



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday, March 30, 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 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill  
 Absent Members: Dutra  
 Late Arrivals: Oliver, 4:34; Thornewill, 4:36 p.m.; McLaughlin, 4:42 p.m.; Camp, 6:04 p.m.  
 Early Departures: None

Adoption of Agenda.

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

Roll-call Vote Carried 4-0//Coombs, Oliver, Welch, and Pohl-aye

## I. PUBLIC COMMENT

None

## II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tsvetonin Savova <b>03-3307</b>	10 Wappossett Circle	Outdoor shower/gate	67/570	Self
2.	William Beckett <b>03-3308</b>	41 Tennessee Avenue	Window and trim chg	59.4/259	Lee Corkish
3.	Joan O'Brien <b>03-3305</b>	20 Tashama Lane	Door color change	55/450	Self
4.	Romelys Vasquez <b>03-3306</b>	25 Equator Drive	Window replacement	66/257	Cheney Custom Homes

Voting Pohl, Coombs, Oliver, Welch

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye Certificate # **HDC2021-03-(as noted)**

## III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	David Goldberg <b>03-3172</b>	42 Cannonbury Lane	Pool	73/29	Ahern
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
2.	Neil Martilla <b>03-3309</b>	48 Meadow View Drive	Pool-hardscape	56/299	Steve Hollister
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
3.	Margaret Duffy <b>03-3304</b>	20 Bartlett Road	80 sf shed	67/594	Self
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				

Voting Pohl, Coombs, Oliver, Welch

Alternates None

Recused None

Documentation None

Representing None

Public None

Concerns No additional conditions

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

Roll-call Vote Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-03-(as noted)**

**IV. 60 DAY DENIAL DUE TO LACK OF RESPONSE**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richmond Great Point Devel	30A Evergreen Way	Garage	68/374	KOH Architecture
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:36)	<b>Flynn</b> – To be denied due to lack of response.				
Motion	<b>Motion to Deny due to lack of response. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Oliver, Welch, and Pohl-aye			Certificate #	

**V. OLD BUSINESS 03/16/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	61 Fairgrounds, LLC <b>02-2980</b>	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
Voting	Pohl, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (4:38)	<b>Williams</b> – Reviewed context photos; reviewed changes made per previous concerns; ridge height from grade is 28’7”; trim is natural to weather with cobblestone grey doors and sash. <b>Welch</b> – Appreciates the changes. Asked them to consider adding a tree placed every 30 feet along Parker and Fairgrounds; that would go a long way to soften this up; the impact of the design is strong enough that we should ask for the trees. The streetscape front of the structure shows a length of 38.5’; the elevation shows the unchanged length of the front. He’s okay with 38’6”. Also, the streetscape shows the width compressed so the proportions are all off. <b>Thornewill</b> – This is a typical looking house; it’s still a little long and tall for Parker Lane. The size is still a concern considering what else is being proposed. <b>Coombs</b> – Agrees the height should come down and get narrower. Agrees landscaping will help it fit in. Design isn’t bad. <b>Pohl</b> – Agrees with what’s been said about landscaping, height, and length. The porch needs two more columns between the door and adjacent windows. The elevation we’re looking at is not the revised version; that’s really frustrating; he’d like to see the revised elevation with four columns on the porch.				
Motion	<b>Motion to Approve through staff with the width reduced to 38’6”, the height at 28’7”, and four columns on the porch. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-02-2980</b>
2.	61 Fairgrounds, LLC <b>02-2981</b>	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
Voting	Pohl, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (4:59)	<b>Williams</b> – This was held to track; 24’6” from grade and 26’ wide; front door is a wood 6-panel door. <b>Coombs</b> – Dormer is a little wide but okay. <b>Welch</b> – The application needs to be updated; ridge height doesn’t match the drawing.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-01-2981</b>

