main Street	Projecting sign	42.3.1/2.5	Laurie Herrman
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornwill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments			
Representing	Linda Williams			
Sign Advisory	None			
Concerns	Flynn – Item 1, 30B Main Street was held for more information; Item 2, 30 Main Street is approvable. Williams – We are submitting a Master Sign plan; that's what's missing from the 30B Main Street application.			
Motion	Motion to Hold Item 1 for more information. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	
Motion	Motion to Approve Item 2. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2021-05-3877
3. Marth Sargent 05-3889	35B Old South Road	Projecting sign	68/6	Erica Marrero
4. Susan Fisher Trust 05-3880	1 Cherry Street	Wall sign	55/377.1	Julie Kellog
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornwill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments			
Representing	None			
Sign Advisory	None			
Concerns	Flynn – Both Items 3 & 4 are approvable per SAC comments			
Motion	Motion to Approve Items 3 & 4 through staff per Sac Comments. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2021-05-(as noted)

VI. NEW BUSINESS (05/18/21)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Adair Prall 05-3771	3 Sylvia Lane	Shed addition	42.4.4/11	LINK
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (1:19)	<p>Ewing – Presented project; the windows and air conditioning unit (A/C) shall remain in place</p> <p>Backus – Read HSAB comments: no concerns but drawings unclear on what is being proposed. This is circa 1940s per the National Historic Landmarks (NHL) listing.</p> <p>Pohl – The drawings are unclear; confirmed the ridge is an extension of the existing building.</p> <p>Camp – Asked what will happen to the A/C attached to the wall.</p>			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-05-3771
2. VTT 48 Center St 05-3772	48 Center Street	Color change	42.3.1/1	LINK
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (1:25)	<p>Ewing – Presented project; wants the front to be yellow; it would be painted shingle.</p> <p>Backus – Circa 1780 contributing called White House Inn; other businesses have previous business names on their buildings so there is precedent of keeping the historic name. Read HSAB comments: historically referenced as The White House and should remain white; will not look good next to the red building next door; replace the sign.</p> <p>Coombs – It should remain white; it's The White House.</p> <p>Oliver – Not in favor of the change.</p> <p>Camp – Would prefer natural to weather over yellow; should stick with the white.</p> <p>McLaughlin – The yellow is the only color approvable for clapboard.</p> <p>Discussion on Ms. Coombs' motion to keep it white.</p> <p>Pohl - Ms. Coombs motion is a denial; an option is to withdraw.</p>			
Motion	WITHDRAWN			
Roll-call Vote	N/A		Certificate #	
3. Kevin Bates 05-3773	28 Norwood (Portion of)	New dwelling	71.3.3/109	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (1:30)	<p>Williams – Presented project; modular for a covenant house; roof dual black, terratone sash, trim natural to weather.</p> <p>Camp – It's too tall at 29' and the chimney as designed isn't appropriate.</p> <p>Coombs – Agrees with Ms. Camp; it's too tall and the chimney should be corbelled lower with the corbelling sloped, not squared off; the fireplace is crowded in.</p> <p>Oliver – It's a simple house; we shouldn't be so critical. However, agrees about the odd-ball fireplace. People don't need 9' ceiling heights.</p> <p>McLaughlin – Drop 3' off the roof; the 2nd-floor will be visible.</p> <p>Pohl – Thinks it could be dropped at the foundation. Agrees about the chimney. Huntington in general needs to come to terms with our desire to make their houses smaller.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	

