



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, July 6, 2021

Public Safety Facility, 4 Fairgrounds Road, Community Room – 5:00 p.m.

Called to order at 5:01 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Kadeem McCarthy, Administrative Specialist

Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill, Dutra

Remote Participation: Per 940 CMR 29.10, Diane Coombs is participating remotely via Zoom.

Absent Members: None

Late Arrivals: Camp, 5:08 p.m.

Early Departures: Dutra, 6:39 p.m.; Welch departed at 6:48 & returned at 8:20 p.m.

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---------------------------------------|-----------------------|----------------------------|-------------------|-------------------|
| 1. Barsamian Trust 06-4080 | 97 Cliff Road | Rev. 1409: shed | 30/636 | V. Oliver Design |
| 2. Jesse Boyd 07-4111 | 21 Tashama Lane | 532sf addition | 55/465 | Thornewill Design |
| 3. Terry Noyes, et al. 06-4092 | 17 Hooper Farm Road | Driveway apron | 55/220.3 | Permits Plus |
| 4. Rascius Raimoncas 06-4088 | 10 Nanina Drive | Outdoor shower & hardscape | 67/586 | Self |
| 5. NHA 06-4103 | 39 A-B Bartlett Road | A/C and roof overhang | 66/410 | Linda Williams |
| 6. Jeffrey Titley 07-4112 | 6B Yompasham | Shed | 55/541.2 | LINK |
| 7. Grey Lady, LLC 07-4113 | 32 Chuck Hollow Road | Trim color change | 75/68 | Self |
| 8. Mid Island Service 06-4104 | 43 Sparks Avenue | Window change | 55/267.3 | EMDA |
| 9. Allie Scheffelin 06-4096 | 23 Starbuck Road | Shed | 60/107 | Structures Ultd. |
| 10. Dana Volman 07-4109 | 51 Ridge Lane | Fenestration change | 38/60 | NAG |

Voting Pohl, McLaughlin, Coombs, Dutra, Welch

Alternates None

Recused Oliver, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Dutra)**

Vote Carried 5-0

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. Douglas Hyde 06-4093 | 8 Creek Lane | Mini-split heat pump | 38/96 | S. Shore Climate |
| • Due to lack of visibility | | | | |
| 2. Back 41, LLC 06-4081 | 105 Tom Nevers Road | Pool, driveway, patio | 91/25 | Ahern, LLC |
| • Pool not to be visible at time of inspection and thereafter. | | | | |

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill

Alternates Welch, Dutra

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//Oliver, Coombs, Thornewill, McLaughlin, and Pohl-aye

Certificate # **HDC2021-(as noted)**

IV. NEW BUSINESS (06/07/2021)

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------|--|-----------------------|----------------------|-------------------|--------------|
| 1. | Housing Nantucket 06-4068 | 31 Fairgrounds Road | New dwelling 1 | 67/149 | Emeritus |
| Voting | Pohl, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | Dutra, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans and site plan. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | Tucker Holland, Municipal Housing Director Anne Kuszpa, Executive Director Housing Nantucket | | | | |
| Concerns (5:04) | Welch – Disclosed that he lives in the area but is not an immediate abutter and feels he can be fair and unbiased. McEachern – Provided a general overview of the housing development. Presented project; going for an agricultural vernacular. Holland – Spoke in support of the project. Collaborative year-round housing project among Affordable Housing Trust (AHT), Housing Nantucket, Town, and Developer. Kuszpa – Spoke in support of the project. All 22 units will be available in perpetuity at affordable rent for residents. Coombs – Appreciates the height. Every house shouldn't look alike because that ends up looking like housing; each one should be different. Oliver – Agrees with Ms. Coombs; they should look a little different. No cupolas and disconnect them because there is nothing like that in this area. Suggests simple, Quaker architecture. McLaughlin – Cupolas are inappropriate. All front doors should be approvable, typical, 6-panel doors. Too much repetition of what's here; wants to see more change. Board and Batten is atypical for a house; should be shingled. Welch – appreciates the agrarian, central, utilitarian idea; however, this is obviously a house. Shingles are typical, but board and batten aren't inappropriate and found around the Island. Suggested eliminating the cupola at this time. Understand this is one set of buildings, he feels this set is enough different yet enough common to the other buildings, this is acceptable. He thinks the coupling creates the concept of a set; if they weren't joined, they'd have to be different. There are 4 dwellings with their own set of doors; in a small, dense subdivision, having nothing but 6-panel doors would be a disservice to the community; different front doors create a sense of individuality. Pohl – Since this set is the first that will be seen from the road, this should have more typical Nantucket details; he'd prefer the details indicated here be on back buildings. Asked if there is a zoning reason for the connector (yes). Appreciates the height and simplicity but since this greets Fairgrounds Road, it should be a more typical design with details, specifically shingled. | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |
| 2. | Housing Nantucket 06-4069 | 31 Fairgrounds Road | New dwelling 2 | 67/149 | Emeritus |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | | |
| Alternates | Dutra, Thornewill | | | | |
| Recused | None (Oliver taking a break) | | | | |
| Documentation | Architectural elevation plans and site plan. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | Anne Kuszpa, Executive Director Housing Nantucket | | | | |
| Concerns (5:31) | MacEachern – Presented project; buildings are connected but separate with individual building permits. Kuszpa – There is zero side-yard setback. Discussion clarification if they are reviewing only the left building or both connected buildings; there should be 8 applications. Camp – This architecture is simpler than the previously reviewed structure. She appreciates the reference to the racetrack and likes the shingle style. She feels the buildings aren't all the same. This is a better approach than the previous application. Did mention she'd like the paving broken up in a creative way. McLaughlin – All dormer meeting rails need to align with the fascia. He wants the front doors to be typical. Welch – Agrees the design is appropriate. Coombs – Asked how close the buildings area, the length of the breezeway (7.5' wide); if they are individual buildings, they should be 10' apart. If they are using a typical wood front door, on this, the "barn" could have a Dutch door. West elevation is a good typical front façade; the side doors shouldn't be 6-panel doors. South elevation, the right dormer window should be wider to fill the dormer or bring the cheeks in. Pohl – Looks like minor tweaking. | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |

