



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, February 17, 2022

*This meeting was held via remote participation using ZOOM and YouTube.*

Called to order at 1:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Adrian Rodriguez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill  
Absent Members: Dutra  
Late Arrivals: None  
Early Departures: None

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

None

## II. NANTUCKET COASTAL RESILIENCE WORKSHOP – HDC REPRESENTATIVE

Voting Pohl, Camp McLaughlin, Coombs, Oliver

Alternates Welch, Thornewill

Discussion **Pohl** – We’ve been asked to appoint an HDC rep for the workshop meeting.

**Bachus** – Zoom preparation meeting on 2/23 @ 9:30 am, and a 2-day, in-person workshop on March 7 & 8 from 8 to 3:30 at Nantucket Hotel. She will attend as staff.

**Pohl** – This is a lot of time and is onerous. Wondered if the 2-day meeting could be split.

**Welch** – He could attend the March 7<sup>th</sup>.

**Pohl** – He can do March 8<sup>th</sup>. If anyone else reconsiders or has alternative suggestions, we have a place holder. We’ll leave it on as other business in case there’s further discussion.

## III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Philip Garufi 01-5610	6 West Way	Additions	38/134	Val Oliver
2.	S & R Island Dev. 01-5576	26 Woodland Drive	Demo Dwelling	68/260	Linda Williams
3.	PFox Nantucket, LLC 02-5665	20 Orange Street	Rev.10-5015: chng pergola	42.3.2/70	Botticelli + Pohl
4.	Peter Michalowski 01-5573	34 Dukes Road	Rev. 72768: hardscape	56/187	Linda Williams

Voting Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve Items 1, 3, & 4. (Coombs)**

Roll-call Vote Carried 5-0//Welch, Thornewill, McLaughlin, Camp, and Coombs-aye Certificate # **HDC2022-(as noted)**

## IV. NEW BUSINESS 01/18/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Zero India St, LLC 01-5514	1 Cambridge Street	Rdc ftprnt/rt replace/fenst	42.3.1/130.2	Emeritus

**V. OLD BUSINESS 01/25/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. BC Sconset, LLC 07-4226	9 Hawks Circle	Hardscape	74/37.1	Ahern
Voting	Camp (acting chair), Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Miroslava Ahern, Ahern Design, LLC			
Public	None			
Concerns (1:29)	<p><b>Ahern</b> – Reviewed changes made per previous concerns. The lower parking is as small as possible for 2 cars to park and turn around to go out.</p> <p><b>Backus</b> – SAB reviewed the original but not the revisions. Belgium block in front of the garage is atypical.</p> <p><b>Thornewill</b> – With all the hedge that’s there and proposed, she thinks most of its fine. The Belgium block in front of the garage is way off the road and probably not an issue. Confirmed the driveway itself is shell.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Coombs</b> – In her opinion, the parking at the guesthouse hasn’t been reduced enough; it’s a lot of space for 2 cars.</p> <p><b>Camp</b> – Agrees the guesthouse parking could be reduced further; suggested the right side mimic the left.</p>			
Motion	<b>Motion to Approve through staff with the reduction of parking in front of the guesthouse. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Camp, and Coombs-aye		Certificate #	<b>HDC2021-07-4226</b>

2. 450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus
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**VI. NEW BUSINESS 02/01/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Glenn Lajeunesse 01-5553	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (1:29)	<p><b>Thornewill</b> – Presented project; trim matches the main house; pool and doors blocked but structures on abutting property.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	<b>HDC2022-01-5553</b>
2. 34B Walsh St N.T. 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
3. BPC 4 Dolphin Ct., LLC 01-5574	4 Dolphin Court	Addition	42.4.1/65.2	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	Michael Vaughan, owner			
Public	None			
Concerns (1:33)	<p><b>Williams</b> – Presented project; you can’t see the whole structure from anywhere, that’s why it was done this way.</p> <p><b>Backus</b> – This is circa 1987. The addition should be more subordinate to the original.</p> <p>Read HSAB comments 1/31: The plate height of the new side wing should be reduced to a 1.5-story addition. The rear dormer windows should be changed to create appropriate pane proportions. The rebuilt shed dormer should come down off the ridge a foot or so. The proposed south elevation is under-fenestrated. HSAB would like to review further revisions.</p> <p><b>Vaughan</b> – He is willing to drop the addition ridge 18” and drop the eave 6”.</p> <p><b>Oliver</b> – Disagrees about the visibility; the larger gable will be visible, so it should drop more to be additive. Okay with the dormer in the back. Asked if the 18” drop would be in a pitch change only or drop the eave as well. Wants to see the changes Mr. Vaughan is proposing.</p> <p><b>Camp</b> – She agrees the addition should be reduced to 1.5 story; the dormer should come off the ridge and the windows properly proportioned. This will be visible from Easton Street. Wants to see the changes.</p> <p><b>Coombs</b> – Agrees with what’s been said. The windows in the extended dormer should match those in the right dormer. It was a residence; it is becoming an inn.</p> <p><b>McLaughlin</b> – He has no objections.</p> <p><b>Pohl</b> – The massing needs to be dealt with; need to address the addition plate height. Agrees with Ms. Oliver about the dormer.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	