4.	Heather Haddon	05-3808	1 Milk Street	Trim Color Change	42.3.3/87	Twig Perkins
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Alyssa Corry, Twig Perkins					
Public	None					
Concerns (1:41)	<p>Corry – Presented project; to white; found old black-white pictures that look like it had white trim; wants the door to be chrome green.</p> <p>Backus – This is a transitional design and a typical 4-bay; it’s individually significant; Clay Lancaster noted the frame might come from old Sherburne; stark white would be a major contrast for an 1800s structure. Read HSAB comments: white is appropriate but prefer Nantucket grey.</p> <p>Camp – The street has an ambiance of grey buildings and tall trees; we have said okay to Platinum grey, which she would support. This section of the street has its own feel different from upper and lower Milk Street.</p> <p>Oliver – She’s okay with it as long as the door isn’t white. It might be a good idea to view.</p> <p>Coombs – Platinum grey might be a good compromise. Likes the Nantucket red front door which would go well the Platinum grey. Would prefer it remain white.</p> <p>McLaughlin – Should be grey to match the neighborhood; too many new materials are being used downtown.</p> <p>Pohl – There’s a section of Milk Street where every house is grey with a lot of trees, and it has a wonderful tone; however white is an approvable color. The fence is currently the same grey as the trim; it should be repainted to match the house.</p> <p>Flynn – She can leave this on Monday’s agenda.</p>					
Motion	<p>Motion to Approve through staff as platinum grey. (Camp)</p> <p>Not Carried 2-3//McLaughlin and Camp-aye; Pohl, Oliver, Coombs-nay</p> <p>Motion to View. (Coombs)</p>					
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye				Certificate #	
5.	251 Hummock Pond, LLC	05-3774	251 Hummock Pond Road	Pool and hardscape	83/26	Mark Lombardi
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (1:57)	<p>Williams – Presented project; will be putting natural vegetation screening back in; plan shows the fence is 4’ wire in privet but there won’t be any privet.</p> <p>Oliver – She viewed this; her main concern is there’s no groomed landscaping in that area; a hedge isn’t a good idea. Concerned about the huge 6’ board fence encompassing the rear. More natural and less fence is better.</p> <p>Coombs – Opposes the use of a privet hedge; the wire fence should be in native plants. The fence goes from the house all the way around and back to the house; a 6’ board fence is not appropriate anywhere.</p> <p>McLaughlin – Everything as proposed is all over the Island and nothing is detrimental to the area; it’s all approvable.</p> <p>Camp – This is highly inappropriate; this area is completely open. If they have to have a pool, the board fence and vegetation should be restricted to the pool area only. This level of formality would set a precedent. She likes how the back corner is vegetated.</p> <p>Pohl – The 6’ fence is only around the Cabana. There will be indigenous vegetation along the front.</p>					
Motion	Motion to Approve through staff with no 6’ fencing, no privet, use of naturalized year-round vegetation; and not to be seen at time of inspection and in perpetuity. (Oliver)					
Roll-call Vote	Carried 4-1//Coombs, McLaughlin, Oliver, and Pohl-aye; Camp-nay				Certificate #	HDC2021-05-3774
6.	251 Hummock Pond, LLC	05-3775	251 Hummock Pond Road	Cabana	83/26	Mark Lombardi
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (2:13)	<p>Williams – Presented project; all natural to weather with a wood roof.</p> <p>Camp – Not in favor of an open veranda thing.</p> <p>Coombs – Suggested a wall along the north side to keep wind from blowing through.</p> <p>Oliver – She hates these things; suggested eliminating this and making the shed bigger.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – He thinks it’ll be well screened. Drawing says white trim.</p>					
Motion	Motion to Approve through staff with a wall on the north side and application corrected to state trim to be natural to weather. (Coombs)					
Roll-call Vote	Carried 3-2//McLaughlin, Coombs, and Pohl; Camp and Oliver-nay				Certificate #	HDC2021-05-3775

7. 251 Hummock Pond, LLC 05-3776	251 Hummock Pond Road	Shed	83/26	Mark Lombardi
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (2:20)	<p>Williams – Presented project; orientation of the elevations is wrong.</p> <p>Coombs – The roof is too steep; lessening the pitch would lower the height. Suggested turning it so the grill faces the rear and the shed will completely screen the pool.</p> <p>Camp – It's not that visible; agrees about bringing down the height. Feels the area is too open for this.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – Reducing the pitch to 10/12 will bring the height down and render this less visible.</p>			
Motion	Motion to Approve through staff with the roof pitch dropped to 10/12; correct the compass points on the elevations; and to be natural to weather. (McLaughlin)			
Roll-call Vote	Carried 4-1//Coombs, Oliver, McLaughlin, and Pohl-aye; Camp-nay		Certificate #	HDC2021-05-3776
8. Carr/86 Cliff Road 05-3778	84 Cliff Road	Move off to 86 Cliff	30/74	R. Newman/SCI
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos and staff comments.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (2:26)	<p>Newman – Presented project.</p> <p>Backus – This structure is not contributing.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-05-3778
9. Carr/86 Cliff Road 05-3779	86 Cliff Road	Move on /part demo/addtn	30/74	R. Newman/SCI
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (2:26)	<p>Newman – Presented project.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-05-3779
10. Elizabeth Powell 05-3780	71 Cliff Road	Pool	30/160	Atlantic Lndscpng
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:31)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver Camp-, McLaughlin, Coombs, and Pohl-aye		Certificate #	