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|-------------------------------------|--|---------------------|---------------|------------------------|
| 3. Housing Nantucket 06-4060 | 31 Fairgrounds Road | New dwelling 3 | 67/149 | Emeritus |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | |
| Alternates | Dutra, Thornewill | | | |
| Recused | None (Oliver taking a break) | | | |
| Documentation | Architectural elevation plans and site plan. | | | |
| Representing | Matt MacEachern, Emeritus Development Billy Cassidy, Developer | | | |
| Public | None | | | |
| Concerns (5:49) | <p>MacEachern – Presented project; connected to Dwelling 2.</p> <p>McLaughlin – The exterior architectural features are not typical to the neighborhood; eliminate the cupola, board and batten, and align the meeting rails. North elevation, the brackets should be 45 degrees and straight. Cupolas are atypical to the neighborhood.</p> <p>Welch – Having meeting rails align is aesthetically pleasing, historically they don't. East and west elevations are identical. Thinks the cupola should be eliminated at this time. He'd like to see some studies on the treatment of the B&B carried through along with incorporating shingles. There has been remarkable restraint in the height, the height of this isn't negative and eliminates the homogeneity.</p> <p>Coombs – The use of B&B here is too much. Likes the porch cover. Ambiguous about the cupola. We should consider a different type of front door here. This building looks out over parking; we should think about placement so there isn't a huge line of paved parking; there is no place for children to play.</p> <p>Camp – She's okay with some of the architectural features and historic reference. No other buildings should be higher than this one. It's the only one with brackets and okay with them as proposed. Would like an option to eliminate one of the dwellings to loosen up the whole development and provide more green space around the buildings.</p> <p>Pohl – He doesn't like the cupola and siding; we could revisit it at some time.</p> <p>Cassidy – There is a difference between nice and dumbing down. There is room in the budget to do studies.</p> | | | |
| Motion | Motion to Hold for revisions and some studies. (Welch) | | | |
| Vote | Carried 5-0 | | Certificate # | |
| 4. Housing Nantucket 06-4070 | 31 Fairgrounds Road | New dwelling 8 | 67/149 | Emeritus |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | |
| Alternates | Dutra, Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans and site plan. | | | |
| Representing | Matt MacEachern, Emeritus Development | | | |
| Public | None | | | |
| Concerns (6:03) | <p>MacEachern – This is the adjoining structure to Dwelling 1.</p> <p>Pohl- We've essentially already reviewed this. Suggested turning one 90 degrees to make it less monotonous.</p> <p>Welch – Looking at the site plan with the connector, the heavier connector is more successful here over the smaller connector; suggested that be studied.</p> | | | |
| Motion | Motion to Hold for revisions per comments for Dwelling 1. (Welch) | | | |
| Vote | Carried 5-0 | | Certificate # | |
| 5. Stuart Whitlock 06-3965 | 101 Orange Street | As-built wire fence | 55.1.4/17 | Self |
| Voting | Pohl, Camp, McLaughlin, Coombs, Dutra | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None (Oliver sat off) | | | |
| Documentation | Landscape design plans, site plan, photos, correspondence, historic documentation, and advisory comments. | | | |
| Representing | Susan Whitlock | | | |
| Public | | | | |
| Concerns (6:06) | <p>Whitlock – Presented project; been there since 2009; we installed a bamboo tree; the tree is on our property but does cross the line.</p> <p>Flynn – A letter from the neighbor is in the record. The fence is minimally visible from the street. There are no HSAB comments on this.</p> <p>Coombs – Asked who owns the tree. The fence should go around the tree, not through it. The bamboo fence is informal and fits in.</p> <p>No concerns due to lack of visibility.</p> <p>Pohl – The compelling aspect is the wire fence is virtually invisible.</p> | | | |
| Motion | Motion to Approve due to lack of visibility. (Dutra) | | | |
| Vote | Carried 5-0 | | Certificate # | HDC2021-06-3965 |

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|-----------------|--|---------|------------------|-----------------------------|------------------------|----------------|
| 6. | Barbara Henderson | 06-3981 | 6A Silver Street | Spa and patio | 55.4.1/184.1 | Waterscapes |
| Voting | Pohl, Camp, McLaughlin, Welch, Thornewill | | | | | |
| Alternates | Coombs due to being unable to see the revised plans. | | | | | |
| Recused | Dutra, Oliver | | | | | |
| Documentation | Landscape design plans, site plan, photos, historic documentation, and advisory comments. | | | | | |
| Representing | Linda Williams. | | | | | |
| Public | None | | | | | |
| Concerns (6:18) | <p>Williams – She brought a hard copy of a revised plan to the meeting; Ms. Coombs won't be able to see it and contends she can't sit on it. Presented project. HSAB didn't see her revisions where she addressed their concerns, now 8X13.</p> <p>Pohl – He wants a clarification on Ms. Coombs being able to sit when something is submitted at the meeting.</p> <p>Flynn – Circa 1991 infill. Read HSAB comments: Needs to be viewed from Dover and Silver Streets with stakes; if visible, spa is too large; bluestone is not appropriate; needs very heavy screening.</p> <p>McLaughlin – He sees no detriment to the neighborhood.</p> <p>Thornewill – It won't be visible, but it sets out in the open yard; feels it should be tucked to the house.</p> <p>Welch – Nothing to add.</p> <p>Camp – Agrees with Ms. Thornewill; it's sitting out in the open and too large for the old historic district.</p> <p>Pohl – He feels it won't be visible.</p> | | | | | |
| Motion | Motion to Approve due to lack of visibility and not to be visible at time of inspection and thereafter. (Welch) | | | | | |
| Vote | Carried 4-1//Camp opposed | | | Certificate # | HDC2021-06-3981 | |
| 7. | Kingfisher R.T. | 05-3719 | 278 Polpis Road | Rev. 2488: relocate on site | 25/2 | Gryphon Archit |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | | | |
| Alternates | Dutra, Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Ethan Griffin, Gryphon Architects | | | | | |
| Public | None | | | | | |
| Concerns (6:30) | <p>Griffin – He brought plans with update from ConCom, resited due to wetlands; asked if it would be better to review and hold. There are grading plans.</p> <p>Pohl – Ms. Coombs isn't privy to the new information.</p> | | | | | |
| Motion | Motion to Hold for Thursday, July 8th. (Welch) | | | | | |
| Vote | Carried 5-0 | | | Certificate # | | |

