



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday July 26, 2022

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Thornewill
 Remote Participants: Coombs, Thornewill
 Absent Members: Dutra
 Late Arrivals: Welch, 4:13 pm
 Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Camp, Thornewill, Oliver, and Pohl-aye

I. COMMISSION COMMENTS

1. Town's contribution to cover snacks

(6:43) **Welch** – Municipalities sometimes provide a meal allowance in extenuating circumstances; with HDC being a consistently long meeting every week constitutes extenuating circumstances. Also, we are special employees of the Town. Under the enabling act, HDC is authorized to set its own fees to cover its operations; he thinks the provides ample latitude to request an allowance for a dinner break so members can show up at 4 pm and stay through 8:30 or 9 pm.

Pohl – It's not a huge amount and shouldn't affect the fees. Suggested staff draft a memo to Mr. Vorce regarding the request

Motion **Motion to request funding through PLUS. (Welch)**

Roll-call vote Carried 4-0//Oliver, Camp, Thornewill, Welch, and Pohl

II. PUBLIC COMMENT

1. **Backus** – Explained a new link on the HDC webpage that links to historical properties.

III. ENFORCEMENT

1. 47 Pleasant Street – unauthorized window replacement

Voting Pohl, Camp, Oliver, Welch

Alternates Thornewill

Recused None

Documentation None

Representing None

Public None

Concerns **Martinez** – Installed Andersen simulated divided light windows (SDL) versus true divided light (TDL) windows.

Backus – Circa 1900.

Pohl – Staff should send the owners notification of violation.

Motion **No action at this time.**

Roll-call vote N/A

IV. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jeffrey Jonas 07-6597	9 Columbus Avenue	Addition	59.3/112	NAG
2. Patricia M Claflin Tr 07-6702	131 Polpis Road	Fence	44/6	Val Oliver
3. 3 Step Ln, LLC 07-6740	3 Step Lane	Demolition	42.4.2/44	Arthur Reade
4. Jamie Leventhal 07-6703	824 Woodbine Street	Sports Court	80/96	Ahern
5. N. & K. McMullen 07-6680	8 Austin Farm Road	Relocate shed on site	56/367	McMullen Associates
6. 3 Tetakimmo Dr, LLC 07-6657	3 Tetakimmo Drive	Rev. 12-5374: fenestration	53/30	CWA
7. Nashaquisset Corp Inc. 07-6747	15 Washaman Avenue	New Patio Extension	55/522	LINK
8. Nashaquisset Corp Inc. 07-6748	15 Washaman Avenue	Add window & trash encl	55/522	LINK
9. William Graham 07-6635	53 Meadowview Drive	New garage/cottage	56/173	Thornewill Design

Proposed HDC Minutes for July 26, 2022

10. Eric Silfen 07-6666	3 Meadowview Drive	Rooftop solar for cottage	56/92	Cotuit Solar
11. James Horowitz 07-6631	71 Pochick Avenue	Rooftop solar for MH	79/14	Cotuit Solar
12. James Horowitz 07-6630	71 Pochick Avenue	Rooftop solar for garage	79/14	Cotuit Solar
13. Huckleberry Friend Tr 07-6620	15 E. Tristram Avenue	Rev. 02-2918: MH	31/4	Botticelli + Pohl
14. James Rockett 06-6574	70 Pochick Avenue	Rev. 06-4099: roof ext.	79/155	Thornewill Design
15. Frederick Bisaillon 07-6596	65A Surfside Road	Move on fm 113 Madaket	67/223.5	DTA
16. Maury Associates 07-6673	81 Polpis Road	New Garage	44/23.4	Dustin Maury
17. Maury Associates 07-6677	81 Polpis Road	Cabana	44/23.4	Dustin Maury

Voting Pohl, Camp, Oliver, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns **Camp** – Has questions regarding 81 Polpis Road. Asked where the main house is.
Martinez – It was approved.

Motion **Motion to Approve Items 1-8. (Camp)**

Roll-call vote Carried 3-0//Thornewill, Camp, and Pohl-aye; Oliver recused Certificate # **HDC2022-(as noted)**

Motion **Motion to Approve Items 9 & 14. (Oliver)**

Roll-call vote Carried 3-0//Camp, Oliver, and Pohl-aye; Thornewill recused Certificate # **HDC2022-(as noted)**

Motion **Motion to Approve Items 10-13. (Oliver)**

Roll-call vote Carried 3-0//Oliver, Thornewill, and Camp-aye; Pohl recused Certificate # **HDC2022-(as noted)**

Motion **Motion to Approve Items 15-17. (Camp)**

Roll-call vote Carried 4-0//Oliver, Thornewill, Camp, and Pohl-aye Certificate # **HDC2022-(as noted)**

V. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Maury Associates 07-6671	81 Polpis Road	Pool/Spa	44/23.4	Dustin Maury
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
2. BIGACK, LLC 07-6627	8 Meadowview Drive	Pool and hardscape	56/147	Atlantic Landscaping
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
3. 21 Folger Ave, LLC 07-6628	21 Folger Avenue	Pool and hardscape	80/42	Atlantic Landscaping
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
4. Robert Meyer 07-6707	307 Polpis Road	New spa	25/39	LINK
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
5. W. Steele & C. Drake 07-6669	3 Primrose Lane	Pool and Hardscape	40/47.1	Jardins Int. Inc
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				

Voting Pohl, Camp, Oliver, Welch, Thornewill

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No additional concerns.

