



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, September 2, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:05 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Esmeralda Martinez, Administrative Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Coombs, Oliver Welch
 Absent Members: Camp, Dutra, Thornewill
 Late Arrivals: Welch, 1:26 pm
 Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 4-0//Oliver, Coombs, McLaughlin, and Pohl-aye

I. PUBLIC COMMENT

None

II. NEW BUSINESS 08/17/2021

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|--------------------------------|-----------------------|-----------------------------|-------------------|--------------|
| 1. | Andrew Reger 08-4349 | 7 East Lincoln Avenue | Add Roofwalk, clarify color | 42.4.1/8 | Emeritus |
| 2. | Liz Norris 08-4363 | 14 Lowell Place | Rev. 2188: window change | 41/164 | Emeritus |
| 3. | NIR Retail, LLC 08-4362 | 27 Old South Wharf | Add Dormer | 42.2.4/2 | Emeritus |

Voting Pohl, McLaughlin, Coombs, Oliver

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns (1:10) **McCarthy** – Mr. MacEachern has asked his projects be held for Tuesday.
Not opened at this time.

Motion **Motion to Hold Items 1-3 for Tuesday, September 7th. (Coombs)**

Roll-call Vote Carried 4-0//Oliver, Coombs, McLaughlin, and Pohl-aye Certificate #

4. Dan Displaido **08-4375** 20 Goldfinch Drive New dwelling 68/689 Val Oliver Design

5. Nantucket Develop **08-4370** 9 Hydrangea Lane New dwelling 73/94 Val Oliver Design

Voting Pohl, McLaughlin, Coombs,

Alternates None

Recused Oliver

Documentation None

Representing Val Oliver, Val Oliver Design

Public None

Concerns (1:11) **Oliver** – Asked these be held for Tuesday.
Not opened at this time.

Motion **Motion to Hold Items 4 & 5 for Tuesday, September 7th at applicant's request. (Coombs)**

Roll-call Vote Carried 3-0//McLaughlin, Coombs, and Pohl-aye Certificate #

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| 6. | Nant 62 Walsh, LLC 08-4379 | 62 Walsh Street | Rev. 05-3618: wnds/roof | 29/85 + 85.2 | Botticelli + Pohl |
| Voting | Coombs (acting chair), McLaughlin, Oliver | | | | |
| Alternates | None | | | | |
| Recused | Pohl | | | | |
| Documentation | None | | | | |
| Representing | Ray Pohl, Botticelli & Pohl | | | | |
| Public | None | | | | |
| Concerns (1:11) | Pohl – Asked this be held for Tuesday for Ms. Botticelli to present. Not opened at this time. | | | | |
| Motion | Motion to Hold for Tuesday September 7th at applicant's request. (Oliver) | | | | |
| Roll-call Vote | Carried 3-0//McLaughlin, Oliver, and Coombs-aye | | | Certificate # | |
| 7. | Back 41, LLC 08-4381 | 105 Tom Nevers Road | Rev. 03-3154: deck/balcony | 91/25 | CWA |
| Voting | Pohl, McLaughlin, Coombs, Oliver | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Chip Webster, Chip Webster Architecture | | | | |
| Public | None | | | | |
| Concerns (1:12) | Webster – Presented project; north elevation the 2 nd -floor right French doors will remain windows; the port cochere roof was approved at 5/12 pitch and is not changing. McLaughlin – The south elevation deck looks too large and should be measured. The port cochere roof should have 6/12 pitch. Coombs – Would prefer the porch be broken up rather than all one. Oliver – No concerns given its location. Pohl – Ordinarily he wouldn't want the decks connected but this is a "flag" lot behind another house. | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | |
| Roll-call Vote | Carried 3-1//Oliver, Coombs, and Pohl-aye; McLaughlin-nay | | | Certificate # | HDC2021-08-4381 |
| 8. | Engle Kristen Trust 08-4382 | 88 Pocomo Road | Beach stairs | 15/42 | CWA |
| Voting | Pohl, McLaughlin, Coombs, Oliver | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Chip Webster, Chip Webster Architecture | | | | |
| Public | None | | | | |
| Concerns (1:36) | Webster – Presented project; Conservation Commission has permitted the work within the 50' buffer. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | |
| Roll-call Vote | Carried 4-0//McLaughlin, Oliver, Coombs, and Pohl-aye | | | Certificate # | HDC2021-08-4382 |
| 9. | Cannonbury Hldgs, LLC 08-4383 | 18 Cannonbury Lane | Rev. 04-3380: fenestration | 74/13 | CWA |
| Voting | Pohl, McLaughlin, Coombs, Oliver | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Chip Webster, Chip Webster Architecture | | | | |
| Public | None | | | | |
| Concerns (1:28) | Webster – Presented project. Backus – Read SAB comments 8/16: no concerns due to lack of visibility. Though this is not visible, the fenestration changes are not typical to Nantucket. Oliver – She'd prefer taller doors rather than the transoms over them. Coombs – Agrees with Ms. Oliver, but we can't see it. McLaughlin – No comments. Pohl – He's okay due to limited visibility. | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | |
| Roll-call Vote | Carried 4-0//Oliver, McLaughlin, Coombs, and Pohl-aye | | | Certificate # | HDC2021-08-4383 |