VI. OLD BUSINESS (06/15/2021)

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|-----------------|--|-----------------------|----------------------|---------------------------------|------------------------|------|
| 1. | Patti Duester | 05-3876 | 13 Monomoy Road | As built deer fence | 54/198 | Self |
| Voting | Camp (acting chair), McLaughlin, Oliver, Thornewill, Welch | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | | |
| Representing | None | | | | | |
| Public | None | | | | | |
| Concerns (6:34) | <p>Welch – He viewed this, and it isn't visible; the gates are similar to those in the area and set well back from the road.</p> <p>No concerns.</p> | | | | | |
| Motion | Motion to Approve as submitted with a gate set in from the property line. (Welch) | | | | | |
| Vote | Carried 5-0 | | | Certificate # | HDC2021-05-3876 | |
| 2. | Peter Garren | 04-3615 | 36 Pocomo Road | 2 nd dwelling/garage | 14/79 | NAG |
| Voting | Pohl, McLaughlin, Coombs, Oliver | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Steve Theroux, Nantucket Architectural Group | | | | | |
| Public | None | | | | | |
| Concerns (6:37) | <p>Theroux – Reviewed changes made per previous concerns.</p> <p>McLaughlin – This is a dwelling with a garage so one of the doors needs to be a proper front door.</p> <p>Oliver – No concerns. Appreciates it being parallel to the house rather than in front.</p> <p>Coombs – It will be fine.</p> | | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | | |
| Vote | Carried 4-0 | | | Certificate # | HDC2021-04-3615 | |

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|-----------------|---|-------------------------|---------------|---------------|------------------------|
| 3. | Eliza Silva 04-3391 | 16 Helen's Drive | Rooftop solar | 66/53 | ACK Smart |
| Voting | Pohl, McLaughlin, Coombs, Oliver, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | | |
| Representing | Tim Carruthers, ACK Smart | | | | |
| Public | | | | | |
| Concerns (6:44) | <p>Carruthers – Packet confirms location of the driveway and location of the array.</p> <p>Thornewill – No concerns; this is a dead-end road.</p> <p>McLaughlin – This is appropriate for the area.</p> <p>Coombs – This is an odd piece of land; going in the north driveway, the house doesn't face the street. Doesn't think it will be visible.</p> <p>Oliver – This meets our guidelines.</p> | | | | |
| Motion | Motion to Approve. (Oliver) | | | | |
| Vote | Carried 5-0 | | | | |
| | | | | Certificate # | HDC2021-04-3391 |
| 4. | Jennifer Khoury 05-3768 | 27 West Chester Street | Spa & pergola | 42.3.4/2 | David Troast |
| Voting | Coombs (acting chair), Camp, McLaughlin, Thornewill | | | | |
| Alternates | | | | | |
| Recused | Pohl | | | | |
| Documentation | Landscape design plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | David Troast, Ernst Land Design | | | | |
| Public | | | | | |
| Concerns (6:48) | <p>Troast – This was held for a view; spa is 5X10 and 3.5' deep flush with the deck.</p> <p>Camp – Her concern is that this abuts the Oldest House and is inappropriate for that area.</p> <p>Thornewill – Agrees with Ms. Camp about it being next to the Oldest House. Also, she feels people in the spa will be visible.</p> <p>McLaughlin – This spa will be visible and should be relocated.</p> <p>Coombs – Agrees with Ms. Camp due to its proximity to the Oldest House.</p> | | | | |
| Motion | Motion to Approve through staff the pergola only at this time with the spa removed from the application. (Camp) | | | | |
| Vote | Carried 4-0//Thornewill, McLaughlin, Camp, and Coombs-aye | | | | |
| | | | | Certificate # | HDC2021-05-3768 |
| 5. | Westmoor Club 05-3636 | 109 West Chester Street | Dorm A | 41/805 | JGG Architects |
| 6. | Westmoor Club 05-3637 | 105 West Chester Street | Dorm B | 41/805 | JGG Architects |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Welch, Dutra, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (6:57) | Not opened at this time. | | | | |
| Motion | Motion to Hold for representation. | | | | |
| Vote | Carried 5-0 | | | | |
| | | | | Certificate # | |
| 7. | Carol Anne Surface 04-3605 | 47 Warren's Landing | New dwelling | 38/34 | BPC |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Joe Paul, BPC | | | | |
| Public | | | | | |
| Concerns (6:58) | <p>Paul – Reviewed changes made per previous concerns; main ridge is 27'6".</p> <p>Flynn – Read MAB comments: tall, long, and overpowering; height limit is 25'; visible from Warrens Landing; windows should be 6-over-6.</p> <p>Camp – Appreciates lowering the ridge line, the proportions of the cupola and the window revisions.</p> <p>McLaughlin – Cupola is inappropriate on this style of structure. Needs a proper front door.</p> <p>Oliver – Appreciates the simplification. Agrees with Mr. McLaughlin about removing the cupola.</p> <p>Thornewill – Appreciates the changes especially lowering the ridge; for her that makes the cupola appropriate.</p> <p>Coombs – Northeast elevation, the cupola looks very tall; she could do without it; could have a chimney instead.</p> | | | | |
| Motion | Motion to Approve through staff without the cupola at this time. (Oliver) | | | | |
| Vote | Carried 5-0 | | | | |
| | | | | Certificate # | HDC2021-04-3605 |

