



# HISTORIC DISTRICT COMMISSION

## REGULAR MEETING

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

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

~~ MINUTES ~~

**Tuesday, September 14, 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 5:02 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill  
Absent Members: None  
Late Arrivals: Camp, 5:21 pm; Dutra, 6:09 pm  
Early Departures: Pohl, 6:41 pm; Dutra, 7:40 pm; Oliver, 8:27 pm; Welch, 8:45 pm

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.	Barbara Tibbetts	43 Chuck Hollow Road	Roof change	75-112	NAG
2.	Tyler Hardy <b>08-4521</b>	14B Hummock Pond Rd	Fenestration changes	56/17	EMDA
3.	Snuggedin Trust <b>08-4518</b>	86 Polpis Road	New shed	44/25.4	Botticelli + Pohl
4.	Pamela Alexander <b>08-4535</b>	15 Old Tom Nevers Road	New shed	92.4/225	Thornewill Design
5.	Suzanne Turner <b>09-4551</b>	9 Long Pond Drive	MH revisions	59/33	Botticelli + Pohl
6.	Faro Strada, LLC <b>09-4561</b>	20 Sankaty Head Road	New cabana	48/31	Botticelli + Pohl
7.	Whitney Gifford <b>09-4548</b>	19 Keel Lane	Spa and hardscaping	66/322	Gryphon Architects
8.	Daniel Omstead <b>09-4543</b>	9 Quaise Pasture Road	MH rev. to prev. cert.	26/20.1	SMRD
9.	Daniel Omstead <b>09-4542</b>	9 Quaise Pasture Road	Cottage rev. to prev. cert.	26/20.1	SMRD
10.	Daniel Omstead <b>09-4544</b>	9 Quaise Pasture Road	Garage rev. to prev. cert.	26/20.1	SMRD
11.	Sandra B Finlay <b>09-4617</b>	26 Eel Point Road	Renew 43980/45731: dwlg	40/118	CWA
12.	William Scannell	5 Primrose Road	Gate + fence	40/47	KM Designs
13.	James Davison	8 North Water Street	Renew 64646 garage	42.4.2/92.1	LINK
14.	Edward Kaplan	12 Derrymore Road	Renew 70784: ctg mve/dmo	41/241	Linda Williams
15.	Dawn Holdgate	26 Monomoy Road	Rev. 05-3806	41/146	Linda Williams
16.	Christopher Keogan	8 Miller Lane	Roof change	68/723	Gashi Construction
17.	Billy + Cindy Burke	54 Pochick Avenue	New garage	79/128	Emeritus
18.	James L Conlon Tr	24 Woodbine Street	Rotate and relocate garage	80/96	Emeritus
19.	High Tide Partners	8 Ackermuck Way	Rev. 4117: rdc hght& length	41/618	BPC
20.	Paula McQuad	26 Pine Crest Drive	New shed	68/426	EMDA
21.	Jessica Klein	6 Corby Way	Rev. 3738: win well/fenest	67/761	Normand Residential
22.	Justin Schaeffer	20 Bartlett Farm Road	Basement window change	65/76	Olson + Twombly
23.	Katherine Baker	5 Topping Lift	Mini-split heat pump	66/306	S Shore Climate Cntrl
24.	Kristine Mortensen	4 Cherry Street	Mini-split heat pump	55/387	S Shore Climate Cntrl
25.	Peter & Thea K Kaizer <b>08-4481</b>	6 Nobadeer Avenue	Pool	80/37.2	Peter Kaizer
26.	Karin + Tim Demasi <b>08-4472</b>	3 Gladlands Avenue	Rev.3424: extnd stairs+deck	80/234	Emeritus
27.	NHA <b>08-4446</b>	15 Broad Street	Roof chng to match bldg	42.4.2/61	James Lydon
28.	Kathleen Held	8 Ahab Drive	Rev. 0530:ODS, fenestration	65/64	Val Oliver Design
29.	Matt O'Connor	16 Tashama Lane	New shed	55/481	Val Oliver Design
30.	Mark & Holly Barber	11 South Valley Road	Addition and fenestration	43/137	Self
Voting	Coombs, McLaughlin, Welch				

Alternates None  
 Recused Pohl, Oliver, Thornewill  
 Documentation None  
 Representing None  
 Public None  
 Concerns No concerns.  
 Motion **Motion to Approve. (Welch)**  
 Roll-call Vote Carried 3-0//McLaughlin, Welch, and Coombs-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.	Carl Nielson	15 Bassett Road	Rev. 2549: omit retain wall	26/59	KM Design
	• Additional screening to be added if existing isn't "thick" and "mask[ing] the parking in perpetuity" as per original approval #12-2549.				
2.	Grey Lady Lane, LLC	3 Grey Lady Lane	Hardscape	66/713	Val Oliver Design
3.	Grey Lady Lane, LLC	5 Grey Lady Lane	Hardscape	66/713	Val Oliver Design
	• #2 and #3: Fence between property to have plant material mid-section of every 3 <sup>rd</sup> panel				

