



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 22, 2021

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

Called to order at 1:02 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, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
 Remote Participation: Per 940 CMR 29.10, Diane Coombs and Stephen Welch are participating remotely via ZOOM
 Absent Members: Dutra
 Late Arrivals: None
 Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, 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.	Brian Harris 07-4190	50 WeWeeder Avenue	Rev. 1164: change colors	79/15	self
2.	Anthony Valero 07-4179	8 Goldstar Drive	Window/door replacement	55/187	V. Oliver Design
3.	Brett Fodiman 07-4220	111 Surfside Road	GH Rev. 2765: omit dormer	80/70	Emeritus
4.	Alex Karis 07-4154	22 Ellen's Way	MH Rev. 3097: doors & porch	81/179	B. Meerbergen
5.	Alex Karis 07-4153	22 Ellen's Way	Grg Rev. 3098: doors	81/179	B. Meerbergen
6.	Alex Karis 07-4150	22 Ellen's Way	Sports Court	81/179	B. Meerbergen
7.	Josh Lewis 07-4119	1 Farmview Drive	Rev. 2850: shed color change	66/177	Frank Daily
8.	Gunner Wilmot 07-4197	3 Summer Street	Re-site 64sf shed	42.3.3/115	Gryphon Arch.
9.	Frances Siegler 07-4202	34 Polpis Road	56sf addition	54/253	Normand Resid.
10.	Gerald Hamelburg 07-4198	9 Davis Lane	Rev. 3156: change railing	82/74	Linda Williams

Voting Pohl, Camp, McLaughlin, Coombs, Welch

Alternates Thornewill

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

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

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

Certificate # **HDC2021-07-(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.	Brett Fodiman 07-4219	111 Surfside Road	MH Rev. 2217: add porch	80/70	Emeritus
	• Due to lack of visibility				
2.	David Reilly Trust 07-4196	13 Primrose Lane	Gate	40/65.3	Jeff Morash
	• Gate to be natural to weather.				

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Thornewill

Recused None

Documentation None

Representing None

Public None

Concerns No additional concerns.

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

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

Certificate # **HDC2021-07-(as noted)**

VI. OLD BUSINESS (06/29/2021)

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	22 Easton Street, LLC 05-3643	22/24 Easton Street	Main house	42.1.4/12.1	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (1:07)	<p>Kotchen – Reviewed changes made per previous concerns; white trim, grey sash, and natural to weather clapboard.</p> <p>Backus – Reminded the commission the existing 1950s historic structure is approved for demolition with conditions; listed the conditions. Read HSAB comments 7/19: design approach is disappointing for such an important and prominent location; it is a complicated collection of disorganized and competing boxes and doesn't identify with the Brant Point neighborhood; the hierarchy is confusing with no clear main mass and subordinate additions; the doors are oversized and detract from the building; the 4-lite design is confusing next to the 2-over-2 windows; doors should look like doors and be of a more traditional size and pane proportions; the very visible chimney mass is awkwardly located; the east elevation reads as a monotonous 2-story wall with little character; the independent ridge of the stepped portion is too disconnected to count as additive massing and feels like its own building; the horizontal boards on the outdoor shower and porch skirt should be vertical or paneled lattice; the second-floor deck railing should be more traditional; the south facing screened porch panels should sit on a traditional porch railing; suggested looking at historic cottages on Brant Point such as "Sandawede" and the former "Driftwood".</p> <p>Thornewill – It's a good-looking house; though detailing isn't as traditional and so much glass and detailing feel very modern for Brant Point. Appreciates opening up the site more. Should have more traditional Nantucket elements due to its location: doors, trim, porch, deck railings. Go with the rakes. She doesn't think this has to be grand and symmetrical.</p> <p>Camp – Likes the modern details harkening back to the existing house. The far-left chimney seems plopped on. Okay with horizontal railings. Steps going up either side look very hard here. The four buildings in front make the site busy; it needs a more organic design in placement.</p> <p>Coombs – South elevation, the left 2nd-floor deck horizontal railings are a concern; the 2nd-floor deck should be unobtrusive, and the railing plus 2-over-2 windows create too many horizontal lines and draw attention. The central part should be a little simpler; the two garages fit in well.</p> <p>McLaughlin – Overall design is architecturally inappropriate for the old historic district (OHD).</p> <p>Pohl – Easton Street is the most eclectic street in terms of architectural styles and people are used to that. He's generally okay with this hybrid. His concern is the massing and organization of structures seems chaotic.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
2.	22 Easton Street, LLC 06-4026	22/24 Easton Street	Pool, Apron, & Fence	42.1.4/12.1	Ahern
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (1:37)	<p>Kotchen – The pool will be totally planted to conceal from public view; the site plan is an older version.</p> <p>Backus – This zoning district is R1. Read HSAB comments 7/19: this plan doesn't agree with the site plan for the main dwelling and should track with that; the proposed granite stones at the driveway entrance are too large and should be brick or Belgian block to fit into the neighborhood; recommend outdoor lighting plan; should track with other buildings.</p> <p>Coombs – She'd prefer the pool be turned and brought in closer to the house.</p> <p>Thornewill – There is 1 private pool on this harbor at the very end of Easton; there shouldn't be a pool here due to the density of this important, historic neighborhood.</p> <p>Camp – In this neighborhood, a pool, which is 15" above grade and running front to back, could be an issue; but with some modifications, this could work.</p> <p>McLaughlin – Asked about the fence and grade. There shouldn't be so much glass in the OHD.</p> <p>Pohl – As long as there are mechanisms in place to screen it from any public way, he sees no way to object.</p>				
Motion	Motion to Hold for a more comprehensive site plan and revisions. (Camp)				
Roll-call vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	