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|-----------------|--|---------|--------------------------|--------------------|---------------|------------------------|
| 8. | Carol Anne Surface | 04-3606 | 47 Warren's Landing | Studio | 38/34 | BPC |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | | |
| Representing | Joe Paul, BPC | | | | | |
| Public | None | | | | | |
| Concerns (7:07) | <p>Paul – Reviewed changes made per previous concerns; don't have a finished landscape plan at this time.</p> <p>Flynn – Read MAB comments: pool equipment room; want better description on horizontal and vertical boards.</p> <p>Oliver – East elevation, it's unclear if that is a fence or wall. If the vegetation grows high enough, she'd have no concerns.</p> <p>Thornewill – The driveway isn't shown on the site plan. Asked how it would be screened; this building is visible as is.</p> <p>Camp – The formal columns with vertical board is very odd.</p> <p>McLaughlin – If it's visible, the style of the north and south is not appropriate for Nantucket.</p> <p>Coombs – This is overly complicated for a supposed studio.</p> | | | | | |
| Motion | Motion to Hold for revisions. (Camp) not carried | | | | | |
| | Motion to Approve as submitted. (Oliver) | | | | | |
| Vote | Carried 4-1/McLaughlin opposed | | | | Certificate # | HDC2021-04-3606 |
| 9. | Carol Anne Surface | 04-3607 | 47 Warren's Landing | Pool | 38/34 | BPC |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | | | |
| Representing | Joe Paul, BPC | | | | | |
| Public | None | | | | | |
| Concerns (7:20) | Paul – Wants to update his plan. | | | | | |
| Motion | Motion to Hold for revisions and a landscape plan. (Oliver) | | | | | |
| Vote | Carried 5-0 | | | | Certificate # | |
| 10. | 14 MVR LLC | 04-3420 | 14 Madequecham Valley Rd | New dwelling | 89/13 | Emeritus |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | | |
| Alternates | Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | | |
| Public | Sal Perisano, 16 Madequecham Valley Road | | | | | |
| Concerns (7:21) | <p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Perisano – Asked that the house be pulled back from the bluff as much as possible; the bluff is a fragile, eroding eco system.</p> <p>Oliver – She viewed this; it seems the poles did not represent the full length of this 90' structure. Appreciates many of the changes. The wide porch columns and eliminating the pergola would mitigate the length. Eliminating the shutters would simplify this.</p> <p>Camp – This is still too long; appreciates the change in heights. The dormers read too heavy for Madequecham.</p> <p>McLaughlin – This is 94' long, one of the largest buildings without a garage. Everything above the 1st floor will be visible. South elevation is visible from the beach; the metal cable rails are atypical.</p> <p>Coombs – Appreciates dropping the ridge lines but the length is considerable and all in a straight line with dormers all going in the same direction making it look longer. Suggested turning one of the wings and reducing the length.</p> <p>Pohl – Nothing to add. The main concern is the overall length; other concerns were the shutters and the railing.</p> | | | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | | | |
| Vote | Carried 5-0 | | | | Certificate # | |
| 11. | Frederick Hahn | 05-3797 | 50 Eel Point Road | Pool and hardscape | 32/25.1 | Atlantic Lndsep |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | | |
| Alternates | Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | None | | | | | |
| Representing | None | | | | | |
| Public | None | | | | | |
| Concerns (7:39) | Not opened at this time. | | | | | |
| Motion | Motion to Hold for representation. (Oliver) | | | | | |
| Vote | Carried 5-0 | | | | Certificate # | HDC2021-05-3797 |

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|---|--|---------------------------|-----------------|---------------------|------------------------|
| 12. Zero India Street 03-3268 | | 1 Cambridge Street | Addition | 42.3.1/150.2 | Emeritus |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (7:39) | <p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Flynn – Read HSAB comments 6/21: still too tall and formal; this neighborhood consists of simple 1½ to 2 story buildings; the Atheneum, Dreamland, and Pacific Club should remain the dominant structures; this would compete with them and diminish their importance; recommend lowering the height - shallow the roof pitch to 8/12; lower first floor ceiling height; lower the eave to the second floor window casings; change from clapboard to shingle - the commercial fenestration on the north is formal enough; changing to shingles above and everywhere else will soften the feel; simplify the detailing so that it feels more like a converted dwelling.</p> <p>Coombs – As proposed, this is too massive. The Atheneum, Catholic Church, and Post Office should not be stepped on and made less important; that is the crux of our responsibility to the old historic district (OHD). The 2nd-floor should be set back and the building smaller than the aforementioned. This is too massive in the center of downtown.</p> <p>Camp – This reads as an anomaly. Appreciates removing the 3rd-floor dormers. Would like the height reduced 3 or 4 feet. It is important to get the color right.</p> <p>Thornewill – This feels too tall; suggested using the existing tower top plate as a reference to drop the eaves of the 2nd-floor. The 2nd floor shutters lend too much formality and pulls attention up there.</p> <p>Oliver – Agrees with HSAB about the ways to lower the height and what’s been said. Simple is better. Likes the north elevation front door; eliminate the clapboard in favor of shingles and no shutters. West elevation, same issues.</p> <p>Pohl – Black shutters is too much. Simplify.</p> | | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | | |
| Vote | Carried 5-9 | | | Certificate # | |
| 13. One Folger Road, LLC 05-3642 | | 1 Folger Road | Studio | 30/195.1 | Studio Ppark |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Tom Garrett, Hanley Construction for owner and Mr. Krapp | | | | |
| Public | None | | | | |
| Concerns (7:54) | <p>Garrett – Reviewed changes made per previous concerns.</p> <p>Camp – No comments.</p> <p>McLaughlin – West elevation needs a typical front door.</p> <p>Oliver – Appreciates the changes; it’s still vertical but probably won’t be visible. There is no door on the west elevation; east is the front and faces the pool.</p> <p>Thornewill – No comments.</p> <p>Coombs – West elevation, the ganged gable windows look top heavy; thinks it might look better with one.</p> | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | |
| Vote | Carried 3-2//McLaughlin and Coombs opposed | | | Certificate # | HDC2021-05-3642 |
| 14. Delores Martin 05-3796 | | 80 Easton Street | Spa | 42.4.2/6 | Self |
| Voting | Coombs (acting chair), McLaughlin, Oliver, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | Delores Martin, owner | | | | |
| Public | None | | | | |
| Concerns (8:01) | <p>Martin – There is an existing 5&1 fence around our back yard; we’re here for a 148.5 sf spa with autocover; the White Elephant pool is behind us;</p> <p>Flynn –HSAB comments are from 5/17.</p> <p>Camp – Doesn’t want there to be too much hardscaping; we want to know the material of the coping and any patio. In lieu of where this is, it’s a mixed neighborhood. They’ve been specific and sensitive about what they’re doing.</p> <p>Oliver – No concerns.</p> <p>Thornewill – No concerns.</p> <p>McLaughlin – Visibility is very low and well into the back.</p> | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Vote | Carried 5-0 | | | Certificate # | HDC2021-05-3796 |

