



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, July 8, 2021

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

Called to order at 1:08 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Kadeem McCarthy, Administrative Specialist

Attending Members: Pohl, Camp, McLaughlin, Coombs, Welch, Thornewill

Remote Participation: Per 940 CMR 29.10, Diane Coombs is participating remotely via Zoom.

Absent Members: Oliver, Dutra

Late Arrivals: Coombs, 1:09 p.m.

Early Departures: Coombs, 1:31 p.m. due to technical difficulties

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

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

II. CONSENT

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

Voting Pohl, Camp, McLaughlin, Coombs, Welch

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

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

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

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

III. CONSENT WITH CONDITIONS

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

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

Voting Pohl, Camp, McLaughlin, Coombs, Welch

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No additional concerns.

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

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

Certificate # **HDC2021-06-4084**

IV. NEW BUSINESS (06/07/2021)

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------------------------|---|------------------------------|------------------------|----------------|
| 1. Kingfisher R.T. 05-3719 | 278 Polpis Road | Rev. 2488:relocate, add wndw | 25/2 | Gryphon Archit |
| Voting | Pohl, Camp, McLaughlin, Coombs, Thornewill | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Ethan Griffin, Gryphon Architects | | | |
| Public | None | | | |
| Concerns (1:10) | Griffin – Presented project; resiting to comply with Conservation Commission restrictions. No concerns. | | | |
| Motion | Motion to Approve. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye | Certificate # | HDC2021-05-3719 | |

VI. OLD BUSINESS (06/15/2021)

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

VII. NEW BUSINESS (06/21/2021)

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

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

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

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|----------------------|--|------------------------|-------------|---------------|------------------------|
| 9. Letini Salvatore | 06-4052 | 20 Field Avenue | Pool | 80/149 | Chip Webster |
| Voting | Pohl, Camp, McLaughlin, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Amy Ledoux, Chip Webster Associates | | | | |
| Public | None | | | | |
| Concerns (2:15) | <p>Ledoux – Presented project; pool has an autocover.</p> <p>Welch – The huge pool would be an issue if it were visible. There is no place for a buffer on the property.</p> <p>McLaughlin – No concerns.</p> <p>Thornewill – Agrees with Mr. Welch. Wishes the patio weren't up to the property line with no fence or shrubs; if the Land Bank puts in a path, it will be visible. Pull it off the property line and plant a buffer in the setback.</p> <p>Camp – This is a nice property but there are a lot of people who use the trails to reach the beach; you have to be sensitive to that. The pool is too large, too close to the property line, and too much hardscaping; concerned about plants.</p> <p>Pohl – Agrees.</p> | | | | |
| Motion | Motion to Hold for revisions. (Welch) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |
| 10. Letini Salvatore | 06-4054 | 20 Field Avenue | Pool cabana | 80/149 | Chip Webster |
| Voting | Pohl, Camp, McLaughlin, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Amy Ledoux, Chip Webster Associates | | | | |
| Public | None | | | | |
| Concerns (2:22) | <p>Ledoux – Presented project.</p> <p>Welch – This is appropriate if not aesthetically pleasing. He requests a pool fence be included since the covers aren't reliable; a fence might also inform our review of this.</p> <p>McLaughlin – Asked for clarification about the design.</p> <p>Camp – Wants to see a landscape plan in conjunction with this and the pool.</p> <p>Thornewill – It's a simple building but wants to review it with the information we've asked for the pool.</p> | | | | |
| Motion | Motion to Hold for more information on the Pool. (Welch) | | | | |
| Vote | Carried 5-0 | | | Certificate # | |
| 11. 6 OWF Road, LLC | 06-4055 | 6 Old Westmoor Farm Rd | Pool | 41/821 | Ahern |
| Voting | Pohl, Camp, McLaughlin, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | | |
| Public | None | | | | |
| Concerns (2:27) | <p>Ahern – Presented project; removing pool in front in favor of this in back.</p> <p>No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Vote | Carried 4-0//Camp abstain. | | | Certificate # | HDC2021-06-4055 |
| 12. John Dalton | 06-4056 | 30 Vestal Street | Pool/patio | 41/45 | Ahern |
| Voting | Pohl, Camp, McLaughlin, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Miroslava Ahern, Ahern Design, LLC | | | | |
| Public | None | | | | |
| Concerns (2:29) | <p>Ahern – Presented project; not visible.</p> <p>Thornewill – Concurs this is not visible but has concerns with its proximity to the property line. Would like to see a topography of this property.</p> <p>Camp – Would prefer it be closer to the house.</p> <p>Welch – There should be no grade change greater than 18".</p> <p>McLaughlin – He questions whether or not it's visible.</p> <p>Pohl – Suggested pulling the hardscaping out of the setback; the farther from the house, the less visible it is.</p> | | | | |
| Motion | Motion to Approve through staff with the patio pulled out of the setback and the pool not to be visible at time of inspection and thereafter, and no grade change greater than 18". (Welch) | | | | |
| Roll-call Vote | Carried 4-0//Camp abstain | | | Certificate # | HDC2021-06-4056 |
| | Rest held for Tuesday, July 13. | | | | |