<b>4. BPC 8 N. Beach St., LLC 01-5572</b>	<b>8 North Beach Street</b>	<b>Addition</b>	<b>42.4.1/65.1</b>	<b>Linda Williams</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	Michael Vaughan, owner			
Concerns (1:52)	<p><b>Williams</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 1/31: Change the cardinal points; no other concerns.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve through staff with correcting the cardinal points on the elevations. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye	Certificate #	<b>HDC2022-01-5572</b>	
<b>5. Sam Nicholson 01-5534</b>	<b>22 Brewster Road</b>	<b>Addition</b>	<b>54/196.1</b>	<b>Val Oliver</b>
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver (Camp stepped out)			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:54)	<p><b>Oliver</b> – Presented project; the east elevation deck is 12 with the stairs.</p> <p><b>McLaughlin</b> – Asked if the stairs and deck are new or existing. Doesn't think it will be visible.</p> <p><b>Welch</b> – That deck isn't not 12' deep. This is appropriate for the location.</p> <p><b>Thornewill</b> – Instead of coming straight down, suggested the stairs be wrapped. It's not visible so no concerns.</p> <p><b>Coombs</b> – She has no concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Thornewill, Coombs, and Pohl-aye	Certificate #	<b>HDC2022-01-5534</b>	
<b>6. Steve Theroux 01-5536</b>	<b>25 Broadway</b>	<b>Storage/ garbage bins</b>	<b>73.1.3/108</b>	<b>NAG</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Patrick Quigley, Nantucket Architectural Group			
Public	None			
Concerns (2:01)	<p><b>Quigley</b> – Presented project; the thinking about the tall bin is that there are items that are too big to fit in a smaller bin.</p> <p><b>Backus</b> – This is Hope Chest circa 1920 on one of 'Sconset's oldest roads. Read SAB comments 1/31: proliferation of these storage bins is a great concern; suggested holding until the matter of 17 Broadway is resolved. Probably need guidelines.</p> <p><b>Pohl</b> – You don't want to use 17 Broadway as an example because they have to take theirs apart. The cardinal points are wrong; the side view of the bins would be from the east.</p> <p><b>McLaughlin</b> – South elevation is right on the alley way.</p> <p><b>Thornewill</b> – She finds it fascinating people are building these free-standing bins and plopping them down without permission. There mimic be 2 of the scale of the smaller existing bin and shouldn't extend beyond the corner board.</p> <p><b>Coombs</b> – Likes Ms. Thornewill's suggestion - 2 of the same height and size; there should be nothing under the window or beyond the corner board.</p> <p><b>Camp</b> – Agrees – same height and same size.</p> <p><b>Pohl</b> – HDC doesn't get into programmatic needs; we review the design. The consensus view is all bins should be the same height.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye	Certificate #		
<b>7. Steve &amp; Kim Schaefer 01-5526</b>	<b>86 Cliff Road</b>	<b>Shed, fence, &amp; shower</b>	<b>30/74.2</b>	<b>Robert Newman</b>
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (2:12)	<p><b>Newman</b> – Presented project; details match the main house.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	<b>HDC2022-01-5526</b>	

8. Steve & Kim Schaefer **01-5525** 86 Cliff Road New dwelling 30/74.2 Robert Newman  
 Voting Camp, McLaughlin, Coombs, Oliver  
 Alternates Welch, Dutra, Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Robert Newman, Sandcastle Construction Inc.  
 Public None  
 Concerns (time) Not opened at this time.  
 Motion **Motion to Hold for Tuesday, February 22<sup>nd</sup>. (Oliver)**  
 Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate #

9. All Vines, LLC **01-5537** 9 Prospect Street Roof Shingle Change 55.4.4/41 T & T Roofing  
 Voting Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates Welch, Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing None  
 Public None  
 Concerns (2:17) **Backus** – HSAB doesn’t support going to architectural shingles; they prefer 3-tab on older structures in the old historic district.  
**Coombs** – She’d prefer 3-tab.  
 Motion **Motion to Hold for representation. (Oliver)**  
 Roll-call Vote Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye Certificate #

Rest held for Tuesday February 22<sup>nd</sup>

10. Hollis Webb **01-5586** 30 Dukes Road Demolition 56/189 Hollis Webb  
 11. The Sandbar **01-5527** 4 Bathing Beach Road Roof Overhang 29/1 Val Oliver  
 12. 36 Easton St. Corp. **01-5520** 36 Easton Street Rev.: Move AC to west 42.1.4/19 EMDA  
 13. B16ACK LLC **01-5524** 8 Meadowview Drive New Dwelling – Garage 56/147 EMDA  
 14. 71 N. Liberty Trust **01-5539** 71 North Liberty Street Hardscape 41/141.1 NAG  
 15. Rbt.Veghte/Rbn.Rednor **01-5545** 2 Ann’s Lane New Roof Walk 49/59.1 DTA  
 16. William Schultz **01-5550** 23 Friendship Lane Garage Demo/ Move Off 56/347 David Pekarck  
 17. William Schultz **01-5551** 23 Friendship Lane Garage Move on Site 56/347 David Pekarck  
 18. Glenn Lajeunesse **01-5553** 4 Mioxes Way Solar Roof Array 65/87 Ack Smart  
 19. Vlatko Pesnacki **01-5557** 10 Lewis Court New Dwelling 67/155 Val Oliver  
 20. Deirdre Hamling Tr **01-5559** 6 Lowell Place Rev. 02-2951: addition 41/167 Joseph Topham  
 21. King Fisher Realty Tr **01-5596** 278 Polpis Road Rev. COA: Rf Wlk & Fenes. 25/2 Gryphon Architect  
 22. Fine Luxury Homes **01-5601** 10 Beaver Street Re-roof 55.1.4/80 Steven Stockigt  
 23. Jay Cohen **01-5570** 24 Medouie Creek Road Main House Alteration 20/2 Smith & Hutton  
 24. Lloyd Realty, LLC **01-5600** 7 Heather Lane New Dwelling 30/24.2 S. Metz  
 25. Hulbert Ack LLC **01-5565** 2 Hulbert Avenue Hardscape 42.1.4/21 Atlantic Landscaping  
 26. Nantucket 62 Walsh, LLC **01-5588** 62 Walsh Street Rev. 08-4379: 29/85 + 85.2 Botticelli + Pohl  
 27. Taco 1, LLC **01-5569** 22 Bartlett Road (24 Bart) New Dwelling 65/86 BPC  
 28. Ocean Dojo, LLC **01-5567** 20 Bartlett Road (22 Bart) New Dwelling 65/76 BPC  
 29. Mike & Jackie Raso **01-5612** 82 Centre Street Alteration 42.4.3/62 Mike & Jackie Raso

**VII. OLD BUSINESS 02/08/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Koufakis <b>10-5042</b>	6 Swain Street	Dormer addition	42.4.1/82.2	George Wing
2. Bluefin, LLC <b>11-5194</b>	27 Ellen’s Way Lot 20	New Dwelling	81/180	Brook Meerbergen
3. Elizabeth Powell <b>12-5445</b>	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
4. Elizabeth Powell <b>12-5440</b>	71 Cliff Road	Cabana	30/160	Thornewill Designs
5. Matt O’Connor <b>12-5370</b>	16 Tashama Lane	Retaining wall	55/481	KM Designs
6. 1 Caroline Way, LLC <b>12-5439</b>	1 Caroline Way	Rev: main and guest houses	85/58 & 59	Vincente Burin Arch.
7. 1 Caroline Way, LLC <b>12-5414</b>	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
8. 22 Easton St, LLC <b>06-4026</b>	22 Easton Street	Pool & hardscape	42.1/12	Ahern
9. Island Living, LLC <b>11-5151</b>	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
10. 33 North Mill St, LLC <b>11-5051</b>	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
11. 33 North Mill St, LLC <b>11-5126</b>	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
12. 23 Broad St, LLC <b>10-4843</b>	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus
13. Family Ties ACK, LLC <b>11-5159</b>	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark

**VIII. NEW BUSINESS 02/01/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Bean	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Waterson
2. Peter Barrett	40 Maryann Drive	Move garage door	68/965	Topham Designs

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3.	Philip Garufi	6 West Way	Additions	38/134	Val Oliver
4.	Ocean Heath, LLC	9 Falmouth Avenue	Fenestration and Decks	82/423	JN Designs
5.	Ocean Heath, LLC	9 Falmouth Avenue	Shed	82/423	JN Designs
6.	9 Beach Grass, LLC	9 Beach Grass Road	New Duplex	68/859	Linda Williams
7.	Pebbe Nicholson	24 Brewster Road	New Barn/Apt	54/169.3	Val Oliver
8.	50 Brewster Rd, LLC	50 Brewster Road	Reduce Building revision	43/96	EMDA
9.	Wallace Ack, LLC	45 Hulbert Avenue	Boardwalk/ Gate	29/16	Jardins Intl.
10.	Andrew and Brooke Roger	7E Lincoln Avenue	Driveway/ Hardscape	42.4.1/18	Jardins Intl.
11.	One Bloom, LLC	1 Bloom Street	Hardscape: drive, fence, etc	42.3.3/140	Jardins Intl.
12.	11 Beach Grass, LLC	11 Beach Grass Road	Revision: trim change	68/855	Linda Williams
13.	Michael & Jaqueline Raso	82 Center Street	Replace/inststall front wall	42.4.3/62	Mike & Jackie Raso
14.	Jean Moran	4 Washington Avenue	New Pool	60.2.4/65	Jon Paul Couture
15.	Jean Moran	4 Washington Avenue	Window Well	60.2.4/65	Jon Paul Couture
16.	Jean Moran	4 Washington Avenue	New Garage	60.2.4/65	Jon Paul Couture
17.	Robert and Daryl Westbrook	16 Baxter Road	Rooftop Solar	49.2.3/16	Cotuit Solar
18.	10 Hydrangea Ln No 3, LLC	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
19.	Caesara Wendin Family TR	1 West Chester Street	Roof Replacement	42.4.3/15.2	T & T Roofing
20.	Scott Dehm and Amy Hauk	8 Ash Street	Addition; Gate	42.4.2/94	Sandcastle Const. Inc
21.	Scott Dehm and Amy Hauk	8 Ash Street	Demo Shed	42.4.2/94	Sandcastle Const. Inc
22.	Klinck Ruth Hill	301 Madaket Road	Demo shed	60.2.1/55	NAG
23.	Klinck Ruth Hill	301 Madaket Road	New shed	60.2.1/55	NAG
24.	Lloyd Realty, LLC	7 Heather Lane	New Guest House	30/24.2	S. Metz
25.	N. Liberty, LLC	74 North Liberty Street	Shed	41/236	Val Oliver
26.	Gail Johnson	21 South Water Street	New Front Door	42.4.2/102	Lucas Velle
27.	Ack Weatherly Pl	3 Weatherly Place	Move Shed on Lot	67/950	Plamen Dimitov
28.	Ack Weatherly Pl	3 Weatherly Place	New Second Dwelling	67/950	Plamen Dimitov
29.	PFox Nantucket, LLC	20 Orange Street	Rev10-5015:rmv prt pergola	42.3.2/70	Botticelli + Pohl
30.	John Holt	14 Clifton Street	Lower Building Height	73.4.1/39.1	Emeritus
31.	Lindsay Torpey	7 Green Lane	Rebuild/revise deck	42.3.3/86	Emeritus
32.	Kerry Propper	9 Hawks Circle	Solar Ground Array	74/37.1	Ack Smart
33.	Lloyd Realty LLC	7 Heather Lane	Pool & Hardscape	30/24.2	Atlantic Landscaping
34.	7 King St Nom Trust	7 King Street 'Sias	MH Revisions	73.1.3/41	Botticelli + Pohl
35.	7 King St Nom Trust	7 King Street 'Sias	New Shed	73.1.3/41	Botticelli + Pohl
36.	Still Dock Nantucket, LLC	14 Oakland Street	Addition	59.4/255	Botticelli + Pohl
37.	Still Dock Nantucket, LLC	40 Tennessee Avenue	Addition	59.4/84	Botticelli + Pohl

**IX. OTHER BUSINESS**

Approved Minutes Motion	None
Roll-call vote	
Review Minutes	February 8 & 10, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, February 22 @ 5:00 pm VIA ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:21 pm. (McLaughlin)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board