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| 10. Whitney A Gifford Tr 08-4384 | 6 Lily Street | Rev. 02-2977: shed dmr | 42.3.4/45 | CWA |
| Voting | Pohl, McLaughlin, Coombs, Oliver | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | |
| Representing | Chip Webster, Chip Webster Architecture | | | |
| Public | None | | | |
| Concerns (1:35) | <p>Webster – Presented project; south elevation, he can keep the 2nd-floor windows but flip the single and double.</p> <p>Backus – Infill circa 1995; the previous approval for renovations plans weren't clear.</p> <p>Read HSAB comments 8/23: north elevation, the loss of the raised dormer roof turns this into a large negative mass on the second floor; would prefer the earlier sliver of a dormer configuration; small, shed dormer on south elevation would benefit from sliding down off the ridge and the windows becoming one lite high.</p> <p>Coombs – South elevation, the 2nd-floor mulled windows don't fit Lily Street; they should be reduced.</p> <p>Oliver – The front is visible from the road; the north side is visible from the path to Lily Pond.</p> <p>McLaughlin – The transoms, which are visible, should be eliminated (existing).</p> <p>Pohl – He doesn't understand HSAB's comment about removing the dormer creating a negative mass.</p> | | | |
| Motion | Motion to Approve through staff with the south elevation 2nd-floor window change as discussed. (Coombs) | | | |
| Roll-call Vote | Carried 3-0//Oliver, Coombs, and Pohl-aye; McLaughlin abstain | | Certificate # | HDC2021-08-4384 |

III. OLD BUSINESS 08/24/2021

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|------------------------|
| 1. Salvator Lentini 06-4052 | 20 Field Avenue | Pool | 80/149 | CWA |
| Voting | Pohl, McLaughlin, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | Chip Webster, Chip Webster Architecture | | | |
| Public | None | | | |
| Concerns (1:50) | <p>Webster – Asked this be held for Tuesday.</p> <p>Not opened at this time.</p> | | | |
| Motion | Motion to Hold for Tuesday, September 7th at applicant's request. (Welch) | | | |
| Roll-call Vote | Carried 3-0//McLaughlin, Welch, and Pohl-aye | | Certificate # | |
| 2. High Tide Partners, LLC 07-4115 | 8 Ackermuck Way Lot 2 | Garage | 41/618 | BPC |
| Voting | Pohl, Coombs, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Joe Paul, BPC | | | |
| Public | None | | | |
| Concerns (1:54) | <p>Paul – Reviewed changes made per previous concerns.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve as submitted. (*Welch) | | | |
| Roll-call Vote | Carried 3-0//Coombs, Welch, and Pohl-aye | | Certificate # | HDC2021-07-4115 |
| 3. Jim Ikard 05-3833 | 1 Bloom Street | Addition | 42.3.3/140 | Emeritus |
| 4. Trogoth Nom. Trust 05-3640 | 26 Easy Street | Mixed use structure | 42.4.2/23 | Emeritus |
| Voting | Pohl, McLaughlin, Coombs | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | <p>McCarthy – Mr. MacEachern has asked his projects be held for Tuesday.</p> <p>Not opened at this time.</p> | | | |
| Motion | Motion to Hold for Tuesday, September 7th. (Coombs) | | | |
| Roll-call Vote | Carried 3-0//McLaughlin, Coombs, and Pohl-aye | | Certificate # | |