HDC Minutes for July 8, 2021, adopted July 27

| | | | | | |
|-----|--------------------------------|----------------------|--------------------------------|-------------|-------------------|
| 13. | Lot 27 North Mill, LLC 06-4021 | Lot 21 Birdsong Lane | New dwelling | 55.4.4/80.1 | B. Meerbergen |
| 14. | Lot 27 North Mill, LLC 06-4022 | Lot 21 Birdsong Lane | Studio/garage | 55.4.4/80.1 | B. Meerbergen |
| 15. | Jessica Millard 06-4017 | 5 Cudweed Road | Fenestration | 82/145 | Val Oliver Design |
| 16. | Anna Samuels 06-4018 | 3 Evergreen Way | New dwelling | 68/726.1 | Val Oliver Design |
| 17. | 17 FGR ACK, LLC 06-4058 | 17 Fairgrounds Road | New dwelling | 67/885 | Val Oliver Design |
| 18. | 17 FGR ACK, LLC 06-4060 | 17 Fairgrounds Road | Tertiary dwelling | 67/885 | Val Oliver Design |
| 19. | Hayden Hurley Tr 06-4039 | 5 Sandy Drive | MH move off to 11 Hulburt Av | 29/74 | Val Oliver Design |
| 20. | 11 Hulbert, LLC 06-4074 | 11 Hulbert Avenue | MH move on fm 5 Sandy Dr | 24.2.3/2 | Val Oliver Design |
| 21. | Hayden Hurley Tr 06-4035 | 5 Sandy Drive | Grg move off to 11 Hulburt Av | 29/74 | Val Oliver Design |
| 22. | 11 Hulbert, LLC 06-4075 | 11 Hulbert Avenue | Grg move on fm 5 Sandy Dr | 24.2.3/2 | Val Oliver Design |
| 23. | Nant. Whales End II 06-4031 | 43 Squam Road | Gym building | 13/24 | M. Cutone Arch. |
| 24. | Nant. Whales End II 06-4032 | 43 Squam Road | Pool | 13/24 | M. Cutone Arch. |
| 25. | Nant. Whales End II 06-4033 | 43 Squam Road | Sport court | 13/24 | M. Cutone Arch. |
| 26. | Eloy Nava 06-4061 | 79 Milk Street | Gрге addition and color change | 56/213 | SMRD |
| 27. | Brian Harris 06-4062 | 51 Weweeder Avenue | Move off/demo dwelling | 88/12 | Emeritus |
| 28. | Brian Harris 06-4063 | 51 Weweeder Avenue | Move off/demo shed | 88/12 | Emeritus |
| 29. | Brian Harris 06-4064 | 51 Weweeder Avenue | New dwelling | 88/12 | Emeritus |
| 30. | Robin Tweedy 06-4065 | 3 Grand Avenue | Renovation | 73.3.1/13.1 | Emeritus |
| 31. | Nantucket Inves. Hold. 06-4041 | 22 Pocomo Road | New dwelling | 14/73.1 | Emeritus |
| 32. | Mark Atkinson 06-4023 | 82 Baxter Road | Addition | 49/39 | Botticelli + Pohl |
| 33. | Fleur De Lis 06-4040 | 8 Shimmo Pond Road | Demo/move off | 54/258 | Botticelli + Pohl |
| 34. | Fleur De Lis 06-4076 | 8 Shimmo Pond Road | New dwelling | 54/258 | Botticelli + Pohl |
| 35. | Fleur De Lis 06-4077 | 8 Shimmo Pond Road | Garage | 54/258 | Botticelli + Pohl |
| 36. | Parren Nantucket 06-4078 | 10 Fulling Mill Road | New main house | 27/31 | Botticelli + Pohl |
| 37. | Parren Nantucket 06-4079 | 10 Fulling Mill Road | Garage/apartment | 27/31 | Botticelli + Pohl |
| 38. | Howard Martin 06-4019 | 2 Back Street | Move off/demo | 55/359 | LINK |
| 39. | Howard Martin 06-4020 | 2 Back Street | New dwelling | 55/359 | LINK |
| 40. | Richard Arnold 07-4123 | 8 Winn Street | Demo dwelling | 41/51.2 | Richard Arnold |
| 41. | Sean O'Callaghan 07-4114 | 16 Boulevard | Addition | 80/79 | Studio Ppark |