3. 61 Fairgrounds, LLC **02-2982** 61 Fairgrounds Road – Lot B Main house 67/176 Linda Williams  
 Voting Pohl, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:32) **Williams** – This is the most visible lot; width 27’5”, height from grade 28’5”; reviewed changes made per previous concerns; grey trim and terratone sashes.  
**Coombs** – The dormers are oversized for the size of the house. South elevation dormer should have 3 windows in a reduced dormer and centered over the 1<sup>st</sup>-floor door.  
**Thornewill** – This is on a well-travelled road and a corner. The second-floor dormer should have a consistent fascia. The rear mass should drop to have a foot of difference in the eave heights. Agrees about the south elevation dormer. That ridge and eave should come down on the secondary mass.  
**Welch** – Agrees with Ms. Thornewill about the eave height. Street trees are going to be very important.  
**Pohl** – The north elevation runs along Parker Lane; really likes Mr. Welch’s tree idea for this house. Rear addition eave should be dropped 1 foot.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried 4-0//Welch, Thornewill, Coombs, and Pohl-aye Certificate #  
 4. 61 Fairgrounds, LLC **02-2983** 61 Fairgrounds Road – Lot B Cottage 67/176 Linda Williams  
 Voting Pohl, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:41) **Williams** – Reviewed changes made per previous concerns; cobblestone grey trim; dormers won’t be visible.  
**Thornewill** – No concerns.  
**Coombs** – The 2<sup>nd</sup>-floor dormers are huge for the size of the house with excessive wall space. East elevation dormer cheek walls should come in.  
**Welch** – It’s a typical Nantucket cape. Would prefer the dormer eaves to come down but won’t be very visible. The walkdown should be shown on the elevation. Asked for the dormer eave to be dropped a single shingle course.  
**Pohl** – This is a pretty benign building. He agrees with Mr. Welch about dropping the dormer eave.  
 Motion **Motion to Approve through staff with the dormer roofs dropped 6” in height to align with window headcasings, showing the walkdown, and with cobblestone trim. (Welch)**  
 Roll-call Vote Carried 4-0//Thornewill, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-02-2983**  
 5. 61 Fairgrounds, LLC **02-2984** 61 Fairgrounds Road – Lot C Main house 67/176 Linda Williams  
 Voting Pohl, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:02) **Williams** – Rear is not visible; 36’ wide and height 27’9” to grade; trim, sash, and door are white.  
**Thornewill** – The drawings need to reflect the reality; the notes are helpful and official, but on the rear the dormer plates for the dormers look very high. Going forward, the drawings need to be correct, not just have hand-written notes. Approving incorrect plans with notes is not fair for those who wait for revised drawings.  
**Coombs** – North elevation has a lot of wall with small windows; there is space for more 1<sup>st</sup>-floor windows; wants to see where the 2<sup>nd</sup> dormer window will go.  
**Welch** – Wants to see street trees on the proposed landscape plan. Agrees with comments about correct drawings. He’s okay with the spacing of the windows; referenced the Jethro Coffin House as an example of atypical window spacing.  
**Pohl** – Thinks these pre-fab companies are not incentivized to update their plans. We just approved a house drawn way longer than it is and now this one has notes on the pitch and adding a window that are not shown on the plan; this isn’t fair for other applicants.  
 Motion **Motion to Approve through staff with the plan changes to reflect the drawings with notes and reduction in the eave height of the dormers. (Welch)**  
 Roll-call Vote Carried 4-0//Thornewill, Coombs, Welch, and Pohl-aye Certificate # **HDC2021-02-2984**

6.	61 Fairgrounds, LLC <b>02-2985</b>	61 Fairgrounds Road – Lot C Cottage	67/176	Linda Williams
Voting	Pohl, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (5:15)	<p><b>Williams</b> – Provided height from grade, changed the door and balanced the windows; 22’11” from grade.</p> <p><b>Thornewill</b> – East elevation, the dormers are too tall compared to the 1<sup>st</sup>-floor windows; the dormer plates look to be 8’; the whole dormer eave needs to come down relative to the window headers.</p> <p><b>Coombs</b> – Suggested another piece of trim around the front door. Agrees with Ms. Thornewill about dropping the eaves of the doghouse dormers.</p> <p><b>Welch</b> – One issue with the dormers is the box soffit detail isn’t something we’d see on a gable dormer; the cheek would be recessed and drop the bottom of rake board more in line with where the soffit meets the cornerboard. Agrees with Ms. Thornewill; a more decorative frontispiece would be appropriate.</p>			
Motion	<b>Motion to Approve through staff with a frontispiece added to the front door and drop the eaves of the two front dormers and remove the box. (Welch)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Welch, and Pohl-aye		Certificate #	<b>HDC2021-02-2985</b>
7.	61 Fairgrounds, LLC <b>02-2986</b>	61 Fairgrounds Road – Lot D Main house	67/176	Linda Williams
Voting	Pohl, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (5:22)	<p><b>Williams</b> – Reviewed changes made per previous concerns; west elevation is not visible.</p> <p><b>Coombs</b> – It got taller. East elevation, the dormer should be shorter to reduce the amount of shingle space. It goes from setback to setback; doesn’t want this subdivision to become a little city.</p> <p><b>Thornewill</b> – Agrees about the front dormer; it’s very long and could be brought in a couple of feet. The rear elevation, a gable goes into the long dormer with no windows; that’s incongruous.</p> <p><b>Welch</b> – Agrees the dormer cheek walls could come in at least a foot. For the size of the structure, it still looks squat; but it will be viewed obliquely.</p> <p><b>Pohl</b> – Agrees with what’s been said. Bring the front dormer in 1 foot each side.</p>			
Motion	<b>Motion to Approve through staff with the front dormer reduced by 1 foot either side. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//Welch, Coombs, Thornewill, and Pohl-aye		Certificate #	<b>HDC2021-02-2986</b>
8.	Gifford Whitney A Trst <b>02-2977</b>	6 Lily Street	Renovations	42.3.4/45 CWA
Voting	Coombs (acting chair), McLaughlin, Oliver, Thornewill, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (5:50)	<p><b>Webster</b> – Reviewed changes made per previous concerns.</p> <p><b>Flynn</b> – If the revised plans arrived yesterday, they did not meet the deadline for the meeting.</p> <p><b>Thornewill</b> – Appreciates the changes; the front door pediment should be shingled.</p> <p><b>Welch</b> – Agrees with Ms. Thornewill. Appreciates other changes. Right of the covered porch, asked if that is shingled or panel (shingled).</p> <p><b>Oliver</b> – The side facing the path on Lily still reads as a lot of glass; should be 2 French doors with shingles either side. Doesn’t think the 5 banked windows will be visible but we can add the caveat.</p> <p><b>McLaughlin</b> – not responding.</p>			
Motion	<b>Motion to Approve through staff with the front porch panel being shingled. (Thornewill)</b>			
Roll-call Vote	Carried 3-0//Welch, Thornewill, and Coombs-aye; Oliver-nay; McLaughlin no		Certificate #	<b>HDC2021-02-2977</b>
	vote			