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates Welch  
 Recused Oliver  
 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//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye

Certificate # **HDC2021-09-(as noted)**

**IV. NEW BUSINESS 08/17/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	12 Pitman, LLC	12 Pitman Road	Storage barn	73.4.1/17	Patrick Levesque

Voting Coombs (acting chair), Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence, and advisory comments.  
 Representing Patrick Levesque  
 Public None  
 Concerns (5:08) **Levesque** – Presented project; all doors swing out.  
**Backus** – Circa 1973 per HDC survey; the NHL (National Historic Landmarks) listing indicates 1960. SAB couldn't meet so received individual comments; read SAB comments: compatible but quite large; prominent location; appears to be tall and large in a residential neighborhood.  
**Welch** – Lose about 6" to 1' at the top plate to bring the height down. The trim details should be plank frames.  
**Thornewill** – It's too simple and is large; suggested bringing the ridge down by using a broken back and reducing the plate height to give it some character. Agrees doors and window trim should be plank frame.  
**Coombs** – Would also like the size reduced; height 22', length 24', and width 32". Agrees with plank frame trim.  
 Motion **Motion to Hold for revisions. (Thornewill)**  
 Roll-call Vote Carried 3-0//Welch, Thornewill, and Coombs-aye

Certificate #

**V. NEW BUSINESS 08/31/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Housing Nantucket <b>08-4458</b>	66 Pochick Avenue	Rooftop solar	79/177	ACK Smart
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:22)	<p><b>Carruthers</b> – Presented project; it’s only 1 story and 120’ off the road. Discussion about this having been previously opened and having an established sitting board.</p> <p><b>Welch</b> – Appreciates changes. He viewed this and there are mitigating factors – distance from street, on a low-slope 1-story roof primarily blocked by vegetation with very limited visibility being only top of the roof from the driveway. Regards comments about precedent, HDC determinations are on a case-by-case basis. Regards other types of applications, this is not like for instance a home on the historic horizon of Eel Point Road that can be seen from hundreds of yards away; ; this is in a rural outside area mostly obscured by vegetation. Still, he believes a tree planted in the scrub, to mitigate the one view corridor, is appropriate.</p> <p><b>Thornewill</b> – Agrees with Mr. Welch about the mitigating factors. This property has enough vegetation coverage.</p> <p><b>McLaughlin</b> – This is suitable for approval. We need to be prepared for the increase in requests for new technologies.</p> <p><b>Coombs</b> – It’s approvable; however, our guidelines do not allow an array on the front; concerned about setting a precedent.</p> <p><b>Camp</b> – The approval would have to include the visibility caveat.</p>				
Motion	Motion to Approve as submitted. (McLaughlin) not carried – Welch, Thornewill, and Coombs opposed				
	<b>Motion to Approve with a deciduous tree planted in the area of the driveway to obscure visibility of the upper roof and existing vegetation to be present at time of inspection and to remain in perpetuity. (Welch)</b>				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Welch, and Camp-aye			Certificate #	<b>HDC2021-08-4458</b>
2.	Mark Norris <b>08-4504</b>	14A Lowell Place	Rooftop Solar	41/164	ACK Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	Welch (Oliver took a break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.				
Representing	Tim Carruthers, ACK Smart				
Public	None				
Concerns (5:37)	<p><b>Carruthers</b> – Presented project; roof is red cedar; would be willing to take panels off the south dormer and put some on the northwest section.</p> <p><b>Backus</b> – This is a 1940s bungalow; it’s hard to discern visibility but the south will be seen from Lowell Place and possibly Barnabas Lane.</p> <p>Read HSAB comments 8/30: it is very likely that all southern facing panels will be visible from Lowell Place; the northern facing panels will probably not be visible and are ok; keep panels low profile above roof plane.</p> <p><b>Coombs</b> – Questions why there is so much empty space on the south elevation dormers; with the height that this is, concerned the panels closest to the street will be visible.</p> <p><b>Camp</b> – It’s too “checkered” for the old historic district (OHD); would also like them more grouped together on the secondary mass roof.</p> <p><b>Thornewill</b> – Agrees with Ms. Camp. Thinks this will be visible. They should finish building it and then come back. The secondary-mass roof is a better location than the south-elevation roof.</p> <p><b>McLaughlin</b> – The north could be visible from New Lane; this won’t be hidden and is in the OHD.</p> <p><b>Pohl</b> – It is worth considering going to a black roof since it will have to be redone when the dormers go in.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
3.	Richard Snowden <b>08-4452</b>	10-12 Massachusetts Ave	Shed	60.3.1/332	Structures Unlimited
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:50)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	