VIII. OLD BUSINESS (06/29/2021)

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|-------------------------------|---------------------------|-------------------------------|-------------------|-----------------|
| 1. | Howard Auburn Cottage 12-0324 | 46 Easton Street | Demo/move dwelling | 42.4.1/22 | Linda Williams |
| 2. | 61 Fairgrounds, LLC | 61 Fairgrounds Road Lot B | MH Rev 02-2982 | 67/173 | Linda Williams |
| 3. | ACK 11 Pleasant, LLC 05-3810 | 11 Pleasant Street | Window survey | 42.3.3/121 | Linda Williams |
| 4. | 33 N Mill, LLC 05-3789 | 7 North Mill Street | New dwelling | 55.4.4/77 | S Met |
| 5. | 22 Easton Street, LLC 05-3643 | 22/24 Easton Street | Main house | 42.1.4/12.1 | Workshop APD |
| 6. | 22 Easton Street, LLC 06-4026 | 22/24 Easton Street | Pool, Apron, & Fence | 42.1.4/12.1 | Ahern |
| 7. | Mark Wilmot 05-3718 | 35 Monomoy Road | Dormer, fenestration, balcony | 54/74 | Gryphon Archit |
| 8. | Jim Ikard 05-3833 | 1 Bloom Street | Addition | 42.3.3/140 | Emeritus |
| 9. | Jim & Cindy Helfrich 05-3834 | 37 Fair Street | Addition/alterations/porch | 42.3.2/212 | Emeritus |
| 10. | William Scannell 05-3849 | 119R Eel Point Road | Rev. 2446: cupola revs | 33/17.1 | BPC |
| 11. | Barry Ang 05-3821 | 11 Jonathan Way | Main dwelling | 75/42 | McMullen Assoc. |
| 12. | Barry Ang 05-3822 | 11 Jonathan Way | Cottage | 75/42 | McMullen Assoc. |
| 13. | Barry Ang 05-3824 | 11 Jonathan Way | Pool/hardscape | 75/42 | McMullen Assoc. |
| 14. | Trogoh Nominee Trust 05-3640 | 26 Easy Street | Mixed use structure | 42.4.2/23 | Emeritus |
| 15. | Greg Raiff 05-3832 | 100 Low Beach Road | Rev 10-2182: hardscaping | 75/27 | Emeritus |
| 16. | Earret, LLC 05-3836 | 6A Morey Lane | New dwelling | 73.3.1/47.1 | Emeritus |
| 17. | John Berry 05-3838 | 22 Eel Point Road | New dwelling | 40/45 | Emeritus |
| 18. | Kristina Amendaloro 05-3625 | 8 Bank Street | Addition revisions | 72.1.3/69 | Angus Macleod |

VIII. NEW BUSINESS 07/06/2021

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------|-----------------------|-------------------------|-------------------|-------------------|
| 1. | James Rockett | 70 Pochick Avenue | New house | 79/155 | Thornewill Design |
| 2. | James Rockett | 70 Pochick Avenue | Barn | 79/155 | Thornewill Design |
| 3. | Alex Zhabrovets | 11 Tashama Lane | Shed | 55/470 | Self |
| 4. | Lisa Botticelli | 10R Gray Avenue | Roof solar | 67/178.1 | Cotuit Solar |
| 5. | Margaret Owen | 16 Golfview Drive | Solar roof array | 66/188 | ACK Smart |
| 6. | Norris Building Co. Inc. | 14A Lowell Place | Spa and fence | 41/164 | Atlantic Lndscpng |
| 7. | Jacqueline Pizzi | 3 Winn Street | Pool and hardscape | 41/593 | Atlantic Lndscpng |
| 8. | Frederick Hahn | 50 Eel Point Road | Fenestration changes | 32/25.1 | EMDA |
| 9. | 21 Amelia Drive, LLC | 21 Amelia Drive | New mixed used building | 67/427 | EMDA |
| 10. | Allie Scheffelin | 23 Starbuck Road | Rev. 2533: staircase | 60/107 | Thornewill Design |
| 11. | Shawn Hurcoff | 9 Finback Lane | Shed | 66/511 | Structures Ultd |
| 12. | James Wilson | 1 Appleton Road | Apron | 66/388 | The Garden Gp |