Motion **Motion to Approve per noted conditions. (Oliver)**

Roll-call vote Carried 5-0//Camp, Thornewill, Welch, Oliver, and Pohl-aye Certificate # **HDC2022-(as noted)**

VI. OLD BUSINESS 06/28/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	31 Western Ave, LLC 05-6312	31 Western Avenue	Pergola & hardscape	87/94	Ahern
Voting	Pohl, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:25)	(4:14) Backus – Ms. Ahern asked to hold for later this weekend. Motion to Hold for representation. (Oliver) Carried 4-0//Welch, Thornewill, Oliver, and Pohl-aye Ahern – Reviewed changes made per previous concerns. Backus – Read HSAB comments 7/11: Two large courtyards are excessive. Brick is not a typical material for this area, especially in this very informal setting; perhaps a grade-level wooden deck would not stand out as much. Is there an outdoor lighting plan for the pergola area; string lights would not be appropriate. The proposed asphalt parking area could have sand and pebbles rolled into it to reduce the effect of the black pavement. Reviewed the history. Reviewed email from Nantucket Preservation Trust (NPT) dated July 19 th . Agrees about the two large courtyards, inappropriateness of the pergola, and ground-level deck would be better. Oliver – Likes the idea of the parking being mixed asphalt and stone; brick is too formal. It's appropriate to have a wood deck at ground level. The raised area with beach grass would look like a dune. Welch – Nothing to add. Thornewill – Decking would be more appropriate, and sand incorporated into the drive would be more “beachy”. The pergola feels camp-like.				
Motion	Motion to Approve through staff with the parking to be asphalt with a crushed-stone sealer and 2 wood decks instead of paved courtyard. (Welch)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye		Certificate #	HDC2022-05-6312	
2.	High Tide Partners, LLC 04-6196	26 Douglas Way	New dwelling	39/41	BPC
Voting	Pohl, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (4:15)	Paul – Reviewed changes made per previous concerns; Trim is white with Dove grey sash and doors and barnboard. Oliver – East elevation, the middle section is slight taller than the front main mass. Wants a cross section through the house and site. Welch – From the top-right corner of the pool to the top-left corner of the house is a drop of 6.5' in grade, which isn't reflected on the north elevation. Would like a plan showing top-of-wall height for retainage and the pool. South elevation is visible from the cross street and grading might soften that view. If we allow this, it should be recessed into the higher grade. The roof walk is small and should not be skirted in this rural area. West elevation, the negative-space gable portico isn't appropriate. The rest is appropriate. Thornewill – Concerned about the see-through visibility of the large windows. Appreciates the main mass height coming down. To mitigate the scale, don't use light trim. Camp – Clarified which elevations face which roads. Doesn't want white trim. Pohl – North elevation, the main mass is under fenestrated. Agrees vertical board should be natural and with concerns about white trim and grading.				
Motion	Motion to Hold for revisions and more information. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Welch, Thornewill, Oliver, and Pohl-aye		Certificate #		
3.	High Tide Partners, LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
4.	High Tide Partners, LLC 04-6173	26 Douglas Way	Gazebo	39/41	BPC
5.	High Tide Partners, LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
6.	High Tide Partners, LLC 04-6197	26 Douglas Way	Pohl	39/41	BPC
Voting	Pohl, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Joe Paul, BPC				
Public	None				
Concerns (time)	Paul – Asked the rest track with the main house. Not opened at this time.				
Motion	Motion to Hold 3-6 to track. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Welch, Thornewill, Oliver, and Pohl-aye		Certificate #		