11. Ron Winters 05-3781	6B Essex Road	Rooftop solar	67/598	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (2:32)	<p>Carruthers – Presented project; roof black asphalt; only visible portion of the roof will be completely covered by panels.</p> <p>McLaughlin – Placement is very appropriate to the area.</p> <p>Coombs – Looking up the driveway, the panels should be placed to the left over the garage doors where they won't be visible. We are trying not to place panels, so they face the street.</p> <p>Oliver – He's shifting the garage door to the left then adding windows over the new pedestrian door. She was going to suggest the south elevation panels be moved to fill the west elevation roof; but would be okay with Ms. Coombs suggestion.</p> <p>Camp – Agrees with both suggestion.</p> <p>Pohl – The south provides more energy, so Mr. Carruthers would probably prefer shifting all the west elevation panels to the left and keeping the south panels as they are.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
	Not carried//Oliver, Coombs, Camp-nay			
	Motion to Approve through staff with the west elevation panels shifted to the left edge. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-05-3781

Rest held for Monday, June 7.

12. Village Way R.T. 05-3782	6 Village Way	New dwelling	14/42	Workshop APD
13. Grey Lady Lane 05-3783	6 Grey Lady Lane	New dwelling	66/703	Val Oliver Design
14. Milton Rowland 05-3784	18 Mount Vernon Street	Addition	55.4.4/32.1	Self
15. Hope Poor 05-3785	Tuckernuck "Over the Hill"	Rooftop solar	96/2.1	John Phinney
16. Hams Tucker NT 05-3786	Tuckernuck "Far Out"	Rooftop solar	94/23	John Phinney
17. Dakota 5W, LLC 05-3820	5 Westerwick Drive	New dwelling	73/36	Workshop APD
18. Dakota 5W, LLC 05-3787	5 Westerwick Drive	Pool and hardscape	73/36	Ahern
19. 33 N. Mill, LLC 05-3789	7 North Mill Street	New dwelling	55.44/77	S. Metz Design
20. Kelly Carrero 05-3790	8 Walnut Lane	Driveway/apron	42.3.4/69	R. Newman/SCI
21. William Hokkanen Trust 05-3791	73 North Liberty Street	Foundation + addition	41/141	NAG
22. Hugh Davis 05-3721	112 Main Street	Rev. 58361: add + reno	42.3.3/104	Gryphon Archit
23. Kingfisher R.T. 05-3719	278 Polpis Road	Rev. 2488: relocate on site	25/2	Gryphon Archit
24. Mark Wilmot 05-3718	35 Monomoy Road	Rev. 15851: fenest + dormer	54/74	Gryphon Archit
25. PFOX Nantucket, LLC 05-3792	20 Orange Street	Addition + fenestration	42.3.2/70	Botticelli + Pohl
26. Frederick Hahn 05-3795	50 Eel Point Road	Garage	32/25.1	EMDA
27. Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscp
28. Wendzicki C. Et al. 05-3726	13 Equator Drive	Pool	66/261	JB Studios
29. Wendzicki C. Et al. 05-3727	13 Equator Drive	Cabana	66/261	JB Studios
30. Dolores Martin 05-3796	80 Easton Street	Spa	42.4.2/6	Self
31. Stephen Slosek 05-3798	40 Polpis Road	Rooftop solar	54/265	Cotuit Solar
32. Daniel Omstead 05-3799	9 Quaise Pasture Road	Garage/studio	26/20.1	SMRD
33. Alex Karis 05-3855	11 Mill Hill Lane	Rev. 11-2356: fenes + pergola	55/924	B. Meerbergen
34. Ack11 Pleasant, LLC 05-3810	11 Pleasant Street	Replace windows	42.3.3/121	Linda Williams
35. 37 Pocomo Road RT 05-3811	37 Pocomo Road	Pool and hardscape	14/38	Ahern
36. 37 Pocomo Road RT 05-3813	37 Pocomo Road	Cabana	14/38	Workshop/APD
37. 11 India Street, LLC 05-3814	11 India + 31 Center	Bike bollards	42.3.1/122 + 68	Ahern
38. 11 India Street, LLC 05-3816	11 India Street	Fence	42.3.1/122.2	Ahern
39. Cannonbury Lane Part 05-3817	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
40. Cannonbury Lane Part 05-3788	14 Cannonbury Lane	Pool & harscape	74/11	Workshop APD
41. Gifford Whitney A Trst 05-3818	6 Lily Street	Window and door change	42.3.4/45	CWA
42. 8 Walsh, LLC 05-3819	8 Walsh Street	Addition	42.4.1/83	B. Meerbergen
43. Barry + Robert Ang 05-3821	11 Jonathan Way	New dwelling	75/42	McMullen Assoc.
44. Barry + Robert Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
45. Barry + Robert Ang 05-3823	11 Jonathan Way	Shed	75/42	McMullen Assoc.
46. Barry + Robert Ang 05-3824	11 Jonathan Way	Pool and hardscape	75/42	McMullen Assoc.
47. LBC Sconset, LLC 05-3826	9 Hawk's Circle	Minor resite + bumpout	74/37.1	JGG Architects
48. Beach Not, LLC 05-3827	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
49. Beach Not, LLC 05-3828	16 Cannonbury Lane	Rev. 3026: location + window	74/12	JGG Architects
50. 103 Main Street, LLC 05-3829	103 Main Street	Gate	42.3.3/153	Atlantic Lndscpng
51. Steven J. Renehan Tr 05-3830	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Lndscpng