VII. NEW BUSINESS (06/21/2021)

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------|--|-----------------------|--------------------------|-------------------|------------------------|
| 1. | Nantucket Marine 06-4051 | 14 Sun Island Road | Rooftop solar | 69/105 | ACK Smart |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | | |
| Representing | Tim Carruthers, ACK Smart | | | | |
| Public | None | | | | |
| Concerns (8:13) | Carruthers – Presented project. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Vote | Carried 5-0 | | | Certificate # | HDC2021-06-4051 |
| 2. | Corey Gammill 06-4053 | 56 Miacomet Avenue | Rooftop solar | 67/350 | ACK Smart |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and manufacturer spec sheet. | | | | |
| Representing | Tim Carruthers, ACK Smart | | | | |
| Public | None | | | | |
| Concerns (8:14) | Carruthers – Presented project; there is heavy vegetation between the house and the pond. Coombs – Thinks it might be visible from Miacomet Road. Oliver – Asked if it's a wood roof (yes); being on a wood roof causes it to be more visible. No other have concerns. | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Vote | Carried 3-2//Oliver & Coombs opposed | | | Certificate # | HDC2021-06-4053 |
| 3. | Richard Meisenberg 06-4057 | 86 Polpis Road | Pool, spa, and hardscape | 44/25.4 | Ahern |
| Voting | Camp (acting chair), McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | Pohl | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | | |
| Public | None | | | | |
| Concerns (8:19) | Ahern – Presented project; pool has an autocover. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | |
| Vote | Carried 5-0 | | | Certificate # | HDC2021-06-4057 |
| 4. | Timothy Quinlisk 06-4059 | 88 Quidnet Road | Patio | 21/104 | Ahern |
| Voting | Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | Pohl | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | | |
| Public | None | | | | |
| Concerns (8:25) | Ahern – Presented project. Oliver – No concerns. Thornewill – Thinks they are relying heavily on trimmed privet in an area where it isn't common; would prefer something more natural to the area. McLaughlin – No comments. Coombs – Asked what they are hiding from Norcross Road the requires the privet screen. | | | | |
| Motion | Motion to Approve through staff with low bayberry instead of privet. (Thornewill) | | | | |
| Vote | Carried 5-0 | | | Certificate # | HDC2021-06-4059 |