7.	450 Green Park, LLC 11-5272	2 Stone Alley	Addtn, alter. & foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Ginger Andrews, 1 & 3 Stone Alley Linda Williams, for Ms. Andrews Sarah Alger, Sarah F. Alger P.C for Ms. Andrews				
Concerns (4:42)	<p>MacEachern – Reviewed changes made per previous concerns and roof options. The certified survey is forthcoming. Presented an option showing a 3’ reduction in length; the chimney is moving slightly interior so will be rebuilt.</p> <p>Backus – Reviewed the history of the structure. Read HSAB comments 7/11: The additions still overwhelm the original cottage; the middle section should be shortened by 3’ or 4’ and the enclosed porch by 5’ or 6’. The proportions of the porch are too deep and not in keeping with what might have ever been built as an open porch. The plate height for the middle addition should drop a couple more feet and the roof pitch should be steeper to match the existing more closely. HSAB would like to see revisions.</p> <p>The addition is still too large; the Secretary of Interior standards state the addition should be subordinate in size to the historic structure. Agrees with HSAB. Design B is more appropriate but still overwhelms this significantly historical structure. Asked for clarification on proposed demolition of the existing sunroom, which is a defining feature.</p> <p>Andrews – Appreciates some of the changes. Still agrees the height and massing are overwhelming. Doesn’t think the perspective views reflect reality. Would prefer the addition be pulled farther off Stone Alley and reduced. What Mr. MacEachern presented at the table is a step in the right direction; however, we haven’t had a chance to review it.</p> <p>Oliver – The shortened sun porch is preferable, but the railing is too busy; removing it would make it more subordinate; it should be very simple.</p> <p>Camp – Agrees with Ms. Oliver about the shortened alternative with no railing on the flat roof; the 2, northeast gable windows don’t relate with the sun porch. South elevation, the 2nd-floor gable dormer with door and windows might look better with columns to reflect the porch below.</p> <p>Welch – Agrees the shorter version, but without the 2nd-floor rail, is best. His concerns are consistent: stepping down going south would reduce the massing. Moving the porch 1’ south would be beneficial. South elevation is in keeping with the vocabulary and guidelines. The sun porch windows should be closer to the size of the windows in the existing sunroom. With stepping down the addition 1’, the shingle line would drop as a function of the form.</p> <p>Pohl – There is a natural step-down spot; what Mr. Welch proposes isn’t an unreasonable request. He’d like to see that with the reduced sun porch.</p> <p>Discussion about the best location to step down the addition’s 1st floor.</p> <p>Williams – (Did not see the revisions Mr. MacEachern presented at the table.) Stated she just arrived and asked to speak. The exterior should drive the interior. Run the sun porch off the south; it comes down the hill too far with a drastic grade change. Windows are too large for this structure.</p> <p>Alger – Agrees with Ms. Andrews and Ms. Williams; the changes aren’t enough.</p>				
Motion	Motion to Hold for revisions: lower the proposed 2ndary mass and sun porch 8” at the sill level; shorten the sun porch east-west by 1 bay; and shift the sun porch 1’ south; and the flat roof to have no 2nd-floor rail; and to go back to HSAB. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Welch, and Pohl-aye			Certificate #	
8.	17 Ranger Rd, LLC 05-6303	17 Ranger Road	New garage	39/28	LINK
Voting	Pohl, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (5:39)	<p>Ewing – Reviewed the project and changes made per previous concerns.</p> <p>Welch – The dormer wall introduces a new element into Nantucket architectural vocabulary that is not appropriate. Suggested turning the structure 180 degrees, then the dormer-deck combo wouldn’t be visible.</p> <p>Thornewill – Agrees the detail is not typical. Need to come up with a dormer and deck that is more traditional; the gable dormers aren’t successful on this simple structure.</p> <p>Oliver – Agrees; the dormers should follow the language of the main house; as proposed, the gable dormers and deck overwhelm the structure. Suggested making the south elevation dormer a full dormer.</p> <p>Pohl – Agrees with what’s been said.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye			Certificate #	

9.	ACK 71 Orange St, LLC 05-6301	71 Orange Street	New garage	55.4.1/167	LINK
Voting	Pohl, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (5:52)	<p>Ewing – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 7/18: The long, shed dormers should be broken up to reduce the amount of shingled area in the dormers. The garage doors should be of a simpler style.</p> <p>Reviewed history of the main structure. Agrees this garage should be a simple gable.</p> <p>Thornewill – She thought this was fine; her only issue was lack of dimensions.</p> <p>Welch – Confirmed soffits are being removed on both the roof and dormer. No concerns.</p> <p>Oliver – No concerns.</p>				
Motion	Motion to Approve through staff without soffits and natural to weather garage doors. (Welch)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye			Certificate #	HDC2022-05-6301
10.	High Cliff Trust 04-6202	11 East Hallowell Lane	MH addition & renovation	30/17	Botticelli + Pohl
Voting	Camp (acting chair), Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (time)	<p>Botticelli – Reviewed changes made per previous concerns; visibility of the north elevation is non-existent.</p> <p>Backus – Read HSAB comments 7/25: This would be more respectful to the original classic form if the front porch appeared symmetrical to the main mass and hipped back at the left corner; pull the dining room back to align with the kitchen wall so the porch roofs could be simplified and become more consistent in depth; the secondary porch roof could then remain a straight shed, cleaning up the awkward condition below the shed dormer; this would also mitigate the triple mullion in the dining room by pushing it away from the main mass; as is, it is immediately next to the living room single windows and feels out of place. The 2nd-floor balcony is nearly the full depth of the porch and should be pulled back a little. Replacing the original chimney in the center of the ridge feels too close to the new chimney at the end; adding the second chimney to the other end of the main mass puts it in a more central location and works better. Circa 1927 colonial revival per HDC survey. Appreciate retaining the central, main chimney; it's not clear if the historic chimney was stained. Shame to lose the lean-to; demo plan would be helpful.</p> <p>Welch – Appreciates the changes; what might be visible is only the top of the 2nd floor of the proposed addition.</p> <p>Thornewill – Agrees the north elevation won't be very visible. The chimneys will stand out and they are odd and formal; would prefer just the central chimney. The 8-light French doors don't agree with the 6-over-6 windows. Would prefer the new chimney not be so prominent.</p> <p>Camp – Okay with the French doors facing the water. Adding the 2nd chimney is awkward. Reduce the east elevation 2nd-floor ganged windows.</p> <p>Oliver – Agrees about the French doors; should be 12-lights.</p>				
Motion	Motion to Approve through staff with the second chimney to have no owls and reduced to the code minimum. (Welch)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Camp-aye			Certificate #	HDC2022-04-6202
11.	High Cliff Trust 04-6191	11 East Hallowell Lane	New garage	30/17	Botticelli + Pohl
Voting	Camp (acting chair), Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:13)	<p>Botticelli – Reviewed additional information and changes made per previous concerns.</p> <p>Backus – Read HSAB comments 7/25: No concerns except the garage doors shouldn't be white. Agrees with HSAB.</p> <p>Welch – South elevation, the shingle line on the gable forward should follow the grade.</p> <p>No concerns with the garage doors to match the pedestrian doors.</p>				
Motion	Motion to Approve through staff with the south elevation gable shingles modified. (Welch)				
Roll-call Vote	Carried 4-0//Thornewill, Welch, Camp, and Oliver-aye			Certificate #	HDC2022-04-6191

12. Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
Voting	Camp (acting chair), Oliver, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and “Resilient Nantucket”.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:17)	<p>Botticelli – Reviewed changes made per previous concerns; foundation v-groove skirt would be grey</p> <p>Backus – Read HSAB comments 7/11: These types of porch columns were generally set on a stone base instead of having the shingles reach the ground. The north glassed in porch windows should relate more to the main house. The two large picture windows create too much glass; one is ok, but the other should be broken up into pairs of double hung windows. Additional brick piers at the foundation would visually relate better to the required structural supports. Dividing the roof walk into 3 sections would eliminate having a post sitting on the forward gable ridge. HSAB would like to see revisions.</p> <p>This lot had an 1880 historic gambrel demolished in the 1953 and replaced in 1954 by a contemporary structure. This will have to comply with Chapter 11 of Resilient guidelines; we need elevations showing the DFE and engineer’s certified letter. Proposed north doesn’t emulate historic Driftwood. Agrees about the porch columns.</p> <p>Thornewill – The sunroom would be better with 2-over-2; concerned about the white and paneling below creating a formal element. On the fence about shingling all the way to the ground; stone might give it some heft. The remove the cross-buck rail detail except in the center 2nd floor; likes the picture windows. Elongate the roof walk and have it in 3 sections.</p> <p>Welch – Agrees with Ms. Thornewill. The chimney next to the roof walk will have to be 2’ taller than the roof walk. 8-over-1 would be appropriate for the sun porch.</p> <p>Oliver – Nothing to add.</p> <p>Camp – North elevation, 2-over-2 on the sun porch would give it an add-on feel; the decorative balustrade is too much and should be simple; center roof walk post is awkward. South elevation, she agrees with Ms. Thornewill about the cross bucks. White is a departure from the historic structure.</p>			
Motion	Motion to Approve through staff with the roof walk 3’ wider and divided into 3 sections; the sun porch to have 2-over-2 windows; the chimney to be appropriately scaled above the roof walk; south elevation, 2nd-floor railing to be simplified on the 2 outer portions; and engineer’s elevation certificate submitted into the file. (Oliver)			
Roll-call Vote	Carried 4-0//Thornewill, Welch, Oliver, and Camp-aye		Certificate #	HDC2022-104-6118
13. Nant. 62 Walsh St, LLC 04-3608	62 Walsh Street	Rev. 12-2551: siding change	29/85	Botticelli + Pohl
Voting	Camp (acting chair), Oliver, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:34)	<p>Botticelli – Reviewed changes made per previous concerns; the guest house is now constructed and blocks visibility.</p> <p>Backus – Read HSAB comments 7/22: This may be slightly visible from the North Beach Street side. Having barn siding on just one side of the building isn’t logical. Barn siding is not appropriate for the Brant Point area and would be a bad precedent.</p> <p>HSAB has been consistent with their comments. There should be a condition that visibility is screened in perpetuity. Agrees this is adding an element that is currently not on Brant Point and might start a precedent.</p> <p>Thornewill – She doesn’t think this is so bad; this is a barn that faces into the lot.</p> <p>Welch – Any adverse effect is minimized by vegetation.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye		Certificate #	HDC2022-04-3608
14. 32 Hulbert Trust 11-5220	32 Hulbert Avenue	New dwelling	29/72	Botticelli + Pohl
Voting	Camp (acting chair), Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (time)	Botticelli – Asked this be held for next week.			
Motion	Not opened at this time.			
Roll-call Vote	Motion to Hold for next week at representative’s request. (Welch)		Certificate #	
	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye			