9. Brian + Toni Franz 02-2974	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (6:03)	<p><b>Kotchen</b> – Trim natural to weather and black sashes; reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read SAB comments: reduce chimney height and glazing; north elevation, 2 small windows are shown on revision but not in original; chimney looks industrial and would stand out; chimney should be no more than 3 feet above the ridge; west elevation size and glazing didn't change. She has concerns of the visible from the rear.</p> <p><b>Camp</b> – West elevation, the 2-story window looks like four French doors on stop of each other; would prefer a picture window approach.</p> <p><b>Thornewill</b> – Appreciates most of the changes. The south and north elevations are odd; this is a traditional-style neighborhood, and the cottage corners and tall window elements are very modern and aren't appropriate for this neighbor.</p> <p><b>Oliver</b> – West elevation is her only concern with what would be visible from Pond Road.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Coombs</b> – The chimney should be corbelled up higher, at least at the top of the windows.</p>			
Motion	<b>Motion to Approve through staff with corner boards and exterior fireplace corbelled higher. (Thornewill)</b>			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Thornewill, and Coombs-aye		Certificate #	<b>HDC2021-02-2974</b>
10. Brian + Toni Franz 02-2975	12 Cannonbury Lane	Garage	74/10	Workshop/APD
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (6:16)	<p><b>Kotchen</b> – Reviewed changes made per previous concerns; trim is natural to weather; he's willing to flip the program.</p> <p><b>Backus</b> – Read SAB comments: concern with the balcony over garage doors; not welcoming and obvious; stairs and entrance over the car entrance is a concern; east elevation is unbalanced and is the most visible.</p> <p><b>Oliver</b> – Appreciates height reduction. Her biggest concern is the balcony over the garage doors should be incorporated into a roof. No concern with the stairs and she likes the barn doors.</p> <p><b>McLaughlin</b> – North elevation proportion should be 1.5:1; should be a little wider.</p> <p><b>Camp</b> – The staircase and balcony over the garage doors look odd.</p> <p><b>Thornewill</b> – Suggested moving the deck to the north side and the flipping the interior program. Should have corner boards.</p>			
Motion	<b>Motion to Approve through staff with 2<sup>nd</sup> floor mirrored so that the deck is on the north elevation and stairs remain on the west and add corner boards. (Thornewill)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Thornewill, and Coombs-aye		Certificate #	<b>HDC2021-02-2975</b>
11. Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (6:24)	<p><b>Kotchen</b> – Will add corner boards.</p> <p>No other concerns.</p>			
Motion	<b>Motion to Approve through staff with corner boards. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Oliver, and Coombs-aye		Certificate #	<b>HDC2021-02-2957</b>

