



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 ~~

Thursday, July 8, 2021

2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:08 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, Welch, Thornewill
Remote Participation: Per 940 CMR 29.10, Diane Coombs is participating remotely via Zoom.
Absent Members: Oliver, Dutra
Late Arrivals: Coombs, 1:09 p.m.
Early Departures: Coombs, 1:31 p.m. due to technical difficulties

Adoption of Agenda.

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

Roll-call vote Carried 5-0/Camp, McLaughlin, Carrie, Welch, and Pohl-aye

I. PUBLIC COMMENT

Welch – Heard back from Special Town Counsel that HDC will not be participating in the next Vineyard Wind project as 106 consultants. We will be participating in other projects.

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Shawn Hurcoff 06-4095	9 Finback Lane	Shed	66/511	Structures Ultd
2.	Colm Oriordan 07-4125	51A Madaket Road	289 sf addition	41/325	V. Oliver Design
3.	Michael Lacoursiere 07-4124	67 Fairgrounds Road	Re-site shed	67/177	V. Oliver Design
4.	Lisa Gulley 07-4136	5 Nobadeer Way	Apron and fence	68/171	Linda Williams
5.	Brigid O'Riordan 07-4135	46 West Chester Street	Roof change	41/386	Linda Williams
6.	Andrew Bazos 06-4083	1 Melville Court	96 sf addition/ODS	82/98	Thornewill Dsgn
7.	Boughrum Fam NT 07-4130	28 Old Tom Nevers Road	Windows	92.4/252	Self
8.	James Wilson 06-4085	1 Appleton Road	Apron	66/388	The Garden Gp

Voting Pohl, Camp, McLaughlin, Coombs, Welch

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

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

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

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

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Andrew Bazos 06-4084	1 Melville Court	Spa and patio	82/98	Thornewill Dsgn

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

Voting Pohl, Camp, McLaughlin, Coombs, Welch

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No additional concerns.

Motion **Motion to Approve through staff per noted conditions. (Welch)**

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

Certificate # **HDC2021-06-4084**

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. Kingfisher R.T. 05-3719	278 Polpis Road	Rev. 2488:relocate,add wndw	25/2	Gryphon Archit
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ethan Griffin, Gryphon Architects			
Public	None			
Concerns (1:10)	Griffin – Presented project; resiting to comply with Conservation Commission restrictions. No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried //Carrie, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	HDC2021-05-3719

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. Westmoor Club 05-3636	109 West Chester Street	Dorm A	41/805	JGG Architects
2. Westmoor Club 05-3637	105 West Chester Street	Dorm B	41/805	JGG Architects
3. Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Lndscp
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:14)	Not opened at this time.			
Motion	Motion to Hold Items 1-3 for representation. (Camp)			
Roll-call Vote	Carried //(No vote taken)		Certificate #	

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. Amy Ambrecht 06-4044	13 Gingy Lane	Rev. 71359: pool and spa	41/850	Robert Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:14)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	No objections made //(No vote taken)		Certificate #	
2. Phil Pastan 06-4028	16 Beach Grass Road	New dwelling	68/384	KOH Arch
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill			
Alternates	Coombs having technical difficulties			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert, KOH Architecture.			
Public	None			
Concerns (1:15)	Klamert – Presented project; garage not part of this application. McLaughlin – North elevation, meeting rail should drop to align with the fascia. Welch – This is appropriate but suggested the roof pitch go 9/12 on the main mass and 5/12 on the dormers; reduce all A & B windows 2”; they would still meet egress requirements. Camp – She has no concerns. Thornewill – Agrees with Mr. Welch. North and south 2 nd -floor dormer windows could be 4” taller. Pohl – Agrees with Mr. Welch about the roof pitches.			
Motion	Motion to Approve through staff with the north elevation the left-most dormer windows increased in size with meeting rails to align with the fascia; the main roof to go to 9/12 pitch and dormer roofs to 5/12 pitch; and the A & B windows to be 2” thinner. (Welch)			
Roll-call Vote	No objections made //(No vote taken)		Certificate #	HDC2021-06-4028