15. Sarah Murphy	05-6351	Maple Lane Lot 4	New dwelling	67/303	Emeritus
Voting	Pohl, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:52)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Camp – The chimney seems massive and unfinished at the top; a massive, cut-off chimney isn't appropriate; the garage has too much "bling" and should be toned down.</p> <p>Thornewill – Wishes the garage weren't attached. Her only concern is the cupola.</p> <p>Welch – Anything but white. Agrees about eliminating the cupola, which isn't appropriate for this particular architecture.</p> <p>Pohl – Agrees the cupola is too much; appreciates reduction in the ridge; Mr. Welch wants something other than white; and more chimney detail.</p>				
Motion	Motion to Approve through staff with the chimney to have top corbelling, the cupola to be eliminated at this time, and eliminating the breezeway connecting the garage. (Camp)				
Roll-call Vote	Carried 3-1//Thornewill, Camp, and Pohl-aye. Welch-nay			Certificate #	HDC2022-05-6351
16. Sarah Murphy	05-6380	Maple Lane Lot 4	New guest house	67/303	Emeritus
Voting	Pohl, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:09)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 4-0//Camp, Thornewill, Welch, and Pohl-aye			Certificate #	HDC2022-05-6380
17. Sarah Murphy	05-6350	Maple Lane Lot 4	Garage	67/303	Emeritus
Voting	Pohl, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:00)	<p>MacEachern – Can remove the cupola and reduce dormer overhang trim detail; would like the trim to remain white with doors to be natural to weather. Could push it back so the pent roof is behind the main house front porch.</p> <p>Camp – It has too much "bling"; eliminate the cupola and make some of it natural to weather: doors and balcony. Also, she doesn't support the whole front of this property being taken up with paved parking.</p> <p>Thornewill – Agrees with Ms. Camp.</p> <p>Welch – In this area and as he recalls, garages in this area tend not to be forward of main house facades.</p> <p>Pohl – The inset shows the connector as a 2-story connector.</p>				
Motion	Motion to Approve through staff with the cupola removed; exterior stair to be all natural to weather; garage doors to be natural to weather; move the whole structure back so as not to be proud of the main house porch; and reducing the 2nd-floor dormer rakes by 50%. (Welch)				
Roll-call Vote	Carried 3-1//Camp, Thornewill, and Pohl-aye; Welch-nay			Certificate #	HDC2022-05-6350

18. John Wise 05-6346	10 Starbuck Road	New shed	59.3/62	Emeritus
Voting	Pohl, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:12)	<p>MacEachern – Reviewed changes made per previous concerns; willing to reduce the deck and eliminate the skirts; height is 19'; everything is white.</p> <p>Backus – No MAB comments on the revisions.</p> <p>Welch – No concerns; the perimeter is still vegetated. Okay with the stairs switching back on the south; suggested lattice instead of vertical board.</p> <p>Thornewill – The deck still reads as too large for this small building; the vertical boards beneath it and the stairs make it a massive element; suggested pulling the stair back to the south and making everything natural to weather. Street-side vegetation will be important to screen this tall structure.</p> <p>Oliver – Agrees with Ms. Thornewill.</p> <p>Pohl – It looks very vertical.</p> <p>Discussion about whether or not the garage could be moved back.</p>			
Motion	Motion to Approve through staff with the deck reduced 8' and stairs moved forward on the west elevation and vertical board replaced with natural to weather lattice. (Welch)			
Roll-call Vote	Carried 3-1//Thornewill, Welch, and Pohl-aye; Oliver-nay		Certificate #	HDC2022-05-6346
19. Jeffrey Greenberg 05-6381	30 Orange Street	Wood stoop & rev roofwalk	42.3.2/176	Emeritus
Voting	Pohl, Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:27)	<p>MacEachern – Reviewed changes made per previous concerns; condition of the brick is terrible and, in his opinion, doesn't complement the house.</p> <p>Backus – Read HSAB comments 7/11: The roof walk is ok as submitted. The brick stoop is likely over 100 years old and part of the history of this house. It should remain.</p> <p>1827-1833 Federal structure built by John B. Nickelson. A 1920 post card depicts the existing railing detail; the stoop is historic if not original. The brick stoop is a 100-year-old character defining feature.</p> <p>Camp – The wrought-iron is appropriate on the brick stoop and historic on this house. No concerns with the roof walk.</p> <p>Oliver – Okay with the roof walk. Likes the wood replacement.</p> <p>Welch – Agrees with Mr. MacEachern and Ms. Oliver; the proposed stoop and rail is more in keeping with the structure and the roof walk.</p> <p>Thornewill – Also likes the proposed wood stoop.</p> <p>Pohl – The proposal is completely acceptable and well rendered.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Camp, Welch, and Pohl-aye		Certificate #	HDC2022-05-6381