12. Charles Schwarzapfel 10-2033	9 Maine Avenue	Pool	60.3.1/425	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	Linda Williams, MAB			
Concerns (6:25)	<p><b>Theroux</b> – Reviewed changes made per previous concerns; reviewed history of Eel Skin Inn from a 1-room shack on North Cambridge Street to what is now on Maine Avenue; in 1970, this was ruled as not a historic structure; reviewed fences in the area for context regarding the screening fence; a lot of the objecting neighbors don't want a pool in their neighborhood. Asked for a resolution tonight.</p> <p><b>Williams</b> – Across Millie's Bridge, the area is very different; this doesn't fit with the character of Smith's Point; a fence will draw attention to the fact something is being hidden; this is inappropriate in this setting; no location for lighting and pool equipment.</p> <p><b>Pohl</b> – The letters were sent to commissioners earlier.</p> <p><b>Camp</b> – It's hard to talk about this site without talking about the surrounding streetscape; this area is much to rural for a pool. She wants to keep the site as is.</p> <p><b>Oliver</b> – The amount of fencing being proposed will jeopardize the visual quality and character of place. The photos show that there are no extensive, closed-in yards; fencing in the area does enclose small yards and/or equipment. This area is open beach area; the fencing is incongruent with the beach-side area. This would set a negative precedent. The fencing should be around the pool only with plantings of the area to make it inconspicuous.</p> <p><b>Coombs</b> – Her concern is the pool as part of the area landscape is inappropriate. Part of our mission is to approve something that maintains the streetscape and so is not appropriate for this area. Agrees with what's been said.</p> <p><b>McLaughlin</b> – We should have set a regulation that pool screening should be no more than 20 feet from the edge of the pool. There is a lot of low brush there but he's okay with screening the pool.</p> <p><b>Pohl</b> – The vegetation is all very low, reminiscent of the Cisco pool controversy. To add a board fence to this very flat, severe landscape would be a disservice to the area. If there is going to be a pool at all, the screening should be more natural vegetation harmonious with existing vegetation. It's unlikely that an approval through staff would go forward tonight. Confirmed Mr. Theroux is going on record requesting a resolution rather than allowing further revisions.</p> <p>Discussion about issuing a denial or holding.</p>			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	
13. 46 Union Street N.T. 02-2843	46 Union Street	Addition	42.2.3/28	M. Cutone Arch
Voting	Camp (acting chair), McLaughlin, Oliver, Welch, Thornewill			
Alternates	None			
Recused	Coombs			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (6:50)	<p><b>Mills</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments March 15: no concerns. There was discussion about color; this application will need a sister application for historic determination.</p> <p><b>Oliver</b> – Appreciates the changes; most of her concerns were addressed. Northeast elevation, the little square windows in the middle gable seem out of place; suggested moving one window to the southeast or installing a skylight on the southeast roof plane and eliminating the small windows on the northeast.</p> <p><b>Welch</b> – Appreciates the changes. Not as concerned about the small windows; it would be great if there is a more era-specific style window.</p> <p><b>Thornewill</b> – Likes the subtle change separating the masses. Agrees with Ms. Oliver about the northeast elevation little windows.</p> <p><b>Camp</b> – She had concerns with lining up the southeast windows; the triple ganged windows would look better if the left window aligned with the 2<sup>nd</sup>-floor window.</p> <p><b>McLaughlin</b> – The changes to this house as submitted fit into the area.</p>			
Motion	<b>Motion to Approve through staff with the two small 4-light windows removed from the northeast and a 2X3, wood-trim skylight added to the southeast elevation roof plane and align the southeast triple ganged window with the 2<sup>nd</sup> floor window. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Welch, and Camp-aye		Certificate #	<b>HDC2021-02-2843</b>

<b>14. Deb Wasil 01-2786</b>	<b>51 Pleasant Street</b>	<b>Hardscape: driveway</b>	<b>55/32.3</b>	<b>Linda Williams</b>
Voting	Pohl, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	Nancy Drahzal, Structures Unlimited.			
Concerns (7:08)	<p><b>Mpme</b></p> <p><b>Williams</b> – Reviewed changes made per previous concerns.</p> <p><b>Oliver</b> – As she recalls, there was a citation from the DPW; it should be included in the file.</p> <p><b>Drahzal</b> – That was a violation notice from HDC; DPW issued the curbcut permit in September with work done in October.</p> <p><b>Backus</b> – Read HSAB comments from March 15: lowering the sidewalk 10” is a concern - especially where it will slope back up south of the driveway; the current sidewalk is consistently level all the way down that side of Pleasant Street; this will create an unusual dip; recommendations: cap should be natural rough stone; more info should be provided to show the proposed new slopes on either side of the driveway to ensure the slope meets ADA guidelines. Prior to the bylaw change requiring people come before the HDC before applying for a curbcut was done because of cases like this. Zoning for Pleasant Street requires on-site turnaround.</p> <p><b>Welch</b> – Town policy is people who want to speak have to identify themselves by name; there are some people on ZOOM without identification. He’s okay with the Pennsylvania fieldstone and Town approval of the grade.</p> <p><b>Oliver</b> – No concerns; just wants all the bits and pieces we need.</p> <p><b>Camp</b> – She has some concerns: the slope and the shells. They need to be able to turnaround to get out.</p> <p><b>Pohl</b> – Doesn’t like the bluestone cap.</p>			
Motion	<b>Motion to Approve through staff with removal of the bluestone. (Welch)</b>			
Roll-call Vote	Carried 3-1//Oliver, Welch, and Pohl-aye; Camp-nay	Certificate #	<b>HDC2021-01-2786</b>	
<b>15. 17 Avenue RT 01-2776</b>	<b>17 Lincoln Avenue</b>	<b>Rev 12-2442: fents, rfwlk</b>	<b>30/118</b>	<b>Botticelli + Pohl</b>
Voting	Coombs (acting chair), Camp, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (7:22)	<p><b>Botticelli</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Read HSAB comments from March 15: Chimney looks too short; north elevation, too many French doors at 2<sup>nd</sup> floor deck; recommendations: raise chimney about a foot; north elevation, 2<sup>nd</sup> floor deck change a couple doors to flanking windows.</p> <p><b>Camp</b> – Likes the front. On the turret, the previous approval is quieter and shows more roof; on the 2<sup>nd</sup> floor, would like some shingle courses between the windows to alleviate the look of being over fenestrated.</p> <p><b>Oliver</b> – Appreciates the changes. Agrees with adding 1’ to the chimney. North elevation, suggested a little more shingle space under the turret windows.</p> <p><b>Thornewill</b> – North elevation, agrees with the idea of a shingle course under the window in the turret; okay with the 2<sup>nd</sup>-floor doors; left dormer should go back to being a 2-window dormer.</p> <p><b>Coombs</b> – North elevation left dormer, suggested spreading the three windows evenly across.</p>			
Motion	<b>Motion to Approve through staff with the north elevation triple windows separated to fill the dormer evenly spaced; adding a shingle course under the windows in the turret; and the chimney to get 1 foot taller. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Camp, Thornewill, Oliver, and Coombs-aye	Certificate #	<b>HDC2021-01-2776</b>	