| | | | | | |
|-----------------|---|---------------------|--------------------------------|---------------|------------------------|
| 5. | Daniel & Janet Flanagan 06- | 19 Atlantic. Avenue | Roof top solar | 55/7 | Cotuit Solar |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet. | | | | |
| Representing | Karen Alence, Cotuit Solar | | | | |
| Public | | | | | |
| Concerns (8:31) | <p>Alence – Presented project.</p> <p>Oliver – The guidelines say not on the front of the house and the roof is visible over the hedge. Why not on the rear.</p> <p>Coombs – Agrees with Ms. Oliver. It's on the front on the street, and the hedge isn't guaranteed; you can see the roof clearly down the driveway. She'd be okay with it on the west.</p> <p>Camp – Agrees.</p> <p>Welch – If it were moved to the rear to that shallow pitch, there would be no loss in solar; that's would be consistent with our guidelines. He thinks it is inappropriate to submit applications in direct conflict with our guidelines unless it is a test case.</p> | | | | |
| Motion | Motion to Approve through staff with the array on the west elevation roof. (Coombs) | | | | |
| Vote | Carried 4-0//McLaughlin abstain | | | Certificate # | HDC2021- |
| 6. | Mike White 06-4066 | 8 Grey Lady Lane | New dwelling | 66/704 | Val Oliver Design |
| Voting | Pohl, Camp, McLaughlin, Coombs, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | Oliver | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Val Oliver, Val Oliver Design | | | | |
| Public | None | | | | |
| Concerns (8:38) | <p>Oliver – Presented project.</p> <p>Coombs – Nice little house that fits in. North elevation, asked the gable windows be larger (not visible).</p> <p>Camp – This is almost 30' tall; just because we allowed one, we shouldn't let them all be that tall. The fascia strip is odd.</p> <p>Thornewill – Agrees it's tall.</p> <p>McLaughlin – This is appropriate for the neighborhood.</p> <p>Pohl – Suggested eliminating the 1X8 sub rakes.</p> | | | | |
| Motion | Motion to Approve through staff without sub rakes. (Coombs) | | | | |
| Vote | Carried 4-0//Camp abstain. | | | Certificate # | HDC2021-06-4066 |
| 7. | Jack Barry 06-4067 | 1 Goose Cove Way | Rev. 69708: downsize pool | 59.4/133 | Val Oliver Design |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | Oliver | | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | | |
| Representing | Val Oliver, Val Oliver Design | | | | |
| Public | | | | | |
| Concerns (8:44) | <p>Oliver – Presented project.</p> <p>Flynn – Read MAB comments: visibility an issue.</p> <p>Camp – She's not sure where this is.</p> <p>McLaughlin – No comment.</p> <p>Coombs – No concerns.</p> <p>Welch – He was against this pool originally.</p> | | | | |
| Motion | Motion to Approve. (Coombs) | | | | |
| Vote | Carried 3-0//Camp & Welch abstain. | | | Certificate # | HDC2021-06-4067 |
| 8. | Amy Ambrecht 06-4044 | 13 Giny Lane | Rev. 71359: pool and spa | 41/850 | Robert Newman |
| 9. | Phil Pastan 06-4028 | 16 Beach Grass Road | New dwelling | 68/384 | KOH Arch |
| 10. | Phil Pastan 06-4029 | 18 Beach Grass Road | New dwelling | 68/383 | KOH Arch |
| 11. | Michael Herbert 06-4026 | 4 Harbor View Way | Revisions to spa and hardscape | 42.4.1/30 | Topham Design |
| 12. | Fredrick Hahn 06-4025 | 50 Eel Point Road | Shed | 32/25.1 | EMDA |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (8:49) | Not opened at this time. | | | | |
| Motion | Motion to Hold Items 8-12 for representation. (Oliver) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |

| | | | | |
|--|--|--------------------------------|---------------|------------------------|
| 13. Hydrangea Ln # 3, LLC 06-4045 | 10 Hydrangea Lane Lot 5 | New dwelling | 73/89 | B. Meerbergen |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (8:50) | <p>Meerbergen – Presented project.</p> <p>Flynn – Read SAB comments: no concerns.</p> <p>Oliver – This is appropriate for what’s in there. At least one house in there has black.</p> <p>Camp – She’s okay with the architecture but the black is harsh; suggested green.</p> <p>Coombs – She’d prefer it not be black; otherwise okay.</p> <p>McLaughlin – No comments.</p> | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | |
| Vote | Carried 4-0//Camp abstain | | Certificate # | HDC2021-06-4045 |
| 14. Hydrangea Ln #3, LLC 06-4047 | 10 Hydrangea Lane Lot 5 | Pool and hardscape | 73/89 | B. Meerbergen |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (8:54) | <p>Meerbergen – Presented project.</p> <p>Flynn – No SAB comments.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve. (McLaughlin) | | | |
| Vote | Carried 5-0 | | Certificate # | HDC2021-06-4047 |
| Rest held for Thursday, July 8 th | | | | |
| 15. Norbonne LLC 06-4043 | 104 Main Street | Addition | 42.3.3/159.1 | Lucas Velle |
| 16. Boughrum Fam NT | 28 Old Tom Nevers Rd | Windows | 92.4/252 | Self |
| 17. Letini Salvatore 06-4048 | 20 Field Avenue | Main house addition | 80/149 | Chip Webster |
| 18. Letini Salvatore 06-4050 | 20 Field Avenue | Addition | 80/149 | Chip Webster |
| 19. Letini Salvatore 06-4052 | 20 Field Avenue | Pool | 80/149 | Chip Webster |
| 20. Letini Salvatore 06-4054 | 20 Field Avenue | Pool cabana | 80/149 | Chip Webster |
| 21. 6 OWF Road LLC 06-4055 | 6 Old Westmoor Farm Rd | Pool | 41/821 | Ahern |
| 22. John Dalton 06-4056 | 30 Vestal Street | Pool/patio | 41/45 | Ahern |
| 23. Lot 27 North Mill LLC 06-4021 | Lot 21 Birdsong Lane | New dwelling | 55.4.4/80.1 | B. Meerbergen |
| 24. Lot 27 North Mill LLC 06-4022 | Lot 21 Birdsong Lane | Studio/garage | 55.4.4/80.1 | B. Meerbergen |
| 25. Jessica Millard 06-4017 | 5 Cudweed Road | Fenestration | 82/145 | Val Oliver Design |
| 26. Anna Samuels 06-4018 | 3 Evergreen Way | New dwelling | 68/726.1 | Val Oliver Design |
| 27. 17 FGR ACK, LLC 06-4058 | 17 Fairgrounds Road | New dwelling | 67/885 | Val Oliver Design |
| 28. 17 FGR ACK, LLC 06-4060 | 17 Fairgrounds Road | Tertiary dwelling | 67/885 | Val Oliver Design |
| 29. Hayden Hurley Tr 06-4039 | 5 Sandy Drive | MH move off to 11 Hulburt Av | 29/74 | Val Oliver Design |
| 30. 11 Hulbert, LLC 06-4074 | 11 Hulbert Avenue | MH move on fm 5 Sandy Dr | 24.2.3/2 | Val Oliver Design |
| 31. Hayden Hurley Tr 06-4035 | 5 Sandy Drive | Grg move off to 11 Hulburt Av | 29/74 | Val Oliver Design |
| 32. 11 Hulbert, LLC 06-4075 | 11 Hulbert Avenue | Grg move on fm 5 Sandy Dr | 24.2.3/2 | Val Oliver Design |
| 33. Nant. Whales End II, LLC 06-4031 | 43 Squam Road | Gym building | 13/24 | M. Cutone Arch. |
| 34. Nant. Whales End II, LLC 06-4032 | 43 Squam Road | Pool | 13/24 | M. Cutone Arch. |
| 35. Nant. Whales End II, LLC 06-4033 | 43 Squam Road | Sport court | 13/24 | M. Cutone Arch. |
| 36. Eloy Nava 06-4061 | 79 Milk Street | Grge addition and color change | 56/213 | SMRD |
| 37. Brian Harris 06-4062 | 51 Weweeder Avenue | Move off/demo dwelling | 88/12 | Emeritus |
| 38. Brian Harris 06-4063 | 51 Weweeder Avenue | Move off/demo shed | 88/12 | Emeritus |
| 39. Brian Harris 06-4064 | 51 Weweeder Avenue | New dwelling | 88/12 | Emeritus |
| 40. Robin Tweedy 06-4065 | 3 Grand Avenue | Renovation | 73.3.1/13.1 | Emeritus |
| 41. Nantucket Inves. Hldng 06-4041 | 22 Pocomo Road | New dwelling | 14/73.1 | Emeritus |
| 42. Mark Atkinson 06-4023 | 82 Baxter Road | Addition | 49/39 | Botticelli + Pohl |
| 43. Fleur De Lis 06-4076 | 8 Shimmo Pond Road | Demo/move off | 54/258 | Botticelli + Pohl |
| 44. Fleur De Lis 06-4040 | 8 Shimmo Pond Road | New dwelling | 54/258 | Botticelli + Pohl |
| 45. Fleur De Lis 06-4077 | 8 Shimmo Pond Road | Garage | 54/258 | Botticelli + Pohl |
| 46. Parren Nantucket 06-4078 | 10 Fulling Mill Road | New main house | 27/31 | Botticelli + Pohl |
| 47. Parren Nantucket 06-4079 | 10 Fulling Mill Road | Garage/apartment | 27/31 | Botticelli + Pohl |
| 48. Howard Martin 06-4019 | 2 Back Street | Move off/demo | 55/359 | LINK |
| 49. Howard Martin 06-4020 | 2 Back Street | New dwelling | 55/359 | LINK |