XIV. NEW BUSINESS 07/05/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. JFM Cacique, LLC 07-6642	36 Easton Street	Revisions	42.1.4/19	EMDA
Voting	Pohl, Camp, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Ethan McMorrow, Ethan McMorrow Design Associates			
Public	None			
Concerns (7:40)	<p>McMorrow – Presented project; trim is white with cottage corners.</p> <p>Backus – Read HSAB comments 7/18: The existing house has an eave line at the porch roof wrapping around the entire house; that eave line is interrupted by the proposed additions creating two-story walls; it would be preferred to push the dormers back a foot or so to have that eave line maintained on the east and west elevations. Please relocate or box in the meter.</p> <p>Circa 1896 shingle-style per HDC survey; she thinks it’s more eclectic style. There is work going on right now and it’s almost as if the work being proposed today has already started; would hate to lose historic material without HDC approval. Agrees about eliminating the uninterrupted eave line.</p> <p>Camp – Can’t image it with white cross bucks.</p> <p>Oliver – The additions look like ears sticking out.</p> <p>Welch – He feels it’s appropriate as proposed.</p> <p>Thornewill – This is a good solution, though she likes Mr. Pohl’s suggestion.</p> <p>Pohl – Looking at the west elevation, the eave could run in front of everything.</p>			
Motion	Motion to Approve through staff with the eave lines on the east and west run across with the same existing detail. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, Welch, and Pohl-aye		Certificate #	HDC2022-07-6642
2. Girard Ruddick 07-6612	6 Bayberry Lane (Sias)	New garage/studio	49/92	Thornewill Design
Voting	Pohl, Camp, Oliver, Welch			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (7:50)	<p>Thornewill – Presented project; existing garage was approved for demolition.</p> <p>Backus – Read SAB comments 7/11: Lack of architectural relationship to new house; dormers give more room to roof plane; lower and more spread out; discourage 2nd-floor deck.</p> <p>Agrees about it relating to the 1940 gable structure.</p> <p>Camp – The long pent roof feels very heavy. The 3rd, little garage door shouldn’t have windows.</p> <p>Welch – This is so far back that much isn’t relevant but agrees with Ms. Camp. Suggested simplifying both types of doors.</p> <p>Oliver – Nothing to add. The dormer is a nice nod to the house. Suggested the roof overhang the garage doors rather than having a break and pent roof. Agrees about simplifying the small door.</p> <p>Pohl – Pent roofs are overused in ‘Sconset. Likes the idea of running the roof long. Agrees with simplifying the garage-style doors.</p>			
Motion	Motion to Approve through staff eliminating the pent roof and pedestrian doors to be simple v-groove with no panels or glass. (Camp)			
Roll-call Vote	Carried 4-0//Oliver, Welch, Camp, and Pohl-aye		Certificate #	HDC2022-07-6612

3.	11 Hulbert Ave, LLC 06-6532	11 Hulbert Avenue	Addition, alterations & lift	29.2.3/2	Val Oliver
Voting	Pohl, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and window survey.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (8:02)	<p>Oliver – Presented project; windows were replaced about 15 years ago; no original windows are left; white trim; also provided a surveyor’s benchmark; asking for SDL due to proximity to the water. Because of Conservation Commission restrictions, the north elevation porch stairs are cut into the deck.</p> <p>Backus – Read HSAB comments 7/18: The spacing of the north side windows and doors is important to show properly; floor plans and elevations don’t show the same thing; please clarify. Single-pane exterior doors are not appropriate; divided lights should be used. The floor plan shows the exterior stair on the water side in a different place than the elevations; please clarify which it is. The east elevation shows an exterior door that looks more like a screen door; asked what’s behind the main door. The new windows should match the existing window proportions. The 3rd-floor gable windows are too square; they should be narrower to match existing window proportions or the one that currently exists. The north facing balcony should be a little less wide to allow the porch roof to be more dominant than the balcony. Removing all the historic windows is inappropriate; a window survey should be provided; the new windows should be wood TDL’s to match the existing ones. It would be preferred to keep the original historic green color for the trim and windows.</p> <p>Circa 1920 colonial revival. Needs to comply with Chapter 11 of “Resilient Nantucket”. Make sure the proposed elevation showing the increase in height for flooding matches the engineer’s certificate. Asked for a streetscape, it would be important for us to see this with the 2 structures moved onto this site.</p> <p>Welch – Flip out the window based upon the existing west for the existing east window; 1st-floor doors should be 4-light. Wants clarification on the material for the faux chimney. Foundation vertical-board skirt spacing should match existing.</p> <p>Camp – North elevation, the existing has simplicity and charm; the high porch and stairs are complicated, and the balcony is overly done.</p> <p>Thornewill – Appreciates the overall simplicity of the original and this is in keeping with it. Agrees about changing the gable windows. North elevation, the 2nd-floor deck lands awkwardly above the posts below; asked why there are no stairs. French doors should be 6 or 4 lights.</p> <p>Pohl – North elevation, the porch has 4 bays equally spaced; suggested the 2 middle bay columns extend up to be the deck end posts that would shorten the deck.</p>				
Motion	<p>Motion to Approve through staff with white trim; gable windows to match the original 1st-floor, west-elevation window right of the outdoor shower; the 2nd-floor balcony to come in on both sides and posts to reflect the 1st floor; French doors to be 2-over-2; foundation skirt board spacing to match existing; submission of the engineer’s certificate of elevation and flood elevation marked on the plans; and chimney brick to reasonably match existing. (Camp)</p>				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Camp, and Pohl-aye			Certificate #	HDC2022-06-6532
4.	Ivey Braine 06-6530	10 Lily Court	Addition	73.3.1/111	Val Oliver
Voting	Pohl, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (8:26)	<p>Oliver – Presented project; an Underhill Cottage; north elevation, want to keep existing, 6-light windows.</p> <p>Backus – No SAB comments. Underhill Cottage circa 1882 and significant. Proposal looks very simple.</p> <p>Camp – Misses the roof line going up and down, which is a quirky aspect of these cottages.</p> <p>Pohl – There is no change to the ridge line; the eave line is straight across.</p>				
Motion	<p>Motion to Approve through staff with the 6-over-6 windows changed to 6-lights. (Welch)</p>				
Roll-call Vote	Carried 3-1//Thornewill, Welch, and Pohl-aye; Camp-nay			Certificate #	HDC2022-06-6530