3. Phil Pastan	06-4029	18 Beach Grass Road	New dwelling	68/383	KOH Arch
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	Coombs having technical difficulties				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert, KOH Architecture.				
Public	None				
Concerns (1:24)	<p>Klamert – Presented project; garage not part of this application.</p> <p>McLaughlin – No comments.</p> <p>Thornewill – West elevation front porch feels shallow; there’s a lot of shingle space between it and the sills; increase the pitch or raise the beam height.</p> <p>Camp – Agrees with Ms. Thornewill.</p> <p>Welch – With Ms. Thornewill’s comments and the same concerns as for 16 Beach Grass Road except for the dormer windows is good.</p>				
Motion	<p>Motion to Approve through staff with the front porch roof pitch increased to reduce the amount of shingles under the 2nd-floor windows; the main roof to go to 9/12 pitch and dormer roofs to 5/12 pitch; and the A & B windows to be 2” thinner. (Welch)</p>				
Roll-call Vote	Carried 5-0		Certificate #	HDC2021-06-4029	
4. Michael Herbert	06-4046	4 Harbor View Way	Rev. to spa and hardscape	42.4.1/30	Topham Design
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (1:31)	<p>Topham – Presented project; the spa will be at grade; contends that with the fence a privet, nothing will be visible.</p> <p>Flynn – Read HSAB comments: secondary screening (trellis/lattice) in front of A/C unit; lower endless pool by 12”; confirm screening of ancillary items (meters; spa; a/c units); different alternatives for parapet wall; Three dimensional vs. skinny wall (continue roof plane from bump-out); will the town allow the hedge to remain behind new fencing in the street right of way? this could be improved by pulling proposed fence back to align with rear wall of attached shed; this will provide a break in the long fence at the shed, and create room for the hedge to remain.</p> <p>McLaughlin – Asked about the water line along the west elevation. Confirmed the air-conditioning units (A/C) is screened by the 5&1 fence and privet.</p> <p>Camp – Confirmed there is room for plantings on the street side and sufficient screening. Concerned the amount of privet along MacKay way will be unattractive.</p> <p>Welch – He’s concerned the A/C will be taller than the fence and could be visible, especially on the west elevation; we need to be certain we are adequately covering them. If the windbreak wall were pulled back under the porch roof, it would fit in better.</p> <p>Thornewill – The windbreak parapet wall is sticking up with a deck along over its entire length and is visible.</p> <p>Pohl – Agrees with Ms. Thornewill that the wall will be visible and isn’t anchored to anything; the spa has no dimensions.</p>				
Motion	<p>Motion to Hold for revisions. (Welch)</p>				
Vote	Carried 5-0		Certificate #		
5. Fredrick Hahn	06-4025	50 Eel Point Road	Shed/poolhouse	32/25.1	EMDA
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, E. McMorrow Design Associates				
Public	None				
Concerns (2:36)	<p>(1:52) Motion to Hold for representation. (Camp)</p> <p>McMorrow – Presented project.</p> <p>No concerns.</p>				
Motion	<p>Motion to Approve as submitted. (Welch)</p>				
Vote	Carried 5-0		Certificate #	HDC2021-06-4025	