4.	Hristo Rashkov	<b>08-4460</b>	8 Lewis Court	Pool and hardscape	67/37	Hristo Rashkov
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Hristo Rashkov, owner					
Public	Stephen Welch, 13 Waydale Road					
Concerns (5:51)	<p><b>Rashkov</b> – Presented project; 12X26.</p> <p><b>Welch</b> – The hardscaping and pool are an improvement in the area; he believes the pool won't be visible.</p> <p><b>McLaughlin</b> – It's well screened; he has no objections.</p> <p><b>Oliver</b> – Agrees it won't be seen. With our caveat, we're fine.</p> <p><b>Coombs</b> – Confirmed the pool has an auto cover. With the vegetation around the driveway, it should be good.</p> <p><b>Camp</b> – The trees shouldn't be planted in a straight line and not be Arbor Vitae.</p>					
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)</b>					
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye				Certificate #	<b>HDC2021-08-4460</b>
5.	Candice Macoul	<b>08-4462</b>	72 Orange Street	New prch + drmr, fenst chg	55.4.1/25	CWA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.					
Representing	Chip Webster, Chip Webster Associates					
Public	None					
Concerns (6:01)	<p><b>Webster</b> – Presented project.</p> <p><b>Backus</b> – This is 1820 typical Nantucket; no window survey was included; rear shed dormer inappropriate; no historic information was provided on the application.</p> <p>Read HSAB comments 8/30: need the age of the building and the rear wing; Sanborn maps should be provided; no existing window survey information has been provided; all existing windows should remain unless documentation is provided showing these windows to be of new construction; the east-facing dormer should be set back one foot off the eave and the roof pitch should be 4/12 minimum; some attempt should be made to locate the existing timber rafters and design the dimensions of the dormer to avoid cutting and removing the original timber frame; existing south elevation main mass windows should remain in place and not be removed or mullied; north elevation is fully visible from Dover Street; existing large windows in main mass should remain; new windows in rear wing should be larger and more in scale with the original windows; rear chimney should remain; window schedule states fiberglass simulated-divided lights (SDL) which are not appropriate; would like to see existing floor plan; would like to see this back.</p> <p><b>Pohl</b> – In the interest of time, we need all historic information, windows survey and all that HSAB said.</p>					
Motion	<b>Motion to Hold for completed application and requested information. (Oliver)</b>					
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye				Certificate #	
6.	Dean Lampe	<b>09-4599</b>	142 Surfside Road	New dwelling	80/98.1	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra					
Alternates	Welch, Thornewill (Oliver stepped off)					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Dean Lampe					
Public	None					
Concerns (time)	<p><b>Lampe</b> – Presented project; there are a lot of trees and brush between the structures and the road; tallest ridge 26'; all white with red-cedar roof.</p> <p><b>Coombs</b> – Would like this broken up a little; this area of Pochick-Surfside doesn't have such big buildings. The façade facing the water probably won't be visible. She'd like the shutters any color but white; it doesn't need to be so formal, because this area isn't formal. North elevation, the front entry should be less obtrusive; suggested no sidelights and/or no double columns. The south elevation looks to have too much fenestration. West elevation, reduce the group of 5 windows on the 1<sup>st</sup> floor; 3 would be good.</p> <p><b>Camp</b> – Agrees about the formality but it's a nice design and sits well on the lot with lots of vegetation. North elevation, the two dormers over the door are a problem. If the front door isn't visible from the street, the glass door doesn't matter.</p> <p><b>Dutra</b> – It's a simple, nice design. Agrees something else should be in place of the 2 shed dormers over the front door on the north elevation. He has concerns about reviewing the proposal before the site is cleared for construction.</p> <p><b>McLaughlin</b> – North elevation, the front door should have more wood than glass.</p> <p><b>Pohl</b> - It's attractive; he'd prefer the shutters not be white given the number of shutters and any color but black; suggested the door be a standard 6-panel door so that the sidelights are more appropriate. Likes the height kept at 26'. Discussion about an alternate color for the shutters.</p>					
Motion	<b>Motion to Approve through staff with Platinum grey shutters and a no-glass, 6-panel front door. (Camp)</b>					
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Dutra, Camp, and Pohl-aye				Certificate #	<b>HDC2021-09-4599</b>