16. Gordon C. Russell 02-2976	3 School Street	Adtn, rfwlk & clpbrd	42.3.2/125	Flavin Architects
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Voting	Pohl, Coombs, McLaughlin, Welch Thornewill
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Alternates	None
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Recused	None
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Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
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Representing	Colin Flavin, Flavin Architects
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	Nathan Lynch, Flavin Architects
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	Gordan Russel, Owner
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	Rob Newman, Sandcastle Construction, Inc.
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Public	Catherin Piemonte, 1 School Street
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Concerns (7:34)	<b>Flavin</b> – Reviewed changes made per previous concerns.
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	<b>Lynch</b> – Reviewed further changes.
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	<b>Russell</b> – We addressed HSAB concerns; there's been a lot of progress on this.
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	<b>Backus</b> – Structure is circa 1795 Asa Gardner House. Read HSAB comments from March 15: photographic evidence appears to show pre-existing clapboard; original roof walk did not have a skirt; roof walks on buildings of this period typically did not have skirts; new roof walk should reflect original design without skirt; south elevation, new 12-over-12 window is too wide creating squarish panes; north elevation, 8-over-8 windows were not traditionally used in town; west elevation, 2 <sup>nd</sup> floor 12-over-12 windows are too short creating squarish panes; east elevation, the faux chimney/elevator shaft is too massive for a rear chimney (or any chimney) and is not acceptable; the desire for an elevator to the third floor should not be a reason to approve such an awkward detail; this portion of the building is clearly visible from Lucretia Mott Lane standing in front of the Ship's Inn's driveway; dormer window H is too wide creating squarish panes; outdoor showers should be at grade level – not elevated on a porch; recommendations: remove roof walk skirt; south elevation, narrower 12-over-12 windows; north elevation, change 8-over-8 windows to 12-over-12; west elevation, lengthen 12-over-12 windows; east elevation, remove faux chimney completely, make H window narrower, put shower at grade.
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	<b>Piemonte</b> – Agrees with HSAB. Concerned about northeast corner grade level changes and retaining wall and run off. Already changed the driveway to abut my property; that's the second driveway change. Concerned about the elevator shaft as well.
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	<b>Welch</b> – He'd like the existing conditions dashed into the proposed floor plan; substantial changes to a historic structure is a concern. His biggest concern is the 2 <sup>nd</sup> -floor and 3 <sup>rd</sup> -floor decks are inappropriate to the setting. South elevation, appreciates the change to the roof walk but it's more than 1/3 <sup>rd</sup> the width of the roof. He's uncomfortable approving a structure where 1/4 of the structure foundation is obscured by a fence; wants to see what is going on there.
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	<b>Thornewill</b> – Agrees with much what Mr. Welch said. The elevator shaft is being called a chimney and treated with brick; it could be incorporated into the roof walk. The roofwalk should be all natural; if the elevator shaft is approved there, then the skirt makes sense. Agrees the shower should be at grade. Agrees we should see the foundation. Appreciates all the window changes; HSAB recommendations would make it even better.
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	<b>McLaughlin</b> – No comments at this time.
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	<b>Coombs</b> – The roofwalk should not have a skirt; it's not historic for this house. The elevator shaft needs to be reconsidered; it's too wide and is brick. The original building should remain prominent. Agrees with much that's been said. We need to ensure that original facades as seen from the streets remains unchanged.
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	<b>Pohl</b> – Nothing to add. North elevation, the landscape element shouldn't be shown on the architectural plans especially when obscuring what is behind it; we need to see what's actually happening.
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Motion	<b>Motion to Hold for revisions and removal of the fence from the north elevation plans. (Welch)</b>
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Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Welch, and Pohl-aye	Certificate #
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17. Gordon C. Russell 02-2976					
		3 School Street	Hardscape	42.3.2/125	Flavin Architects
Voting	Pohl, Coombs, McLaughlin, Welch Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Colin Flavin, Flavin Architects Nathan Lynch, Flavin Architects Gordan Russel, Owner Rob Newman, Sandcastle Construction, Inc.				
Public	Tom Piemonte, 1 School Street				
Concerns (8:00)	<p><b>Lynch</b> – Reviewed changes made per previous concerns.</p> <p><b>Russell</b> – The elevator location was recommended to go to the roofwalk which sits over the historic structure; asked for direction from HDC about how to handle the elevator shaft. We could go with a brick patio. The HDC approved the driveway in its current location.</p> <p><b>Pohl</b> – HDC has a concern about the elevator shaft; it's up to the owner and designer to come up with a solution. A motion was made and voted on the house and that hearing is now closed.</p> <p><b>Piemonte</b> – Would like the Board to address the issue of the elevated grade behind the driveway so that runoff doesn't impact our property. The driveway location seems impractical; suggested the Board look at that the possibility of moving it to the other side.</p> <p><b>Backus</b> – Read HSAB comments: would like to see North elevation that shows retaining walls; bluestone was not a traditional patio material in town; recommendations: change Bluestone to brick and/or make patio smaller. I concur with HSAB recommendations.</p> <p><b>Thornewill</b> – Respects not touching the historic center of the building. The runoff is the responsibility of the homeowner. Agrees brick more is appropriate than bluestone; thinks most won't be visible. The driveway exists as approved.</p> <p><b>Welch</b> – The patio might be good with Goshen stone. His concern with the driveway is raising the grade to extend it. He'd like to see a cross section of the patio showing fill and what's being retained against the existing grade.</p> <p><b>McLaughlin</b> – This property is screened from public view. He has no comments.</p> <p><b>Coombs</b> – They can't remove trees without certifying whether or not they are Town trees. She remembers the board in the past did review where runoff would go; would like that checked.</p> <p><b>Pohl</b> – He's in favor of a brick patio. He also supports seeing the cross section of the patio.</p>				
Motion	<b>Motion to Hold for additional information. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye			Certificate #	
18. Taylor Murphy 02-2961					
		7 Evergreen Way	Garage door change	68/722	Self
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Taylor Murphy, owner				
Public	None				
Concerns (8:21)	<p><b>Murphy</b> – The board asked for a more neutral color, so going with tan.</p> <p><b>McLaughlin</b> – The proposed garage door is appropriate outside the old historic district.</p> <p><b>Camp</b> – Concerned about the horizontal windows. The color in the photo is very different.</p> <p><b>Thornewill</b> – Suggested a cool grey to go with the black sash. Doesn't think the window panes will be evident.</p> <p><b>Oliver</b> – When this came through before, she was okay with the black door. Regarding the windows, leave the horizontal mullion out. A lot of doors outside the Town are metal or fiberglass.</p> <p><b>Coombs</b> – She would go with black or grey and removing the horizontal mullion. The steel door is a concern.</p>				
Motion	<b>Motion to Approve through staff with the door to be black or grey and no horizontal mullion. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Oliver, and Coombs-aye			Certificate #	HDC2021-02-2961