6.	Norbonne, LLC 06-4030	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	Coombs having technical difficulties				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lucas Velle				
Public	None				
Concerns (1:53)	<p>Velle – Presented project; maintains this won't be visible from New Dollar Lane.</p> <p>Flynn – Read HSAB comment 6/28: dormers overwhelm; clarify windows 12-over-12 or 6-over-6; possible winter visibility from New Dollar Lane; egress stairs possibly visible; no factory mulls on windows (TDL vs. SDL).</p> <p>Camp – Agrees with HSAB. Would like the double set of ganged windows to be spread out. Dormers set back on the roof would look more historic.</p> <p>Thornewill – The dormers should be reduced with the pitch increased to 4/12; the main roof needs to be steeper, perhaps 9/12. If you increase the trim around the windows, the door trim should be beefed up.</p> <p>Welch – Agrees with those comments. Moving the dormer eave down will increase the dormer pitch. In the historical context, it wouldn't be historically improper to make it a structural mull with more casing around the windows. Meeting rails should align.</p> <p>McLaughlin – No comments.</p> <p>Pohl – He's okay with Mr. Welch's idea about the historical mulling of the windows.</p>				
Motion	Motion to Approve through staff with the window and door casing beefed up. (Welch)				
Vote	Carried 5-0		Certificate #	HDC2021-06-4030	
7.	Letini Salvatore 06-4048	20 Field Avenue	Main house addition	80/149	Chip Webster
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (2:03)	<p>Welch – He'd like some consideration for a typical farmhouse type door. The A windows are incongruent with the farmhouse aspect. Elements on the roof should grey or natural to weather. Southeast elevation there is a very large non-traditional presentation. 2-over-2 windows would be appropriate.</p> <p>Camp – The 3rd-floor dormers are overwhelming and inappropriate, compounded by the roofwalk; that all makes it top heavy.</p> <p>Thornewill – Agrees about the 3rd-floor dormers. The roofwalk is too wide with long legs</p> <p>McLaughlin – No comments.</p> <p>Pohl – Agrees with what's been said. Add muntins to the new wing, finesse the garage doors, the dormers and wide roofwalk makes the structure top heavy.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Vote	Carried 5-0		Certificate #	Chip Webster	
8.	Letini Salvatore 06-4050	20 Field Avenue	Guest house addition	80/149	Chip Webster
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (2:11)	<p>Ledoux – Presented project.</p> <p>Welch – His objections are not visible.</p> <p>McLaughlin – Clarified the work to be done.</p> <p>Thornewill – She's okay with it due to minimal visibility.</p> <p>Camp – No concerns due to the lack of visibility.</p>				
Motion	Motion to Approve due to lack of visibility. (Welch)				
Vote	Carried 5-0		Certificate #	HDC2021-06-4050	

9. Letini Salvatore	06-4052	20 Field Avenue	Pool	80/149	Chip Webster
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (2:15)	<p>Ledoux – Presented project; pool has an autocover. Welch – The huge pool would be an issue if it were visible. There is no place for a buffer on the property. McLaughlin – No concerns. Thornewill – Agrees with Mr. Welch. Wishes the patio weren't up to the property line with no fence or shrubs; if the Land Bank puts in a path, it will be visible. Pull it off the property line and plant a buffer in the setback. Camp – This is a nice property but there are a lot of people who use the trails to reach the beach; you have to be sensitive to that. The pool is too large, too close to the property line, and too much hardscaping; concerned about plants. Pohl – Agrees.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Vote	Carried 5-0				
10. Letini Salvatore	06-4054	20 Field Avenue	Pool cabana	Certificate # 80/149	Chip Webster
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (2:22)	<p>Ledoux – Presented project. Welch – This is appropriate if not aesthetically pleasing. He requests a pool fence be included since the covers aren't reliable; a fence might also inform our review of this. McLaughlin – Asked for clarification about the design. Camp – Wants to see a landscape plan in conjunction with this and the pool. Thornewill – It's a simple building but wants to review it with the information we've asked for the pool.</p>				
Motion	Motion to Hold for more information on the Pool. (Welch)				
Vote	Carried 5-0				
11. 6 OWF Road, LLC	06-4055	6 Old Westmoor Farm Rd	Pool	41/821	Ahern
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (2:27)	<p>Ahern – Presented project; removing pool in front in favor of this in back. No concerns.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Vote	Carried 4-0//Camp abstain.				
12. John Dalton	06-4056	30 Vestal Street	Pool/patio	41/45	Ahern
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (2:29)	<p>Ahern – Presented project; not visible. Thornewill – Concurs this is not visible but has concerns with its proximity to the property line. Would like to see a topography of this property. Camp – Would prefer it be closer to the house. Welch – There should be no grade change greater than 18". McLaughlin – He questions whether or not it's visible. Pohl – Suggested pulling the hardscaping out of the setback; the farther from the house, the less visible it is.</p>				
Motion	Motion to Approve through staff with the patio pulled out of the setback and the pool not to be visible at time of inspection and thereafter, and no grade change greater than 18". (Welch)				
Roll-call Vote	Carried 4-0//Camp abstain				
	Rest held for Tuesday, July 13.				