5. Island Energy 06-6564	6 New Whale Street	Fuel Tanks	42.3.1/89.1	Val Oliver
Voting booth	Pohl, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Dave Fredericks, Island Energy Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:36)	<p>Fredericks – Presented project and reviewed history of the tank farm; okay with grey tanks; explained the problem with a raised planter and need for non-combustible materials.</p> <p>Backus – Read HSAB comments 7/18: Full height (8' or so) shingled walls should surround the concrete wall to screen both the concrete wall and the top of the fuel tanks. The tanks should be painted grey. A planted buffer around the walls would also help mitigate the appearance.</p> <p>Agrees about the color of the tanks.</p> <p>Welch – Two 8' tanks will be about 80' from the street where there were 30' tall tanks in an industrial area; he's okay with this.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried //Camp, Thornewill, Welch, and Pohl-aye		Certificate #	HDC2022-06-6564

Rest held for Tuesday, August 2

6. PFox Nantucket, LLC 07-6595	20 Orange Street	Remove Exterior Stair	42.3.2/70	Botticelli + Pohl
7. Patience Killen 06-6585	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
8. 7 New St, LLC 07-6611	7 New Street	Hardscape	55.4.1/37	Ahern
9. Chris Gould 06-6563	7 Beach Grass Road	Duplex	68/882	Val Oliver
10. Sheila Coffin Harshman 06-6569	1 Windsor Road	Windows, Doors, Roof	49/195	Val Oliver
11. 30 Pearl, LLC 07-6593	30 India Street	Addition	42.3.4/137	Botticelli + Pohl
12. Shenandoah Tr 07-6592	40 Easton Street	Rev. 11-5235: fenestration	42.1.4/20	Botticelli + Pohl
13. Petrillo & Thomas Tr 07-6598	92 Washington Street	Rev. 0589: small addition	42.2.3/22	Smith & Hutton LLC
14. Michael Dobbert 06-6561	38 Surfside Road	Roof Mount Solar	67/15.1	Sunwind LLC
15. 36 Surfside, LLC 06-6560	36 Surfside Road	Roof Mount Solar	67/15.2	Sunwind LLC
16. Not So Easy, LLC 06-6579	26 Easy Street	Mixed Use Structure	42.4.2/23	Emeritus
17. 55 Eel Point Hldgs, LLC 07-6619	55 Eel Point Road	New Cabana	32/47	Botticelli + Pohl
18. 4 The Kids Realty Tr 07-6708	79 Pocomo Road	Rev. 10-4971: add roofwalk	15/5	CWA
19. Swedish Foster, LCL 07-6656	18 Cannonbury Lane	New Shed	74/13	CWA
20. 27 Cato Ln, LLC	27 Cato Lane	Rev. COA	55/118	CWA
21. Back 41, LLC	105 Tom Nevers Road	New pool cabana	91/25	CWA
22. Michael Wilson	7 Cornwall Street	Fence	71.3.2/9	Linda Williams

XV. OLD BUSINESS 07/05/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
2. JK Baxter, LLC 05-6336	114 Baxter Road	Deck Extension	48/35	Thornewill Design
3. Joseph Minella 03-5939	9 Giny Lane	MH grading	41/851	SCI
4. Joseph Minella	9 Giny Lane	MH solar	41/851	SCI
5. Joseph Minella 03-5937	9 Giny Lane	Pool & hardscaping	41/851	SCI
6. Greg Raiff 09-1845	100 Low Beach Road	Renovate/rebuild dwelling	75/27	Emeritus
7. 9 E Street, LLC 05-6359	9 E Street	MH solar roof array	60.2.1/6	Ack Smart
8. 9 E Street, LLC 05-6360	9 E Street	GH solar roof array	60.2.1/6	Ack Smart
9. Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/1	Concept Design

XIV. NEW BUSINESS 07/19/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Maple Ln, LLC	2 Maple Lane	New garage	67/303	Dustin Maury
2. Maple Ln, LLC	2 Maple Lane	Pool/spa	67/303	Dustin Maury
3. Maple Ln, LLC	2 Maple Lane	Cabana	67/303	Dustin Maury
4. Sankaty, LLC	49 Sankaty Road	Garage	49/66	Dustin Maury
5. Sankaty, LLC	49 Sankaty Road	Pool/spa	49/66	Dustin Maury
6. Sankaty, LLC	49 Sankaty Road	Cabana	49/66	Dustin Maury
7. Island Orange Group, LP	129 Orange Street	Batten doors below stairs	55/147	Val Oliver
8. David and Diane	4 Quince Street	Rear stairs (egress)	42.3.4/20	McMullen Associates
9. Michael Stone	6 Marcus Way	Demo	91/9.1	Will Stephens
10. Michael Stone	6 Marcus Way	New dwelling	91/9.1	Will Stephens
11. 73 Vestal, LLC	73 Vestal Street	Move on site	56/192	Thornewill Design
12. 73 Vestal, LLC	73 Vestal Street	New dwelling	56/192	Thornewill Design
13. 73 Vestal, LLC	73 Vestal Street	Move garage on site	56/192	Thornewill Design