3. Trogoth Nominee Trust 05-3640	26 Easy Street	Mixed-use structure	42.4.2/23	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Camp			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, advisory comments, <i>Building with Nantucket in Mind</i> (BWNIM), and <i>Resilient Nantucket Design Guidelines</i> (RNDG).			
Representing Public	Matt MacEachern, Emeritus Development			
Concerns (1:52)	<p>MacEachern – Review changes made per previous concerns.</p> <p>Backus – Front balcony inappropriate and too tall; historically the buildings were utilitarian and simple; Still too tall at 34’6”; inappropriate finishing of brick; look at Chapter 11 RNDG; balconies still inappropriate within the OHD; referred to BWNIM Page 151; proposal doesn’t provide traditional proportions. Read HSAB comments 7/19: this design is still too large, tall, and complex for this location and very similar to the one next door; the historical waterfront typically had simpler utilitarian buildings; this building should show that norm on this street; there should be a change in the height of the massing to show a dominant main mass and a lower additive mass; second floor balconies overlooking the street are inappropriate downtown with no historical precedent; the 3rd floor should be eliminated; this is a corner lot and the height is very visible from the new park and the wide sidewalk across from the Dreamland; this is yet another in a series of proposed projects that are attempting to super-size downtown Nantucket; we need to keep the existing scale of these buildings in order to retain the character of Town and keep it from changing forever.</p> <p>Coombs – This is much too tall at 35’+ and complicated for Easy Street; it should not compete with the Dreamland, Whaling Museum, and Athenaeum. It should be one of the lowest building; old Nantucket photos show the buildings getting lower as they approach the harbor. It is over fenestrated; north elevation, almost all the windows are mullied. The roof walk on a 3-story building is unacceptable. It should be simpler, brought down to no more than 30 feet, and fenestration reduced.</p> <p>Thornewill – Agrees with HSAB about the 3rd floor and the height. The flared ends of the roof draw the eye up. The roof walk doesn’t work on this style.</p> <p>Oliver – Agrees with HSAB. Appreciates the change in the roof style. Reads as too modern; bring down the height and add traditional details. Structures along Main Street have a lot of glass on the first floor, but fenestration reduces as you go up; the 3rd-floor dormers are too modern.</p> <p>McLaughlin – South elevation, the left brackets should not be arched. It should be shingled from the 2nd floor up. East elevation, the two 1st-floor doors should be changed to have less glass; the deck should be all shingled.</p> <p>Pohl – Concerns include: roof walk, brick siding, over dormerization of the 3rd-floor, simplify the roof plane, east elevation 2nd-floor deck could be eliminated or reduced to a Juliet balcony, and simplify the detailing.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Oliver, and Pohl-aye		Certificate #	

V. 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.	Jessica Millard 06-4017	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs,				
Alternates	Welch, Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing Public	Val Oliver, Val Oliver Design				
Concerns (2:12)	<p>Oliver – Asked this to be held to the end of the new-business agenda. Not opened at this time.</p>				
Motion	Motion to Hold to the end of new business at applicant’s request. (Coombs)				
Roll-call vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-06-4017	
2.	Sean Kolloff 07-4139	19 Bartlett Road	Demo/move Dwelling Unit	67/8	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing Public	Sean Kolloff				
Concerns (2:14)	<p>Kolloff – Presented project.</p> <p>Backus – Circa 1960. No concerns.</p>				
Motion	Motion to Approve as a move-off/demolition. (McLaughlin)				
Roll-call vote	Carried 5-0//Oliver, Coombs, Camp, McLaughlin, and Pohl-aye		Certificate #	HDC2021-07-4139	