7. Dean Lampe	<b>09-4600</b>	142 Surfside Road	Garage	80/98.1	Self
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch, Thornewill (Oliver stepped off)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dean Lampe				
Public	None				
Concerns (6:29)	<p><b>Lampe</b> – Presented project; it’s hard to see into the property.</p> <p><b>Camp</b> – East elevation, the dormer window; would prefer the eave-forward roof meet the top of the porch roof but it might not be visible.</p> <p><b>Coombs</b> – North elevation, would prefer the 2-window dormer be centered between the 1<sup>st</sup>-floor windows.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Dutra</b> – Doesn’t think much will be visible, especially the 1<sup>st</sup> floor.</p> <p><b>Pohl</b> – Concurs with Mr. Dutra.</p>				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Roll-call Vote	Carried 4-0//Coombs, Dutra, Camp, and Pohl-aye; McLaughlin no vote.			Certificate #	<b>HDC2021-09-4600</b>
8. Dean Lampe	<b>09-4601</b>	142 Surfside Road	Cabana	80/98.1	Self
Voting	Pohl, Camp, Coombs, Dutra, Welch				
Alternates	Thornewill (Oliver stepped off) (McLaughlin not responding)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dean Lampe				
Public	None				
Concerns (6:37)	<p><b>Lampe</b> – Presented project.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, Welch, Dutra, Coombs, and Pohl-aye			Certificate #	<b>HDC2021-09-4601</b>
9. Dean Lampe	<b>09-4602</b>	142 Surfside Road	Pool	80/98.1	Self
Voting	Pohl, Camp, Coombs, Dutra, Welch				
Alternates	Thornewill (McLaughlin not responding)				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Dean Lampe				
Public	None				
Concerns (6:40)	<p><b>Lampe</b> – Presented project.</p> <p>No concerns due to lack of visibility.</p>				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Roll-call Vote	Carried //Welch, Coombs, Camp, Dutra, and Pohl-aye			Certificate #	<b>HDC2021-09-4602</b>
	Mr. Pohl left; Ms. Camp chair				
10. Dean Lampe	<b>08-4495</b>	15 Aurora Way	New Dwelling	56/447	Self
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dean Lampe				
Public	None				
Concerns (6:41)	<p><b>Lampe</b> – Presented project; meets homeowner association guidelines.</p> <p><b>Oliver</b> – Likes the low height. East elevation, the French doors and pool pale the main entry; they need screening to mitigate impact. Concerned that the garage is the 1<sup>st</sup> thing you see coming in.</p> <p><b>Coombs</b> – The hot tub is going on the front of the building next to the front door; she can’t approve that; the vegetation isn’t high enough. She’d like to view this. You first see the garage then the hot tub.</p> <p><b>McLaughlin</b> – East elevation has too much glass; French doors should be reduced to 3 each.</p> <p><b>Thornewill</b> – The garage in front is the biggest issue and forces the front door to the east elevation where it doesn’t feel right; landscaping should be used to mitigate that problem and emphasize the front elevation.</p> <p><b>Camp</b> – Having a hot tub and 11 French doors on the front doesn’t sit well with her.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Oliver, Coombs, and Camp-aye			Certificate #	

11. Dean Lampe	<b>08-4499</b>	15 Aurora Way	Garage	56/447	Self
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dean Lampe				
Public	None				
Concerns (6:54)	<p><b>Lampe</b> – Presented project; 19’ tall.</p> <p><b>Oliver</b> – It’s cute; she’s concerned about its placement in front of the house and its relationship to the house. She’s okay with the garage doors facing the street; her problem is that it’s first thing on the lot.</p> <p><b>McLaughlin</b> – Likes the garage doors. It’s a good height.</p> <p><b>Coombs</b> – Suggested moving the hot tub to the southeast of the garage.</p> <p><b>Thornewill</b> – Agrees with Ms. Oliver. It would help to rework the house front door and this.</p> <p><b>Camp</b> – Doesn’t like the gable toward the street.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye			Certificate #	
12. Dean Lampe	<b>08-4500</b>	15 Aurora Way	Hot Tub	56/447	Self
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Dean Lampe				
Public	None				
Concerns (7:04)	See prior applications for comments about placement and visibility.				
Motion	<b>Motion to Hold to track with the house and garage. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Oliver, and Camp-aye			Certificate #	
13. Mark Finnegan	<b>08-4470</b>	36 Warrens Landing Road	Rev. 3626: cabana massing	15/9	BPC
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (7:06)	<p><b>Paul</b> – Presented project.</p> <p><b>Coombs</b> – It’s acceptable.</p> <p><b>Welch</b> – No concerns.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Oliver</b> – North elevation, it looks like fencing is being added.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, McLaughlin, and Camp-aye			Certificate #	<b>HDC2021-08-4470</b>
14. James Conlon	LTR Etal <b>08-4475</b>	24 Woodbine Street	Rev. 1511: add rfwalk, fenst	80/96	Emeritus
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill				
Alternates	Dutra (Camp took a break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:12)	<p><b>MacEachern</b> – presented project; height of building is 27’3”.</p> <p><b>Thornewill</b> – The architectural style of the house doesn’t support a roof walk; there’s a lot going on with the roof. Okay with other changes.</p> <p>All commissioners agree, the architecture doesn’t support a roof walk.</p>				
Motion	<b>Motion to Hold for revisions. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Welch, and Coombs-aye			Certificate #	