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|----------------|------------------------------------------------------------------------------------------|-------------------|-------------------|---------------|--------------|
| 5. | Craig Majernik 07-4240 | 63 Burnell Street | New main house | 49.3.2/1.1 | Workshop APD |
| 6. | Craig Majernik 07-4241 | 63 Burnell Street | New garage/studio | 49.3.2/1.1 | Workshop APD |
| Voting | Pohl, McLaughlin, Coombs, Oliver | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns | McCarthy – They have asked these be held for Tuesday. Not opened at this time. | | | | |
| Motion | Motion to Hold for Tuesday, September 7th. (Coombs) | | | | |
| Roll-call Vote | Carried 4-0//Oliver, McLaughlin, Coombs, and Pohl-aye | | | Certificate # | |

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|----------------|-----------------------------------|--------------------|-----------|---------------|--------------|
| 7. | Kristine Amendolare 05-3625 | 8 Bank Street Sias | Additions | 72.1.3/69 | Angus Madeod |
| Voting | Coombs (acting chair), McLaughlin | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns | No quorum | | | | |
| Motion | No quorum, no action | | | | |
| Roll-call Vote | N/A | | | Certificate # | |

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|----------------|-----------------------------------------------------------------------|-------------------------|--------------------------|---------------|----------------|
| 8. | Westmoor Club, LLC 07-4189 | 105 West Chester Street | Tennis/pickleball courts | 41/805 | JGG Architects |
| Voting | Pohl, McLaughlin, Coombs | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns | Not opened at this time. | | | | |
| Motion | Motion to Hold for Tuesday, September 7th. (Coombs) | | | | |
| Roll-call Vote | Carried 3-0//McLaughlin, Coombs, and Pohl-aye | | | Certificate # | |

IV. NEW BUSINESS 08/31/2021

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----------------|--------------------------------------------------------------------------------|-----------------------|----------------------|-------------------|--------------|
| 1. | Charles Davidson 08-4449 | 10 Quince Street | Add French door | 42.3.4/103 | NAG |
| Voting | Pohl, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns | McCarthy – Mr. Theroux is not in the queue. Not opened at this time. | | | | |
| Motion | Motion to Hold for Tuesday September 7th. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Pohl-aye | | | Certificate # | |

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|----------------|-----------------------------------------------------------------|---------------------|--------------------------------|---------------|--------------|
| 2. | Nant Westmoor Frms, LLC 08-4394 | 8 Old Westmoor Farm | New cabana | 41/822 | Workshop APD |
| 3. | Nant Westmoor Frms, LLC 08-4391 | 8 Old Westmoor Farm | Rev. 2918: raise grg/chg fenst | 41/822 | Workshop APD |
| Voting | Pohl, McLaughlin, Coombs, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns | Kotchen – Asked to hold Not opened at this time. | | | | |
| Motion | Motion to Hold for Tues at applicant's request. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Pohl-aye | | | Certificate # | |