3.	Sean Kolloff 07-4173	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Sean Kolloff				
Public	None				
Concerns (2:21)	<p>Kolloff – Presented project.</p> <p>Oliver – The rear with a sliding glass door will face Bartlett Road.</p> <p>McLaughlin – Drawings look like clapboard; should be shingled.</p> <p>No other concerns.</p> <p>Pohl – The easiest answer is to turn the building around, so the front door faces Bartlett Road.</p>				
Motion	Motion to Approve through staff with the front door facing Bartlett Road. (Camp)				
Roll-call vote	Carried 5-0//Oliver McLaughlin, Camp, Coombs, and Pohl-aye		Certificate #	HDC2021-07-4173	
4.	James Rockett 06-4099	70 Pochick Avenue	New house	79/155	Thornewill Design
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 (2:30)	<p>Thornewill – Presented project.</p> <p>Coombs – There are too many mulled windows; they should be reduced. North elevation, should have a single window in the gable.</p> <p>Camp – She’s okay with the mulled windows.</p> <p>Oliver – Appreciates the stature and the colors. Okay with the front door as proposed.</p> <p>McLaughlin – The front door should have more wood less glass; It needs to stand out as a front door.</p> <p>Pohl – Thinks a cottage-style front door would work. Appreciates the natural trim. Most of the mulled windows are not visible from Pochick.</p>				
Motion	Motion to Approve through staff with a cottage-style front door. (McLaughlin)				
Roll-call vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye		Certificate #	HDC2021-06-4099	
5.	James Rockett 06-4100	70 Pochick Avenue	Barn	79/155	Thornewill Design
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 (2:40)	<p>Thornewill – Presented project; sidewall will be red-cedar shingles; natural trim and windows with green doors.</p> <p>Oliver – In this case the barn board would be absolutely appropriate.</p> <p>Coombs – No concerns.</p> <p>Camp – East elevation, the transom over the middle door is excessive.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – With barn board there is no casing; if it is to be shingled, the windows and doors need trim.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2021-06-4100	
Rest held for Tuesday, July 27.					
6.	Lisa Botticelli 06-4091	10R Gray Avenue	Rooftop solar	55/470	Cotuit Solar
7.	Betty Browning 06-4034	69 Somerset Road	Rooftop solar	67/178.1	Cotuit Solar
8.	Margaret Owen 06-4089	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
9.	Norris Building Co. Inc. 06-4086	14A Lowell Place	Spa and fence	41/164	Atlantic Lndscpng
10.	Jacqueline Pizzi 06-4081	3 Winn Street	Pool and hardscape	41/593	Atlantic Lndscpng
11.	Frederick Hahn 06-4094	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
12.	21 Amelia Drive, LLC 06-4097	21 Amelia Drive	New mixed used building	67/427	EMDA
13.	Allie Scheffelin 06-4098	23 Starbuck Road	Rev. 2533: staircase	60/107	Thornewill Design
14.	Oliveira Martim Trust 06-4082	87 Cliff Road	Pool and patio	30/168.1	Ahern
15.	Joshua Leffler 07-4133	22 Pleasant Street	MH - color & clapboard	42.3.2/50	Linda Williams
16.	Joshua Leffler 07-4132	22 Pleasant Street	Garage – color & clapboard	42.3.2/50	Linda Williams
17.	Joshua Leffler 07-4131	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
18.	Brahma Ack, LLC 07-4137	6A Morey Lane	Move barn off to 7 Bunker Hill	73.3.1/47.1	Topham Design
19.	5 Bunker Hill, LLC 07-4138	7 Bunker Hill Road	Move on with alterations	73.4.2/39	Topham Design
20.	G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design

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21.	OHOM, LLC 06-4102	28 Main Street, Sias	Rev. 3610: color change	73.3.1/47	Emeritus
22.	Altman Michael Tr Etal 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
23.	Altman Michael Tr Etal 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC
24.	High Tide Partners LLC 07-4117	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
25.	High Tide Partners LLC 07-4115	8 Ackermuck Way Lot 2	Garage	41/618	BPC
26.	High Tide Partners LLC 07-4116	8 Ackermuck Way Lot 2	Pool	41/618	BPC
27.	Janice Hoff Trust 07-4140	26 Quidnet Road	New 2 nd dwelling	21/35	McMullen Assoc
28.	Wayne & Lea Berman 07-4229	98 Tom Nevers Road	Adtn, roof walk, fenestration	91/40	NAG
29.	ACK Laundro, LLC 07-4122	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
30.	Bill and Cindy Burke 07-4239	54 Pochick Avenue	Fenestration revisions	79/128	Emeritus
31.	Craig Majernik 07-4240	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
32.	Craig Majernik 07-4241	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
33.	Craig Majernik 07-4243	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
34.	Craig Majernik 07-4242	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
35.	8 Walsh, LLC 07-4128	8 Walsh Street	Rev 3819; fenestration	41/618	BPC