15. Michelle + Darren Black	28 Eel Point Road	Shed	40/44	Emeritus
Voting	Coombs (acting chair), McLaughlin, Welch, Thornewill			
Alternates	Dutra (Camp took a break and Oliver stepped off)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:17)	<p><b>MacEachern</b> – Presented project.</p> <p><b>Thornewill</b> – Confirmed the main house has the flared-base detail. No concerns.</p> <p><b>Welch</b> – It’s a nice design and in keeping with the other structures. Given some of the grading related matters on the property, wants to note HDC isn’t approving any grade changes with this; the applicant’s agent confirms this.</p> <p><b>McLaughlin</b> – It looks fine.</p> <p><b>Coombs</b> – No concerns.</p>			
Motion	<b>Motion to Approve a submitted. (Welch)</b>			
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Welch, and Coombs-aye		Certificate #	<b>HDC2021-08-</b>
16. Karin + Tim Demasi	<b>08-4473</b>	3 Gladlands Avenue	New garage	80/234 Emeritus
Voting	Coombs (acting chair), McLaughlin, Welch, Thornewill			
Alternates	Dutra (Camp took a break and Oliver stepped off)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:22)	<p><b>MacEachern</b> – Presented project.</p> <p><b>Welch</b> – It’s approvable as submitted.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Welch, and Coombs-aye		Certificate #	<b>HDC2021-08-4473</b>
17. Karin + Tim Demasi	<b>08-4474</b>	3 Gladlands Avenue	New shed	80/234 Emeritus
Voting	Coombs (acting chair), McLaughlin, Welch, Thornewill			
Alternates	Dutra (Camp took a break and Oliver stepped off)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:24)	<p><b>MacEachern</b> – Presented project.</p> <p><b>Thornewill</b> – West elevation, the pent roof looks crammed in; it would be better without.</p> <p><b>Welch</b> – Suggested lightening up the pent roof trim and lowering it.</p> <p><b>McLaughlin</b> – No comments.</p>			
Motion	<b>Motion to Approve through staff without the west elevation pent roof. (Thornewill)</b>			
Roll-call Vote	Carried 4-0//McLaughlin, Welch, Thornewill, and Coombs-aye		Certificate #	<b>HDC2021-08-4474</b>
18. Jamie Sterling	<b>08-4479</b>	45 Warrens Landing Road	Pool and hardscape	38/53 Atlantic Landscaping
Voting	Camp, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc.			
Public	None			
Concerns (7:28)	<p><b>Congleton</b> – Presented project; visibility is very limited; it has an auto cover; 15X30.</p> <p><b>Coombs</b> – If we can’t see it and it’s tucked in; she has no huge concerns.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Dutra</b> – He has no concerns; it’s small and not visible.</p> <p><b>McLaughlin</b> – No concerns.</p>			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Dutra, and Camp-aye		Certificate #	<b>HDC2021-08-447</b>

19.	50 Brewster Rd, LLC <b>08-4476</b>	50 Brewster Road	Pool/hrdsce/bocce court	43/96	Atlantic Landscaping
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (7:31)	<p><b>Congleton</b> – Presented project; we kept the wall as low as possible and at 30” it doesn’t require a railing.  <b>McLaughlin</b> – No concerns.  <b>Coombs</b> – Doesn’t think any of this will be visible. The wall at 30” is fairly high; asked why it’s that high.  <b>Oliver</b> – No concerns.  <b>Welch</b> – He’s concerned about the grade, which drops toward the end of the pool; fill will be needed there. He wants to see a cross section where the fill will go.</p>				
Motion	<b>Motion to Hold for a north-south axis cross section. (Welch)</b>				
Roll-call Vote	Carried 5-0//Welch, Coombs, Oliver, McLaughlin, and Camp-aye			Certificate #	
20.	45 Shawkemo Rd, LLC <b>08-4484</b>	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (7:40)	<p><b>Kotchen</b> – Presented project; he believes only chimney caps will be visible from Shawkemo; Quaker grey trim and Hamilton blue sash.  <b>Coombs</b> – She likes the way it’s put together and fits into the lot. Believes it won’t be visible.  <b>Oliver</b> – Appreciates much of this. Believes the west elevation will be visible because this is on the highest point of the lot. Pointed out some contradictions between the application form and Mr. Kotchen’s presentation; the form needs to be corrected. Wants to view with height poles.  <b>McLaughlin</b> – The 2-story windows are inappropriate. There’s too much glass.  <b>Thornewill</b> – She likes it; it feels like a little village. Because it’s on a hill, the tall windows should be broken up to minimize exposed light at night. Beware of retaining walls becoming too tall.  <b>Camp</b> – Her concern is visibility. She’d like to view this. Paint or flag the tops of the poles.</p>				
Motion	<b>Motion to View with 3 height poles. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, McLaughlin, and Camp-aye			Certificate #	
21.	45 Shawkemo Rd, LLC <b>08-4485</b>	45 Shawkemo Road	New guest house	27/18	Workshop APD
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (7:58)	<p><b>Kotchen</b> – He’ll put 2 ridge poles up for this building. Presented project.  No architectural comments at this time.</p>				
Motion	<b>Motion to View with 2 height poles. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and McLaughlin, -aye			Certificate #	
22.	Steven L Cohen Tr. <b>08-4488</b>	222 Eel Point Road	Rev. 62937: guest house	38/36.1	Workshop APD
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (8:00)	<p><b>Kotchen</b> – Presented project.  <b>Coombs</b> – It seems to fit in. The windows are too long but not visible.  <b>Oliver</b> – Concurr.  <b>McLaughlin</b> – No concerns.  <b>Welch</b> – No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Camp-aye			Certificate #	<b>HDC2021-08-4488</b>