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|-----------------------------|-------------------------|----------------------------------|-------------|-------------------|
| 13. Andrew Bazos | 1 Melville Court | Addition and pergola | 82/98 | Thornewill Design |
| 14. Andrew Bazos | 1 Melville Court | Addition and pergola | 82/98 | Thornewill Design |
| 15. Oliveira Martim Trust | 87 Cliff Road | Pool and patio | 30/168.1 | Ahern LLC |
| 16. Joshua Leffler | 22 Pleasant Street | Rev. dwlng: color & clapboard | 42.3.2/50 | Linda Williams |
| 17. Joshua Leffler | 22 Pleasant Street | Rev. garage: color & clapboard | 42.3.2/50 | Linda Williams |
| 18. Joshua Leffler | 22 Pleasant Street | Hardscape – fence & patio | 42.3.2/50 | Linda Williams |
| 19. Brigid O’Riordan | 46 West Chester Street | Roof change | 41/386 | Linda Williams |
| 20. George Schmidt | 3 A Street | Garage renovations | 60.2.4/78 | Linda Williams |
| 21. Ryan Carter | 8A Hawthorne Lane | Outdoor shower | 56/802 | Linda Williams |
| 22. Thomas Keegan | 41B Cliff Road | Rev. 3330: walk down & pent roof | 29/40 | Linda Williams |
| 23. NHA | 89 A/B Bartlett Road | AC, shed roof, door | 66/40 | Linda Williams |
| 24. Brahma Ack, LLC | 6A Morey Lane | Move barn off | 73.3.1/47.1 | Topham Design |
| 25. TBD | 7 Bunker Hill Road | Move off barn and alterations | 73.4.2/39 | Topham Design |
| 26. TBD | 7 Bunker Hill Road | Pool and hardscape | 73.4.2/39 | Topham Design |
| 27. OHOM, LLC | 28 Main Street, Sias | Rev 04-3610 color change | 73.3.1/47 | Emeritus |
| 28. Altman Michael Tr Et al | 37 Sankaty Head Road | Move MH on site | 48/2 | BPC |
| 29. Altman Michael Tr Et al | 37 Sankaty Head Road | Move GH on site | 48/2 | BPC |
| 30. Altman Michael Tr Et al | 37 Sankaty Head Road | Pool | 48/2 | BPC |
| 31. Altman Michael Tr Et al | 37 Sankaty Head Road | Cabana | 48/2 | BPC |
| 32. High Tide Partners, LLC | 8 Ackermuck Way – Lot 2 | New dwelling | 41/618 | BPC |
| 33. High Tide Partners, LLC | 8 Ackermuck Way – Lot 2 | Garage | 41/618 | BPC |
| 34. High Tide Partners, LLC | 8 Ackermuck Way – Lot 2 | Pool | 41/618 | BPC |
| 35. Janice Hoff Trust | 26 Quidnet Road | New 2 nd dwelling | 21/35 | McMullen & Assoc |
| 36. Wayne & Lea Berman | 98 Tom Nevers Road | Adtn, roof walk, fenestration | 91/40 | NAG |
| 37. ACK Laundro, LLC | 4 Hanabea Lane | Exterior revisions | 69/15 | Emeritus |
| 38. Bill and Cindy Burke | 54 Pochick Avenue | Fenestration revisions | 79/128 | Emeritus |
| 39. Craig Majernik | 63 Burnell Street | New main house | 49.3.2/1.1 | Andrew Kotchen |
| 40. Craig Majernik | 63 Burnell Street | New garage/studio | 49.3.2/1.1 | Andrew Kotchen |
| 41. Craig Majernik | 63 Burnell Street | New cabana | 49.3.2/1.1 | Andrew Kotchen |
| 42. Craig Majernik | 63 Burnell Street | New shed | 49.3.2/1.1 | Andrew Kotchen |
| 43. Colm O’Riordan | 51A Madaket Road | Addition | 41/325 | V. Oliver Design |
| 44. Michael Lacoursiere | 67 Fairgrounds Road | Shed move on site | 67/177 | V. Oliver Design |
| 45. Sean Kolloff | 19 Bartlett Road | Demo/move DU | 67/8 | Self |
| 46. Sean Kolloff | 19 Bartlett Road | Move on DU from 3 Raceway | 67/8 | Self |
| 47. Lisa Gulley | 5 Nobadeer Way | Apron and fence | 68/171 | Linda Williams |
| 48. 8 Walsh, LLC | 8 Walsh Street | Rev 3819; fenestration | 42.4.1/83 | B. Meerbergen |

| IX. OTHER BUSINESS | |
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| Approved Minutes | None |
| Review Minutes | June 22 & 24, 2021 |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting Tuesday, July 13, 2021 at 5:00 p.m. 4 Fairgrounds Road, Community Room • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping |
| Commission Comments | None |

List of additional documents used at the meeting:
 1. Draft minutes as listed

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

Submitted by:
 Terry L. Norton