19. 37 Pocomo Road R.T. <b>02-2932</b>	37 Pocomo Road	New dwelling	14/38	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:29)	<p><b>Kotchen</b> – Going with grey sash and trim; rake details show it is 1X10.  <b>Camp</b> – No concerns.  <b>McLaughlin</b> – Due to its remote location and natural screening, only the 2<sup>nd</sup>-floor will be visible, and it's over fenestrated.  <b>Coombs</b> – Agrees with Mr. McLaughlin about the north elevation; there are 11 French doors on the 1<sup>st</sup>-floor.  <b>Welch</b> – There are some atypical elements including fenestration and massing, but it will be screened.  <b>Pohl</b> – Appreciates the garage door going to grey.</p>			
Motion	<b>Motion to Approve due to limited visible and screening maintained in perpetuity. (Welch)</b>			
Roll-call Vote	Carried 4-1//Camp, Coombs, Welch, and Pohl-aye; McLaughlin-nay		Certificate #	<b>HDC2021-02-2932</b>
20. Brain Rice <b>02-2965</b>	41 Crooked Lane	Main house addition	41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:37)	<p><b>Kotchen</b> – Reviewed changes made per previous concerns.                      No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	<b>HDC2021-02-2965</b>
21. Brain Rice <b>02-2964</b>	41 Crooked Lane	New garage	41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:43)	<p><b>Kotchen</b> – Reviewed changes made per previous concerns; one overhang is wrong; he can clean that up.                      No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-02-2964</b>
22. Stuart Hendrin <b>02-2941</b>	43 Kendrick Street	New dwelling- MH	76.4.3/31	CWA
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (8:44)	<p><b>Webster</b> – Reviewed changes made per previous concerns; berming and planting will be place along Kendrick to mitigate visibility; will provide perspectives from Kendrick; it's 3000sf on the 1<sup>st</sup> floor; south elevation is natural-to-weather ship-lap.  <b>McLaughlin</b> – South elevation, the 2<sup>nd</sup> and 3<sup>rd</sup> floor will be visible; the fenestration exceeds the 50% rule; replace picture windows with double-hung windows.  <b>Camp</b> – Asked for another view with the poles. She does have some concern with the 3<sup>rd</sup>-floor deck.  <b>Oliver</b> – She didn't view this. This is very large; she agrees with Mr. McLaughlin about everything above the 2<sup>nd</sup> floor being visible. South elevation, the windows are 2-over-2 then there are large picture windows with chicklet panes; that makes no sense. The 3<sup>rd</sup>-floor element with a railing and dormer attached to the roofwalk are not appropriate. This is the size of a hotel. The chimneys should have caps and one is skinny and one is fat.  <b>Welch</b> – Agrees with Mr. McLaughlin and Ms. Oliver. South elevation, the 1<sup>st</sup> and 2<sup>nd</sup> floor look like a commercial structure; visibility it a critical issue. Asked that the original application be included in the view packet; he couldn't cross reference.  <b>Coombs</b> – South elevation is very atypical; doesn't know of many houses with 3<sup>rd</sup>-floor decks. The glazing should be reduced.</p>			
Motion	<b>Motion to View and Hold for a perspective. (Camp)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Welch, and Coombs-aye		Certificate #	