Proposed HDC Minutes for June 3, 2021

52.	38 Prospect, LLC 05-3831	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	Mark Lombardi
53.	Greg Raiff 05-3832	100 Low Beach Road	Rev 10-21882 minor revs	75/27	Bernice Wahler
54.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
55.	Jim Helfrich 05-3834	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
56.	Earret, LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
57.	John Berry 05-3837	22 Eel Point Road	Demo/move off	40/45	Emeritus
58.	John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
59.	Bill Burke 05-3839	54 Pochick Avenue	Addition	79/128	Emeritus
60.	Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
61.	Doug Meyer 05-3840	18 Gardner Road	Garage	43/135	Emeritus
62.	Darrell Ferguson 05-3842	28 Main Street, Sias	Rev 02-2856 cupola + pergola	73.3.1/47	Emeritus
63.	Eric Kraeutler 05-3843	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
64.	Eric Kraeutler 05-3844	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
65.	Hannah Gardner House 05-3845	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
66.	NISDA 05-3846	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
67.	NISDA 05-3847	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
68.	NISDA 05-3848	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
69.	William Scannell 05-3849	119R Eel Point Road	Rev 12-2446 cupola revs	33/17.1	BPC
70.	Sweet Meadow Sylvia Ln 05-3851	74 West Chester Street	Hardscape	41/478	NAG

VI. OLD BUSINESS (05/25/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli + Pohl
2.	Anehialine Prop 04-3327	19 East Creek Road	Addition	55/60	BPC
3.	38 Prospect, LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	B Meerbergen
4.	38 Prospect, LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	B Meerbergen
5.	38 Prospect, LLC 02-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	B Meerbergen
6.	38 Prospect, LLC 02-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	B Meerbergen
7.	Tim Demasi 04-3424	3 Gladlands Ave	New dwelling	80/234	Emeritus
8.	Josh Gregg 05-3714	2 Sandplain Drive	Pool and hardscape	68/356	Swim Pool&Dsgn
9.	David Berson-Lacey 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SM Roethke
10.	Cannonbury Holding 04-3380	18 Cannonbury Lane	New dwelling	71/13	Chip Webster
11.	Jennifer Silva 04-3381	14 Harborview Way	Lift, addition & roofwalk	42.4.1/26	Thornewill Dsgn
12.	Sam Aloisi 05-3620	19 Quaker Road	New dwelling	41/42	Thornewill Dsgn
13.	Brian Franz 04-3609	10-12 Cannonbury Lane	Pool	74/9 + 10	Ahern LLC
14.	Diedre Hamlin Trust 02-2951	6 Lowell Place	Addition	41/167	Topham Design
15.	Gary Creem 04-3603	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
16.	Grey Lady Lane, LLC 04-3600	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
17.	3 Waterview, LLC 04-3613	3 Waterview Drive	New dwelling	76/117.1	Linda Williams
18.	3 Waterview, LLC 04-3594	3 Waterview Drive	Pool and hardscape	76/117.1	Linda Williams
19.	Stephanie Basile 04-3602	8 New Mill	Garage/apartment	42.3.3/33.2	Linda Williams
20.	Kristina Amendolare 05-3625	8 Bank Street	Addition	73.1.3/69	Angus Macleod
21.	Mark Finnegan 05-3623	36 Warren's Landing	Gazebo/cabana	38/44	BPC
22.	Mark Finnegan 05-3624	36 Warren's Landing	Pool	38/44	BPC

VII. OTHER BUSINESS

Approved Minutes	May 14, 18, & 20, 2021 Motion to Approve. (Camp) Carried 5-0//Coombs, McLaughlin, Oliver, Camp, and Pohl-aye
Review Minutes	May 25 & 27, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Old Business Monday, June 7, 2021 at 4:30 p.m. • Discussion of additions and new dwellings 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:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:46 p.m. (McLaughlin)**

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

Submitted by:

Terry L. Norton