| | | | | |
|------------------------------|---------------|---------------|---------|----------------|
| 50. Richard Arnold 07-4123 | 8 Winn Street | Demo dwelling | 41/51.2 | Richard Arnold |
| 51. Sean O'Callaghan 07-4114 | 16 Boulevard | Addition | 80/79 | Studio Ppark |

VIII. OLD BUSINESS (06/29/2021)

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|-------------------------------|---------------------------|-------------------------------|-------------------|-----------------|
| 1. | Howard Auburn Cottage 12-0324 | 46 Easton Street | Demo/move dwelling | 42.4.1/22 | Linda Williams |
| 2. | 61 Fairgrounds, LLC | 61 Fairgrounds Road Lot B | MH Rev 02-2982 | 67/173 | Linda Williams |
| 3. | ACK 11 Pleasant, LLC | 11 Pleasant Street | Window survey | 42.3.3/121 | Linda Williams |
| 4. | 33 N Mill, LLC | 7 North Mill Street | New dwelling | 55.4.4/77 | S Met |
| 5. | 22 Easton Street, LLC | 22/24 Easton Street | Main house | 42.1.4/12.1 | Workshop APD |
| 6. | 22 Easton Street, LLC | 22/24 Easton Street | Pool, Apron, & Fence | 42.1.4/12.1 | Ahern |
| 7. | Mark Wilmot | 35 Monomoy Road | Dormer, fenestration, balcony | 54/74 | Gryphon Archit |
| 8. | Jim Ikard 05-3833 | 1 Bloom Street | Addition | 42.3.3/140 | Emeritus |
| 9. | Jim & Cindy Helfrich 05-3834 | 37 Fair Street | Addition/alterations/porch | 42.3.2/212 | Emeritus |
| 10. | William Scannell 05-3849 | 119R Eel Point Road | Rev. 2446: cupola revs | 33/17.1 | BPC |
| 11. | Barry Ang 05-3821 | 11 Jonathan Way | Main dwelling | 75/42 | McMullen Assoc. |
| 12. | Barry Ang 05-3822 | 11 Jonathan Way | Cottage | 75/42 | McMullen Assoc. |
| 13. | Barry Ang 05-3824 | 11 Jonathan Way | Pool/hardscape | 75/42 | McMullen Assoc. |
| 14. | Trogoh Nominee Trust 05-3640 | 26 Easy Street | Mixed use structure | 42.4.2/23 | Emeritus |
| 15. | Greg Raiff 05-3832 | 100 Low Beach Road | Rev 10-2182: hardscaping | 75/27 | Emeritus |
| 16. | Earret, LLC 05-3836 | 6A Morey Lane | New dwelling | 73.3.1/47.1 | Emeritus |
| 17. | John Berry 05-3838 | 22 Eel Point Road | New dwelling | 40/45 | Emeritus |
| 18. | Kristina Amendaloro 05-3625 | 8 Bank Street | Addition revisions | 72.1.3/69 | Angus Macleod |