23. Steven L. Cohen Tr. <b>08-4487</b>	222 Eel Point Road	Potting shed	38/36.1	Workshop APD
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:04)	<b>Kotchen</b> – Presented project. No concerns.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Camp-ayer	Certificate #	<b>HDC2021-08-4487</b>	
24. NIR Retail LLC <b>08-4486</b>	4 Harbor Square (SWR)	Commerical/historical reno	42.2.4/	Workshop APD
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:05)	<b>Kotchen</b> – Presented project; windows will be true-divided lights (TDL) to match existing. <b>Backus</b> – Straight Wharf Fish Market and Stars Ice Cream, circa 1966. Need to know if fenestration will be SDL or TDL. The entire structure is visible. Read HSAB comments 8/30: north and east elevation “B” windows should either be taller to match “A” window or become 6- or 9-light tilt-ins with the pane proportions matching the “A”; Nantucket or Quaker grey, but not dark grey; question where air-conditioning units (A/C) will go. <b>Oliver</b> – Appreciates what they’re doing. <b>Thornewill</b> – Agrees with Ms. Oliver; what’s being done will make it pretty again. <b>Coombs</b> – It fits in and is not becoming modern. <b>McLaughlin</b> – No concerns.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and McLaughlin-aye	Certificate #	<b>HDC2021-08-4486</b>	
25. Kian Ross <b>08-4498</b>	16 Trotters Lane	Resite main house	67/40	Self
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Kian Ross, owner			
Public	None			
Concerns (8:16)	<b>Ross</b> – Presented project. <b>Oliver</b> – This neighborhood is eclectic, and the driveway takes you to the front door. She’s okay with it. <b>Welch</b> – This is completely appropriate. <b>Coombs</b> – No concerns. <b>McLaughlin</b> – He’d motion for all three to be approved. Camp – Wants to review the move off/move on separately.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, McLaughlin, and Camp-aye	Certificate #	<b>HDC2021-08-4498</b>	
26. Kian Ross <b>08-4496</b>	7B Crooked Lane	Move off to 16 Trotters	41/80	Self
27. Kian Ross <b>08-4497</b>	16 Trotters Lane	Move on frm 7B Crooked	67/40	Self
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Kian Ross, owner			
Public	None			
Concerns (8:21)	<b>Ross</b> – Presented projects. No concerns for either.			
Motion	<b>Motion to Approve Items 26 &amp; 27. (McLaughlin)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Welch, Coombs, and Camp-aye	Certificate #	<b>HDC2021-08-4496/4497</b>	

**VI. OLD BUSINESS (9/7/2021)**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
<b>1. Oliver Carr 06-3954</b>	84 Cliff Road	New dwelling	30/74.1	Robert Newman
Voting	Coombs (acting chair), McLaughlin, Oliver Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:23)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Thornewill, Welch, and Coombs-aye		Certificate #	
<b>2. Richard Chesley 08-4398</b>	1 Wesco Place	Window replacement	42.4.3/54	Hristo Rashkov
Voting	Coombs (acting chair), McLaughlin, Welch, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Hristo Rashkov			
Public	None			
Concerns (8:26)	<b>Rashkov</b> – He couldn't find records on the age of the windows, which are in pretty good shape; the prior owner indicated windows were installed in the 1940s. If they are historic and in good shape, he'd prefer to restore them. <b>Thornewill</b> – Asked if they are still applying to replace the windows. Okay with restoring them. <b>Welch</b> – As he understands it, this application could be withdrawn because he's repairing the windows and applying for storm windows, and we don't normally become involved approving repairs or storm windows. <b>Coombs</b> – If these are repairable, we'd prefer that be done over replacing them. Don't need a building permit to repair the windows.			
Motion	<b>Withdrawn.</b>			
Roll-call Vote	N/A		Certificate #	
<b>3. Karalex N.T. 08-4319</b>	188 Cliff Road	New dwelling	40/24	MCA+
Voting	Coombs (acting chair), McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Doug Mills, Mark Cutone Architecture			
Public	None			
Concerns (8:34)	<b>Mills</b> – Reviewed changes made per previous concerns. <b>Welch</b> – Appreciates clarification on the grading; any changes will be masked by vegetation. The window changes help. On the west elevation right covered porch, it has a wide mullion between the windows; suggested doing that to the triple-ganged windows. <b>Thornewill</b> – Appreciates the window changes. Okay with the triple-ganged windows as they won't be visible. No concerns. <b>McLaughlin</b> – There is a large amount of space between the 1 <sup>st</sup> - and 2 <sup>nd</sup> -floor windows. <b>Coombs</b> – Likes the size of the windows; they help to fill wall space. No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Roll-call Vote	Carried 4-0//Welch, Thornewill, McLaughlin, and Coombs-aye		Certificate #	<b>HDC2021-08-4319</b>
<b>4. 22 Easton Street, LLC 05-3643</b>	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
Voting	Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Clara Guerrier, Workshop APD			
Public	None			
Concerns (8:43)	<b>Guerrier</b> – Asked this be held for the original board Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Thornewill, and Camp		Certificate #	