VI. OLD BUSINESS 07/13/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Arch
2.	Village Way RT 05-3782	6 Village Way	New dwelling	14/42	James Browers
3.	17 Lincoln RT 06-3968	17 Lincoln Avenue	Pool and hardscape	30/118	Ben Champoux
4.	14 MVR, LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
5.	Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
6.	Zero India Street LLC 03-3268	1 Cambridge Street	Alteration + addition	42.3.1/130.2	Emeritus
7.	Jennifer Silva 04-3381	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	Thornewill Dsgn
8.	38 Prospect LLC 05-3831	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams
9.	Stelphanie Basile 04-3602	8 New Mill Street	Rev. Garage/apartment	42.3.3/33.2	Linda Williams

VII. NEW BUSINESS 07/20/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Daniel Bartlett 07-4144	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
2.	Daniel Bartlett 07-4143	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
3.	Moor Better, LLC 07-4148	4 Moors End Lane	Dormers	41/211	Topham Design
4.	Mark Burlingham 07-4163	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
5.	Cinda Gaynor 07-4149	84 Old South Road	Hoop tent	68/415	Greyson Keller
6.	Tom Hanlon Lndscpng 07-4184	117 Old South Road	New commercial bldg.	68/111	EMDA
7.	JDB 34 Liberty, LLC 07-4200	34 Liberty Street	Fence	42.3.4/82	Linda Williams
8.	TJL Properties, LLC 07-4193	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
9.	Chris Loftus 07-4206	8A Evergreen Way	New cottage	68/703.1	Linda Williams
10.	NHA Macy Warehouse 07-4199	12 Straight Wharf	Barn doors	42.3.1/138	Linda Williams
11.	Joseph Arvay 07-4214	11 Front Street	Replace 3 windows	73.1.3/99	Nolasco Const
12.	Ann Laurilliard 07-4192	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Dsgn
13.	Andrea Giroux 07-4205	25 Hummock Pond Rd	Renew 69288	56/8	Thornewill Dsgn
14.	Andrea Giroux 07-4204	25 Hummock Pond Rd	Renew 69289	56/8	Thornewill Dsgn
15.	Nicholas Boyle 07-4188	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
16.	Seawing, LLC 07-4178	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
17.	Seawing, LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith & Hutton
18.	Seawing, LLC 07-4176	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
19.	John Khann 07-4181	8 Okorwaw Avenue	New dwelling	79/132	M Cutone Arch
20.	Sally Horchow 07-4191	27 East Tristram Avenue	Hardscape	31/2	Ahern, LLC
21.	Joe Tirone 07-4180	25 Honeysuckle	New duplex	68/389	Val Oliver Design
22.	Liz & Mark Norris 07-4175	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
23.	Housing Nantucket 07-4171	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
24.	Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
25.	HGMB, LLC 07-4183	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
26.	Peter O'Brien 07-4174	36 Low Beach Road	GH Rev. 1842: fenestration	74/55	Emeritus
27.	Laura & Doug Fisher	7 Paul Jones Road	New Pool	30/68.1	Emeritus
28.	90 N Liberty Pres.Trst 07-4195	90 North Liberty Street	New Foundation	41/22	Botticelli & Pohl
29.	The Braes, LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
30.	Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
31.	38 Monohasset, LLC 07-4182	38 Monohasset	New Dwelling	79/60	Val Oliver Design
32.	Molly McGrath Irv. Trst 07-4225	50 West Miacomet Road	Rev. 67335: fenestration revs	86/2	Sue Genthner
33.	30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
34.	Jennifer Bowman 07-4194	14 Starbuck Road	Spa - hardscape	60/114	Jardins Intl
35.	Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/Pickleball courts	41/805	JGG Archit.

VIII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	July 6, 8, & 13, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Tuesday, July 27, 2021 at 5:00 pm. 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

Adjournment:

Motion **Motion to Adjourn at 2:46 p.m. (McLaughlin)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council