Following held for Thursday 4/1

23.	LBC Sconset LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
24.	LBC Sconset LLC 03-3075	9 Hawks Circle	Guest House	74/37.1	JGG Architects
<b>VI. NEW BUSINESS 03/23/2021</b>					
	<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1.	Mark Canavan 03-3161	31 Woodbury Lane	Roof walk	41/276.3	Linda Williams
2.	Darrell Ferguson 03-3151	28 Main Street, Sias	Pool and hardscape	73.3.1/47	Linda Williams
3.	Peter Garren 03-3279	36 Pocomo Road	Addition	14/79	NAG
4.	Peter Garren 03-3155	36 Pocomo Road	Hardscape	14/79	NAG
5.	Russell Simpson 03-3276	22 Bailey Road	Door change	55/504	Self
6.	Back 41, LLC 03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA
7.	87 Eel Point Rd RT 03-3283	87 Eel Point Road	Move building	32/11	Mark Cutone Arch
8.	87 Eel Point Rd RT 03-3284	87 Eel Point Road	Pool	32/11	Mark Cutone Arch
9.	87 Eel Point Rd RT 03-3285	87 Eel Point Road	Pool cabana	32/11	Mark Cutone Arch
10.	Maryann Wasik 03-3274	4 Hussey Farm Road	Rooftop solar	56/84.4	Cotuit Solar
11.	Douglas Self 03-3267	3 Martins Lane	Fence and hardscape	42.3.2/133	Ahern, LLC
12.	Roberta Brown 03-3153	9 Beach Street	Studio	73.1.3/24	Topham Design
13.	Karli Hagedorn 03-3263	34 West Chester Street	Replace windows/roof	41/31	Normand Residential
14.	Erin Wilson 03-3208	8 East Dover Street	Hardscape	55.1.4/27	Alexandria Cashion
15.	Erin Wilson 03-3179	8 East Dover Street	Deck	55.1.4/27	Alexandria Cashion
16.	Jasper N.T. 03-3152	80 Millbrook Road	Pool and hardscape	40/79.1	Edgewater
17.	NIR Retail LLC – Tavern 03-3212	Straight Wharf	Vinyl shades	42.2.1/1	Linda Williams
18.	17 Avenue RT 03-3260	17 Lincoln Avenue	Garage	30/118	Botticelli + Pohl
19.	Richard O’Leary 03-3253	7 Packet Drive	Pool house	74/18	EMDA
20.	EZIA Athletic Club 03-3258	117 Orange Street	Commercial deck	55/377	EMDA
21.	Tim & Jill Vieth 03-3196	3 Gladlands Avenue	Move/demo dwelling	80/234	Emeritus
22.	Catherine Raphael 03-3210	26A Miacomet Road	Rooftop solar	67/336.5	ACK Smart
23.	James Wilson 03-3211	1 Appleton Road	Rooftop solar	66/388	ACK Smart
24.	Margaret Owen 03-3209	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
25.	Philip Bloom 03-3247	9 Lily Street	Fenest/dormer/shutters	42.3.4/49	Linda Williams
26.	Luis Daniel Xavier 03-3275	5 Black Fish Lane	Pool and hardscape	73/126	CWA
27.	Randy Sharp 03-3236	49 Meadow View Drive	New dwelling	56/390	Thornewill Design
28.	Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
29.	MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
30.	MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
31.	MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
32.	Peter Kaizer 03-3278	6 Nobadeer Avenue	New dwelling	80/37.2	Self
33.	Peter Kaizer 03-3238	5 Weweeder Avenue	New dwelling	80/37.1	Self
34.	3 Pleasant St Trust 03-3203	3 Pleasant Street	Rev 12-2583: hardscape	42.3.3/155	Sunset Ridge
35.	Dyson Brendon C Trst 03-3187	10 North Water Street	Demo existing chimney	42.4.2/23	Emeritus
36.	Patrick Patterson 03-3205	3 First Way	New garage	55/236	Val Oliver Design
37.	Gary Winn 03-3206	25 North Water Street	Fence/gate	42.4.2/2.1	BPC
38.	Karen Urban 03-3216	33 Main Street, Sias	Pool	73.4.2/34	David Troast
39.	53 Vestal St ACK LLC 03-3255	53 Vestal Street	Add covered porch	41/185.3	Shelter 7 LLC
40.	53 Vestal St ACK LLC 03-3257	53 Vestal Street	New cabana/porch	41/185.3	Shelter 7 LLC
41.	53 Vestal St ACK LLC 03-3259	53 Vestal Street	Retaining walls	41/185.3	Shelter 7 LLC
42.	Chris Skehel 03-3239	61A Cato Lane	New garage w/ apartment	56/49	LINK
43.	Sally Siebold 03-3254	16 Wanncomet Road	New pool/patio	40/25.3	LINK
44.	2A Evergreen Way Trst 03-3237	2A Evergreen Way	Rev2347:rftwalk/wnd/dr	68/700.1	LINK
45.	Walter J. Glowacki 03-3191	5 Meader Street	Move on shed	42.2.3/40	Structures Unlimited
46.	Hulbert ACK LLC 03-3261	2 Hulbert Avenue	Add granite curbing	42.1.4/2.1	Atlantic Landscaping
47.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
48.	Michael A Bass Trst 03-3245	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
49.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
50.	11 India St LLC 03-3266	11 India Street	Deck/patio	42.3.1/122.2	Ahern, LLC
51.	Horchow Family Trust 03-3190	27 East Tristram Avenue	Addition	31/2	Emeritus
52.	Andrew Reger 03-3241	7 East Lincoln Avenue	Garage	42.4.1/8	Emeritus
53.	Curren Huyser 03-3193	69 Surfside Road	Rev 09-1800; stor fac	67/230	Emeritus
54.	11 India St LLC 03-3240	29 Centre Street	Rev 10-2061: fenest	42.3.1/122.2	Emeritus
55.	Zero India St LLC 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
56.	Isaac Ro 03-3270	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
57.	Isaac Ro 03-3271	40 Cannonbury Lane	Garage	73/28	Workshop APD
58.	Isaac Ro 03-3272	40 Cannonbury Lane	Pool	73/28	Ahern, LLC