5. Barry Ang **05-3821** 11 Jonathan Way Main house 75/42 McMullen & Assoc.  
 Voting Camp, McLaughlin, Coombs, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Nathan McMullen, McMullen & Associates  
 Public None  
 Concerns (8:45) **McMullen** – Reviewed changes made per previous concerns; the wall for septic should be part of the hardscape plan but willing to discuss it now; there are other buildings like this on Jonathan Way.  
**McLaughlin** – South elevation, the 8-over-8 window doesn't match any windows on that elevation and should be 6-over-6; same with the 12-over-12 on the north elevation.  
**Coombs** – Asked why the building doesn't have additive massing when it is on such a spacious lot (ConCom restrictions). It seems like a big program is jammed into a small area.  
**Thornewill** – Thinks only the front elevation will be visible; appreciates efforts to make it feel casual. The rear won't be visible. The large window over the front door is an oddity but not a deal breaker.  
**Camp** – This is still too formal for Jonathan Way.

Motion **Motion to Hold for beginning of Thursday 9/16 meeting. (McLaughlin)**  
 Roll-call Vote Carried 4-0//Coombs, Thornewill, McLaughlin, and Camp-aye Certificate #  
 Rest held for Thursday

6. Barry Ang <b>05-3822</b>	11 Jonathan Way	Cottage	75/42	McMullen & Assoc.
7. Barry Ang <b>05-3824</b>	11 Jonathan Way	Pool/hardscape	75/42	McMullen & Assoc.
8. Lot 27 N Mill, LLC, <b>06-4021</b>	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
9. 2 Chestnut St Nant, LLC <b>07-4271</b>	2 Chestnut Street	Addition	42.3.1/69	Emeritus
10. MBL Norris <b>07-4268</b>	14A Lowell Place	Shed	41/164	Emeritus
11. 33 N Mill, LLC <b>05-3789</b>	7 North Mill Street	New dwelling	55.4.4/77	Sophie Metz Design