Proposed HDC Minutes for July 26, 2022

14.	Bryan and Diane Rolfe	6 Seven Mile Lane	Main house addition	72/3	Normand Residential
15.	Bryan and Diane Rolfe	6 Seven Mile Lane	New shed	72/3	Normand Residential
16.	Bryan and Diane Rolfe	6 Seven Mile Lane	Pool and hardscaping	72/3	Normand Residential
17.	Stephan and Kim Schaefer	86 Cliff Road	Solar roof	30/74.2	Robert Newman
18.	Rorelly Jody Newman	6 Topping Lift Road	Solar roof	66/308	Robert Newman
19.	James Van Tassci	42B Union Street	Replace fence	42.3.2/28	James Van Tassci
20.	Eric Silfen	3 Meadowview Drive	Rooftop solar for mh	56/92	Cotuit Solar
21.	Moriarty McGovern	26 Lincoln Street Sias	Window and door changes	73.4.2/3	Thornewill Design
22.	Michael and Nancy Curren	94 Goldfinch Drive	Addition 2nd floor garage	68/696	Topham Designs
23.	Margaret Owen	16 Golfview Drive	Alteration fenestration	66/188	Margaret Owen
24.	William Irwin	2 North Cliff Way	Shed	30/214	William Irwin
25.	Victor Healy	94 Orange Street	Addition	55.1.4/47	Paul Dreher
26.	Matthew and Theresa Stone	47 Milk Street	New mh dwelling	56/201	LW/ Woodmeister
27.	Matthew and Theresa Stone	47 Milk Street	Move house on lot/ reno	56/201	LW/ Woodmeister
28.	Matthew and Theresa Stone	47 Milk Street	Pool and hardscape	56/201	LW/ Woodmeister
29.	Matthew and Theresa Stone	47 Milk Street	Cabana	56/201	LW/ Woodmeister
30.	Matthew and Theresa Stone	47 Milk Street	Garage	56/201	LW/ Woodmeister
31.	Stephen Virtue	39 Pleasant Street	Fence revision	55.4.1/154	Linda Williams
32.	John Bessie Connelly	90 Washington Street.	Addition	42.2.3/21	Bentley & Churchill
33.	Willard Overlock	29 Coffin Street Sias	New shed	73.4.1/26.2	Bentley & Churchill
34.	NISDA	23 – 25 Wauwinet Road	Demo west silo	20/36 + 80	Val Oliver
35.	NISDA	23 – 25 Wauwinet Road	Rebuild west silo	20/36 + 80	Val Oliver
36.	Richard Phillips Tr	19 E. Tristram Avenue	Rev. 04-3452: otdr shower	31/4.1	Botticelli + Pohl
37.	Jessica N. Torre	53 Miacomet Avenue	Move on from 8 holly st	67/90	LINK
38.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New garage	30/196	S. Metz
39.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New guest house	30/196	S. Metz
40.	Lloyd Realty, LLC	7 Heather Lane	Guest house revisions	30/24.2	S. Metz
41.	Lloyd Realty, LLC	7 Heather Lane	New cabana	30/24.2	S. Metz
42.	Lloyd Realty, LLC	7 Heather Lane	New garage	30/24.2	S. Metz
43.	Chris and Ashley Austin	Maple Lane (Lot 7)	New dwelling	67/303	Emeritus
44.	Karl Slatoff	28 India Street	Fence	42.3.4/108	Time
45.	RJ Glidden	47 Warren's Landing Rd	Move/ demo building	38/54	Jessie Glidden

XIV. OLD BUSINESS 07/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jason & Jen Mendelson 05-6328	7a Sherburne Turnpike	New dwelling	30/112	Studio Ppark
2.	Sankaty, LLC 06-6439	49 Sankaty Road	New dwelling	49/66	Dustin Maury
3.	Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/renovation	30/112	MCA
4.	Lisa Holby	19 Low Beach Road	New dwelling	74/83	Val Oliver
5.	88 Pocomo Road, LLC	88 Pocomo Road	New dwelling	15/42	Emeritus
6.	88 Pocomo Road, LLC 04-6092	88 Pocomo Road	New guest house	15/42	Emeritus
7.	88 Pocomo Road, LLC 05-6419	88 Pocomo Road	Sport court	15/42	Ahern
8.	88 Pocomo Road, LLC 05-6420	88 Pocomo Road	Pool & hardscape	15/42	Ahern
9.	Sandy Ack 04-6147	6 Sandy Drive	New dwelling	29/76	NAG
10.	Lifesaving Museum 04-6124	158 Polpis Road	Window replacement	26/27	LINK
11.	Chicken Box	12 Daves Street	New dwelling (Bldg 1)	55/158	Emeritus
12.	Chicken Box	12 Daves Street	New dwelling (Bldg 2)	55/158	Emeritus
13.	18 Sherburn TP N.T.	18 Sherburne Turnpike	New dwelling	30/196	S. Metz
14.	India and Rose Tr	28 India Street	Fenst rev/patio demo	42.3.4/108	Botticelli & Pohl

XVI. OTHER BUSINESS

Approved Minutes	July 12, 2022
Motion	Motion to Approve. (Welch)
Roll-call vote	Carried 3-0//Oliver, Thornewill, and Pohl-aye; Welch-abstain
Review Minutes	July 19, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, August 1st @ 4:00 pm Hybrid – Zoom @ 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:45 pm. (Welch)**
Roll-call vote Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

PROPOSED