Proposed HDC Minutes for July 8, 2021

13.	Lot 27 North Mill, LLC 06-4021	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	B. Meerbergen
14.	Lot 27 North Mill, LLC 06-4022	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	B. Meerbergen
15.	Jessica Millard 06-4017	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
16.	Anna Samuels 06-4018	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
17.	17 FGR ACK, LLC 06-4058	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
18.	17 FGR ACK, LLC 06-4060	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
19.	Hayden Hurley Tr 06-4039	5 Sandy Drive	MH move off to 11 Hulburt Av	29/74	Val Oliver Design
20.	11 Hulbert, LLC 06-4074	11 Hulbert Avenue	MH move on fm 5 Sandy Dr	24.2.3/2	Val Oliver Design
21.	Hayden Hurley Tr 06-4035	5 Sandy Drive	Grg move off to 11 Hulburt Av	29/74	Val Oliver Design
22.	11 Hulbert, LLC 06-4075	11 Hulbert Avenue	Grg move on fm 5 Sandy Dr	24.2.3/2	Val Oliver Design
23.	Nant. Whales End II 06-4031	43 Squam Road	Gym building	13/24	M. Cutone Arch.
24.	Nant. Whales End II 06-4032	43 Squam Road	Pool	13/24	M. Cutone Arch.
25.	Nant. Whales End II 06-4033	43 Squam Road	Sport court	13/24	M. Cutone Arch.
26.	Eloy Nava 06-4061	79 Milk Street	Gрге addition and color change	56/213	SMRD
27.	Brian Harris 06-4062	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
28.	Brian Harris 06-4063	51 Weweeder Avenue	Move off/demo shed	88/12	Emeritus
29.	Brian Harris 06-4064	51 Weweeder Avenue	New dwelling	88/12	Emeritus
30.	Robin Tweedy 06-4065	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
31.	Nantucket Inves. Hold. 06-4041	22 Pocomo Road	New dwelling	14/73.1	Emeritus
32.	Mark Atkinson 06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
33.	Fleur De Lis 06-4040	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
34.	Fleur De Lis 06-4076	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
35.	Fleur De Lis 06-4077	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
36.	Parren Nantucket 06-4078	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
37.	Parren Nantucket 06-4079	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
38.	Howard Martin 06-4019	2 Back Street	Move off/demo	55/359	LINK
39.	Howard Martin 06-4020	2 Back Street	New dwelling	55/359	LINK
40.	Richard Arnold 07-4123	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
41.	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 05-3810	11 Pleasant Street	Window survey	42.3.3/121	Linda Williams
4.	33 N Mill, LLC 05-3789	7 North Mill Street	New dwelling	55.4.4/77	S Met
5.	22 Easton Street, LLC 05-3643	22/24 Easton Street	Main house	42.1.4/12.1	Workshop APD
6.	22 Easton Street, LLC 06-4026	22/24 Easton Street	Pool, Apron, & Fence	42.1.4/12.1	Ahern
7.	Mark Wilmot 05-3718	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

Proposed HDC Minutes for July 8, 2021

13. Andrew Bazos	1 Melville Court	Addition and pergola	82/98	Thornewill Design
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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 Laundro, 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
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 Tuesday, July 13, 2021 at 5:00 p.m. 4 Fairgrounds Road, Community 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

Adjourned at 2:40 p.m. by unanimous consent.

Submitted by:
 Terry L. Norton