**VII. NEW BUSINESS (9/16/2021)**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Chris Lorusso	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
2. Chris Lorusso	316 Polpis Road	Change cooper roof layout	25/7	Pat Taaffe
3. Mark Aguiar	4 Pond Road	Rooftop solar	56/158	Sunwind, LLC
4. Pamela Perun	4 Roberts Lane	Rooftop solar	56/34	Sunwind, LLC
5. Sarah Schwarz	44 Sankaty Road	Alter: chim/fenest/deck	49.2.3/55	Topham Design
6. Mark Knight	60 Nobadeer Ave	Addition and renovation	88/10	Permit Plus
7. Margaret Nolen	28 Easton Street	LK replace of ext. materials	42.1.4/15	Permits Plus
8. ABCET LLC	58 Baxter Road	Pool and hardscape	49/54	Will Stephens
9. Mary Ottaviano	13 North Star Lane	Dwelling addition	30/206	NAG
10. Mary Ottaviano	13 North Star Lane	Hardscape revisions	30/206	NAG
11. Christopher Strausser	7 Finback Lane	Shed	66/510	Structures Unlimited
12. Dana DeNiro	8A Hawthorne Lane	Shed	56/802	Structures Unlimited
13. Timothy Quinlisk	88 Quidnet Road	Rev. 3962 fdtn/chmy mtrl	21/109	Botticelli + Pohl
14. Snuggedin Trust 09-4550	86 Polpis Road	Cabana revisions	44/25.4	Botticelli + Pohl
15. Clay Twombly	10 Berkeley Street	New cottage	76.1.3/38+52	Self
16. David Preschlack	41 Millbrook Road	Shed move/demo	56/69	MCA+
17. David Preschlack	41 Millbrook Road	New garage	56/69	MCA+
18. Dougherty Anne ETAL	2 Lincoln Street, Sias	Patio	73.4.2/83	Thornewill Design
19. 3 Raceway LLC	2 Clara Drive	New dwelling	66/281	EMDA
20. 10 Gay Street, LLC	10 Gay Street	Fenestration changes	42.3.4/14	EMDA
21. Peter Dupont	47 Millbrook Road	Addition	56/231	EMDA
22. Nan. Land Council	6 Ash Lane	New screen door	42.4.2/79	Lucy Dillon
23. David Biddisen	22 Cannonbury Lane	Garage/studio	74/15	Val Oliver Design
24. Matt Gattuso	2 Spindrift Road	Pool	66/316	Thornewill Design
25. 84 Cliff Road LLC	84 Cliff Road	Cottage/cabana	30/74.1	Robert Newman
26. 84 Cliff Road LLC	84 Cliff Road	Pool and hardscape	30/74.1	Robert Newman
27. Larry Levine	6 Crestwood Circle	Solar roof array	76/79	ACK Smart
28. Karli Hagedorn	34 West Chester Street	Hardscaping	41/31	Julie Jordin
29. Mueller Nantucket Assoc.	11 North Mill Street	Fenestration + trim color	55.4.4/77	CWA
30. Tom Donovan	106 Surfside Road	2nd floor deck	67/50	JN design
31. William Doble	13 Low Beach Road	Move off to 8 Pine Crest	74/45	Scott Menard
32. Tom + Sherry Coffin	8 Pinecrest Drive	Move on fm 13 Low Beach	68/421	Scott Menard
33. Paul Benk	8 North Gully Road	Add dormer	73.1.3/48	Emeritus
34. Mary Claus Rev Trust	31 Low Beach Road	move on site/partial demo	74/36	Botticelli + Pohl
35. PFox Nantucket, LLC	20 Orange Street	Cottage addition	42.3.2/70	Botticelli + Pohl
36. 8 Walbang Nom Trust	8 Walbang Avenue	Demo/move off MH	82/146	Botticelli + Pohl

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37.	8 Walbang Nom Trust	8 Walbang Avenue	New dwelling	82/146	Botticelli + Pohl
38.	Kathleen Waldorf	54 Madequecham Valley Rd	Addition	88/20	Botticelli + Pohl
39.	Sea Daze, LLC	27 Baxter Road	New bsmt/fenest revisions	49.2.3/10	Botticelli + Pohl
40.	Lauren Stein	11 Woodbury Lane	New dwelling	41/550	Normand Residential
41.	Peter Halle	24 Pilgrim Road	Rev. 1530:	41/94	Normand Residential
42.	Hillari Ghatti	8 Thurstons Way	Pool and hardscape	66/500	Self
43.	Ramos Family RT	24 South Shore Road	Fence and screening	80/116	Leigh Topham
44.	Brian + Toni Franz	10 Cannonbury Lane	Fenestration revisions	74/9	Workshop APD
45.	Brian + Toni Franz	12 Cannonbury Lane	Deck/stair/fenest revisions	74/9	Workshop APD
46.	Diane Elliot	28 Lily Street	Rev. + drvwy material chng	42/43	David Bartsch
47.	John Schafer	10A Miacomet Avenue	Shed revision	67/872	Billy Saad
48.	Fair Street, LLC	27 + 29 Fair Street	Massing and fenestration	42.3.2/193.1	Hannah Schuster
49.	ACK Group, LLC	18B Park Circle	Front stoop change	69/239	Self
50.	ACKED, LLC	18B Bartlett Road	Rev: 4419: addition/fenest	67/113.1	Self
51.	Hristo Rashkov	8 Lewis Court	Demo/move off shed	67/37	Self
52.	Rufio ACK Holdings	93 Main Street	Rebuild gate to 6' tall	42.3.3/17	JB Studios
53.	Irakli Jibladze	30 Devon Street	Cabana, ODS, pergola	76.4.2/1	JB Studios
54.	Irakli Jibladze	30 Devon Street	Pool, spa, hardscape	76.4.2/1	JB Studios
55.	Michael Sproule	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
56.	Norris Building Co	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
57.	Hedges, LLC	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
58.	Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
59.	NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams

VIII. OTHER BUSINESS	
Approved Minutes Motion	August 24, 26, & 31 and September 2, 2021 <b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 4-0//McLaughlin, Thornewill, Coombs, and Camp-aye
Review Minutes	None
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Thursday, September 16, 2021 at 1:00 pm. ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:04 pm. (Coombs)**  
 Roll-call vote Carried 4-0//Coombs, McLaughlin, Thornewill, and Camp-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board