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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------|-------------------------|---------------|------------------------|
| 4. | Diane Catino | 08-4399 | 11 D Street | New dwelling | 60.21/17 | EMDA |
| Voting | Pohl, McLaughlin, Coombs, Oliver. Welch | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | None | | | | | |
| Representing | None | | | | | |
| Public | None | | | | | |
| Concerns | McCarthy – Mr. McMorrow is not in the queue. Not opened at this time. | | | | | |
| Motion | Motion to Hold for Tuesday September 7th. (Coombs) | | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Pohl-aye | | | | Certificate # | |
| 5. | William Schultz | 08-4400 | 23 Friendship Lane | New second dwelling | 56/347 | Alyssa Corry |
| Voting | Pohl, McLaughlin, Coombs, Oliver. Welch | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Alyssa Corry | | | | | |
| Public | None | | | | | |
| Concerns (2:02) | Corry – Presented project; height is 29'; site plan needs to be adjusted to reflect no dormers. Oliver – This is fine given the location. Rear elevation has a shallow pitch but won't be visible. Coombs – This is approvable. Welch – Agrees with Ms. Oliver. The east and west elevation dormers are in the site plan but not the elevations. McLaughlin – This is appropriate and sits well back on the lot with minimal visibility. | | | | | |
| Motion | Motion to Approve as submitted. (Welch) | | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Pohl-aye | | | | Certificate # | HDC2021-08-4400 |
| 6. | Oliver Carr | 08-4404 | 86 Cliff Road | Dwelling rev & add | 30/74.1 | Robert Newman |
| 7. | Oliver Carr | 08-4403 | 86 Cliff Road | Garage | 30/74.1 | Robert Newman |
| 8. | Oliver Carr | 08-4402 | 86 Cliff Road | Hardscape | 30/74.1 | Robert Newman |
| Voting | Pohl, McLaughlin, Coombs, Oliver. Welch | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | None | | | | | |
| Representing | None | | | | | |
| Public | None | | | | | |
| Concerns (2:10) | McCarthy – Mr. Newman not in the queue. Not opened at this time. | | | | | |
| Motion | Motion to Hold 86 Cliff Road for Tuesday, September 7th. (Coombs) | | | | | |
| Roll-call Vote | Carried 5-0//Welch, Oliver, McLaughlin, Coombs, and Pohl-aye | | | | Certificate # | |
| 9. | Hermansdorfer, C + B | 08-4406 | 11 Deer Run Road | Rotate and resite house | 57/20 | Topham Design |
| Voting | Coombs, McLaughlin, Oliver, Welch | | | | | |
| Alternates | None | | | | | |
| Recused | None | | | | | |
| Documentation | None | | | | | |
| Representing | None | | | | | |
| Public | None | | | | | |
| Concerns (2:11) | McCarthy – Mr. Topham not in the queue. Not opened at this time. | | | | | |
| Motion | Motion to Hold for Tuesday, September 7th. (Oliver) | | | | | |
| Roll-call Vote | Carried 5-0//Welch, McLaughlin, Oliver, and Coombs-aye | | | | Certificate # | |