VIII. NEW BUSINESS 07/06/2021

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------|-------------------------|----------------------------------|-------------------|-------------------|
| 1. | James Rockett | 70 Pochick Avenue | New house | 79/155 | Thornewill Design |
| 2. | James Rockett | 70 Pochick Avenue | Barn | 79/155 | Thornewill Design |
| 3. | Alex Zhabrovets | 11 Tashama Lane | Shed | 55/470 | Self |
| 4. | Lisa Botticelli | 10R Gray Avenue | Roof solar | 67/178.1 | Cotuit Solar |
| 5. | Margaret Owen | 16 Golfview Drive | Solar roof array | 66/188 | ACK Smart |
| 6. | Norris Building Co. Inc. | 14A Lowell Place | Spa and fence | 41/164 | Atlantic Lndscpng |
| 7. | Jacqueline Pizzi | 3 Winn Street | Pool and hardscape | 41/593 | Atlantic Lndscpng |
| 8. | Frederick Hahn | 50 Eel Point Road | Fenestration changes | 32/25.1 | EMDA |
| 9. | 21 Amelia Drive, LLC | 21 Amelia Drive | New mixed used building | 67/427 | EMDA |
| 10. | Allie Scheffelin | 23 Starbuck Road | Rev. 2533: staircase | 60/107 | Thornewill Design |
| 11. | Shawn Hurcoff | 9 Finback Lane | Shed | 66/511 | Structures Ultd |
| 12. | James Wilson | 1 Appleton Road | Apron | 66/388 | The Garden Gp |
| 13. | Andrew Bazos | 1 Melville Court | Addition and pergola | 82/98 | Thornewill Design |
| 14. | Andrew Bazos | 1 Melville Court | Addition and pergola | 82/98 | Thornewill Design |
| 15. | Oliveira Martim Trust | 87 Cliff Road | Pool and patio | 30/168.1 | Ahern LLC |
| 16. | Joshua Leffler | 22 Pleasant Street | Rev. dwlng: color & clapboard | 42.3.2/50 | Linda Williams |
| 17. | Joshua Leffler | 22 Pleasant Street | Rev. garage: color & clapboard | 42.3.2/50 | Linda Williams |
| 18. | Joshua Leffler | 22 Pleasant Street | Hardscape – fence & patio | 42.3.2/50 | Linda Williams |
| 19. | Brigid O'Riordan | 46 West Chester Street | Roof change | 41/386 | Linda Williams |
| 20. | George Schmidt | 3 A Street | Garage renovations | 60.2.4/78 | Linda Williams |
| 21. | Ryan Carter | 8A Hawthorne Lane | Outdoor shower | 56/802 | Linda Williams |
| 22. | Thomas Keegan | 41B Cliff Road | Rev. 3330: walk down & pent roof | 29/40 | Linda Williams |
| 23. | NHA | 89 A/B Bartlett Road | AC, shed roof, door | 66/40 | Linda Williams |
| 24. | Brahma Ack, LLC | 6A Morey Lane | Move barn off | 73.3.1/47.1 | Topham Design |
| 25. | TBD | 7 Bunker Hill Road | Move off barn and alterations | 73.4.2/39 | Topham Design |
| 26. | TBD | 7 Bunker Hill Road | Pool and hardscape | 73.4.2/39 | Topham Design |
| 27. | OHOM, LLC | 28 Main Street, Sias | Rev 04-3610 color change | 73.3.1/47 | Emeritus |
| 28. | Altman Michael Tr Et al | 37 Sankaty Head Road | Move MH on site | 48/2 | BPC |
| 29. | Altman Michael Tr Et al | 37 Sankaty Head Road | Move GH on site | 48/2 | BPC |
| 30. | Altman Michael Tr Et al | 37 Sankaty Head Road | Pool | 48/2 | BPC |
| 31. | Altman Michael Tr Et al | 37 Sankaty Head Road | Cabana | 48/2 | BPC |
| 32. | High Tide Partners, LLC | 8 Ackermuck Way – Lot 2 | New dwelling | 41/618 | BPC |
| 33. | High Tide Partners, LLC | 8 Ackermuck Way – Lot 2 | Garage | 41/618 | BPC |
| 34. | High Tide Partners, LLC | 8 Ackermuck Way – Lot 2 | Pool | 41/618 | BPC |
| 35. | Janice Hoff Trust | 26 Quidnet Road | New 2 nd dwelling | 21/35 | McMullen & Assoc |
| 36. | Wayne & Lea Berman | 98 Tom Nevers Road | Adtn, roof walk, fenestration | 91/40 | NAG |
| 37. | ACK Laundo, LLC | 4 Hanabea Lane | Exterior revisions | 69/15 | Emeritus |
| 38. | Bill and Cindy Burke | 54 Pochick Avenue | Fenestration revisions | 79/128 | Emeritus |
| 39. | Craig Majernik | 63 Burnell Street | New main house | 49.3.2/1.1 | Andrew Kotchen |

Proposed HDC Minutes for July 6, 2021

| | | | | |
|-------------------------|---------------------|---------------------------|------------|------------------|
| 40. Craig Majernik | 63 Burnell Street | New garage/studio | 49.3.2/1.1 | Andrew Kotchen |
| 41. Craig Majernik | 63 Burnell Street | New cabana | 49.3.2/1.1 | Andrew Kotchen |
| 42. Craig Majernik | 63 Burnell Street | New shed | 49.3.2/1.1 | Andrew Kotchen |
| 43. Colm O’Riordan | 51A Madaket Road | Addition | 41/325 | V. Oliver Design |
| 44. Michael Lacoursiere | 67 Fairgrounds Road | Shed move on site | 67/177 | V. Oliver Design |
| 45. Sean Kolloff | 19 Bartlett Road | Demo/move DU | 67/8 | Self |
| 46. Sean Kolloff | 19 Bartlett Road | Move on DU from 3 Raceway | 67/8 | Self |
| 47. Lisa Gulley | 5 Nobadeer Way | Apron and fence | 68/171 | Linda Williams |
| 48. 8 Walsh, LLC | 8 Walsh Street | Rev 3819; fenestration | 42.4.1/83 | B. Meerbergen |

| IX. OTHER BUSINESS | |
|---------------------|---|
| Approved Minutes | None |
| Review Minutes | June 22 & 24, 2021 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting Thursday, July 8, 2021 at 1:00 p.m. 2 Fairgrounds Road, Conference Room • 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 8:58 p.m. (McLaughlin)**
 Vote Carried 5-0

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board