59.	7 New Street LLC <b>03-3290</b>	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
60.	7 New Street LLC <b>03-3288</b>	7 New Street	Rev39513:2 <sup>nd</sup> DU fenest	55.4.1/37	Workshop APD
61.	7 New Street LLC <b>03-3286</b>	7 New Street	New studio	55.4.1/37	Workshop APD

**VII. OLD BUSINESS (03/30/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Lowell Place LLC <b>10-2188</b>	14 Lowell Place	New dwelling	41/164	Emeritus
2.	Alex Karis <b>02-2862</b>	11 Mill Hill Lane	New 2 <sup>nd</sup> Dwelling	55/924	Brook Meerbergen
3.	Alex Karis <b>02-2962</b>	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
4.	George Balboa <b>03-3087</b>	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
5.	George Balboa <b>03-3100</b>	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
6.	George Balboa <b>03-3102</b>	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
7.	4 Ahab Rd LLC <b>03-3072</b>	41 Wauwinet Road	New dwelling	20/7	Thornwill Design
8.	Paul Gray <b>02-3060</b>	9 Coffin Street, Sias	Addition	73.4.1/15	SMRD
9.	Derek Till <b>02-2944</b>	86 Quidnet Street	Reno and addition	21/102	L. Williams/NAG
10.	3 Mary Ann Drive LLC <b>01-2772</b>	3 Mary Ann Drive	Rev 71596: garage door	68/214	M. Cutone Architecture
11.	7 Starbuck Court LLC <b>01-2818</b>	7 Starbuck Court	Rev 1451: raise/new fndtn	42.3.3/80	M. Cutone Architecture
12.	EBWC LLC	4 Lincoln Avenue	Garage	30/151	Botticelli + Pohl
13.	4EW LLC	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
14.	4EW LLC	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
15.	4EW LLC	4 Ellen's Way	Pool and hardscape	81/171	Brook Meerbergen
16.	Paul Piccirillo <b>10-2053</b>	6 Baltimore Road	New dwelling	60/106	Val Oliver Design

**VIII. OTHER BUSINESS**

Approved Minutes	February 12, 18, 23, 25 & 26 and March 1, 4, 5, & 16, 2021
Motion	<b>Motion to Approve as listed. (Coombs)</b>
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye
Review Minutes	March 23, 2021
Other Business	<ul style="list-style-type: none"> <li>• <b>Motion to amend previously adopted HDC minutes of August 18, 2020 as follows: Page 5 of 13 add “Welch” to voting members for item 9, Jon Schoudele. (Oliver)</b> Roll-call Vote: Carried 5-0//Coombs, McLaughlin, Welch, Oliver, and Pohl-aye</li> <li>• Next HDC Meeting- <b>Thursday 04/01/21 at 1:00pm</b></li> <li>• Discussion of Resilient Nantucket meeting</li> <li>• Grey shingles in the OHD/SOHD</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> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed
2. Minutes August 18, 2020

Adjournment:

Motion **Motion to Adjourn at 9:06 p.m. (McLaughlin)**  
 Roll-call Vote Carried 5-0//Coombs, Oliver, Camp, McLaughlin, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board      Sconset Advisory Board      Madaket Advisory Board