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| 10. | 17 Ave Realty Trust | 08-4407 | 17 Lincoln Avenue | Rev. 2776: fenst/pnt chmny | 30/18 | Botticelli + Pohl |
| Voting | Coombs (acting chair), McLaughlin, Oliver, Welch | | | | | |
| Alternates | None | | | | | |
| Recused | Pohl | | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | | |
| Representing | Ray Pohl, Botticelli & Pohl | | | | | |
| Public | None | | | | | |
| Concerns (2:16) | Pohl - Presented project. Backus – Read HSAB comments 8/30: south and west 6-light windows should remain 12-light casements. Oliver – This is appropriate as submitted. Welch – He'd prefer the 12-light casements, but the 6-lights are approvable. McLaughlin – It fits in. | | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | | |
| Roll-call Vote | Carried 4-0//Oliver, Welch, McLaughlin, and Coombs-aye | | | | Certificate # | HDC2021-08-4407 |
| 11. | Mary E Claus Rev Trust | 08-4441 | 31 Low Beach Road | Partial Demo/Addition | 74/36 | Botticelli + Pohl |
| Motion | Withdrawn | | | | | |
| 12. | Drake Real Estate | 08-4408 | 2 Horn Beam Road | Pool | 21/118.5 | Val Oliver |
| Voting | Pohl, McLaughlin, Coombs, Welch | | | | | |
| Alternates | None | | | | | |
| Recused | Oliver | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Val Oliver, Val Oliver Design | | | | | |
| Public | None | | | | | |
| Concerns (2:21) | Oliver – Presented project. No concerns. | | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | | |
| Roll-call Vote | Carried 4-0//Welch, McLaughlin, Coombs, and Pohl-aye | | | | Certificate # | HDC2021-08-4400 |
| Rest held for Tuesday | | | | | | |
| 13. | John McLaughlin | 08-4463 | 8 Sheep Common | Addition | 54/273 | Thornewill Design |
| 14. | Tom Watkins | 08-4409 | 6 Huntington Street | Addition | 71.3.2/322 | Chris Grimes |
| 15. | Milton Rowland | 08-4429 | 18 Mount Vernon Street | Rev. 3784: window change | 55.4.4/32.1 | Normand Residential |
| 16. | IAMADUMMY, LLC | 08-4431 | 77 Eel Point Road | Demo Garage | 32/44 | JB Studio |
| 17. | IAMADUMMY, LLC | 08-4430 | 77 Eel Point Road | New garage/studio | 32/44 | JB Studio |
| 18. | M2D3 Irrevocable Trust | 08-4453 | 31 Washing Pond Road | 2 nd floor dormers on garage | 31/29 | Elizabeth Dunne |
| 19. | John Johnson III | 08-4451 | 34 Easton Street | Move off/demo dwelling | 42.1.4/18 | CWA |
| 20. | Sandra B Finlay | 08-4450 | 26 Eel Point Road | New dwelling | 40/118 | CWA |
| 21. | Housing Nantucket | 08-4454 | 46 Okoraw Avenue | Rooftop solar | 79/213 | ACK Smart |
| 22. | Housing Nantucket | 08-4459 | 5 Norquarta Drive | Rooftop solar | 67/512 | ACK Smart |
| 23. | Housing Nantucket | 08-4456 | 1R Monohansett Road | Rooftop solar | 79/65 | ACK Smart |
| 24. | Housing Nantucket | | 17 Irving Street | Rooftop solar | 79/120 | ACK Smart |
| 25. | Housing Nantucket | 08-4455 | 1 Norwood Street | Rooftop solar | 71.3.4/1 | ACK Smart |
| 26. | Housing Nantucket | 08-4458 | 66 Podhick Avenue | Rooftop solar | 79/177 | ACK Smart |
| 27. | Mark Norris | 08-4504 | 14A Lowell Place | Rooftop Solar | 41/164 | ACK Smart |
| 28. | Shadek, Kristina | | 134C Main Street | Shed | 41/37 | Structures Unlimited |
| 29. | Richard Snowdon | 08-4452 | 10-12 Massachusetts Ave | Shed | 60.3.1/332 | Structures Unlimited |
| 30. | Hristo Rashkov | 08-4460 | 8 Lewis Court | Pool and hardscape | 67/37 | Hristo Rashkov |
| 31. | Candice Macoul | 08-4462 | 72 Orange Street | New prch + drmr, fenst chg | 55.4.1/25 | CWA |
| 32. | Dean Lampe | | 142 Surfside Road | New dwelling | 80/98.1 | Self |
| 33. | Dean Lampe | | 142 Surfside Road | Garage | 80/98.1 | Self |
| 34. | Dean Lampe | | 142 Surfside Road | Cabana | 80/98.1 | Self |
| 35. | Dean Lampe | | 142 Surfside Road | Pool | 80/98.1 | Self |
| 36. | Dean Lampe | 08-4495 | 15 Aurora Way | New Dwelling | 56/447 | Self |
| 37. | Dean Lampe | 08-4499 | 15 Aurora Way | Garage | 56/447 | Self |
| 38. | Dean Lampe | 08-4500 | 15 Aurora Way | Hot Tub | 56/447 | Self |
| 39. | NHA | 08-4446 | 15 Broad Street | Roof chng to match bldg | 42.4.2/61 | James Lydon |
| 40. | J. Kodz | 08-4466 | 10 Back Street | Rev. 62307: failed inspec | 55/353 | M. Humphrey |
| 41. | J. Kodz | 08-4465 | 10 Back Street | Rev. 68185: failed inspec | 55/353 | M. Humphrey |
| 42. | Thomas Nelson | 08-4468 | 129 Polpis Road | 2 nd -floor addition | 44/195 | Norton Preservation |
| 43. | Peter & Thea K Kaizer | 08-4481 | 6 Nobadeer Avenue | Pool | 80/37.2 | Peter Kaizer |
| 44. | Mark Finnegan | 08-4470 | 36 Warrens Landing | Rev. 3626: cabana massing | 15/9 | BPC |

HDC Minutes for September 2, 2021, adopted Sept. 14

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|------------------------------------------|-----------------------|------------------------------|----------|----------------------|
| 45. James Conlon LTR Etal 08-4475 | 24 Woodbine Street | Rev. 1511: add rfwalk, fenst | 80/96 | Emeritus |
| 46. Michelle + Darren Black | 28 Eel Point Road | Shed | 40/44 | Emeritus |
| 47. Karin + Tim Demasi 08-4472 | 3 Gladlands Avenue | Rev.3424: extnd stairs+deck | 80/234 | Emeritus |
| 48. Karin + Tim Demasi 08-4473 | 3 Gladlands Avenue | New garage | 80/234 | Emeritus |
| 49. Karin + Tim Demasi 08-4474 | 3 Gladlands Avenue | New shed | 80/234 | Emeritus |
| 50. Jamie Sterling 08-4479 | 45 Warren's Landing | Pool and hardscape | 38/53 | Atlantic Landscaping |
| 51. 50 Brewster Rd, LLC 08-4476 | 50 Brewster Rd | Pool/hrdsape/boææ court | 43/96 | Atlantic Landscaping |
| 52. MLR3 LLC 08-4484 | 45 Shawkemo Road | New main dwelling | 27/18 | Workshop APD |
| 53. MLR3 LLC 08-4485 | 45 Shawkemo Road | New guest house | 27/18 | Workshop APD |
| 54. Steven L Cohen Tr. 08-4488 | 222 Eel Point Road | Rev. 62937: guest house | 38/36.1 | Workshop APD |
| 55. Steven L Cohen Tr. 08-4487 | 222 Eel Point Road | Potting shed | 38/36.1 | Workshop APD |
| 56. NIR Retail LLC 08-4486 | 4 Harbor Square (SWR) | Commerical/historical reno | 42.2.4/ | Workshop APD |
| 57. Kian Ross 08-4498 | 16 Trotters Lane | Resite main house | 67/40 | Self |
| 58. Kian Ross 08-4496 | 7B Crooked Lane | Move off to 16 Trotters | 41/80 | Self |
| 59. Kian Ross 08-4497 | 16 Trotters Lane | Move on frm 7B Crooked | 67/40 | Self |
| 60. Edward McCarthy | 10 Hindkley Lane | Deck/stairs/fenst rev | 30/226 | LINK |
| 61. 77 Sparks ACK, LLC 08-4501 | 77 Sparks Avenue | Fenst/roof/dr change | 55/138.1 | Patrick Noddin |
| 62. Mark & Holly Barber | 11 South Valley Road | Addition and fenestration | 43/137 | Self |

V. OTHER BUSINESS

| | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approved Minutes | None |
| Review Minutes | August 24 & 26, 2021 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting Tuesday, September 7, 2021 at 5:00 pm. ZOOM • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions |
| Commission Comments | |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:23 pm. (Welch)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board