Minutes of a public meeting held on May 9, 2022 at 6:30 pm by the Sandwich Historic District Committee at the Sandwich Town Hall, 2nd Floor Meeting Room, located at 130 Main Street, Sandwich.

The documents used or available at the meeting are as referenced below.

1. Attendance
   
   Members Present: Mary Foley (MF), Peter Williams (PW), Mike Sullivan (MSU) and Ross Vanderpyl (RV) and Richie Alger (RA)
   
   Members Absent: None

   Committee Chairman, Mike Sullivan appointed Alternate Member, Peter Williams as a voting member for the evening.

2. Certificates of Appropriateness from 3/28/22 Mtg.

   22-80 Gregory McGrath
   New fence at 67 Tupper Road, located at Map 87, Lot 34. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Photos and Statement of Understanding. Present was Owner, Greg McGrath, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

   22-81 Lisa Dillon/James Dinn
   New fence at 236 Route 6A, located at Map 67, Lot 6. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Photos and Statement of Understanding. Present were Owners, Lisa Dillon and James Dinn, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

   22-82 Susan Botello
   New pool fence at 17 Norse Pines Drive, located at Map 60, Lot 53. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

   22-83 Edward Kangas
   Solar panels at 2 Hoxie Hollow, located at Map 30, Lot 141. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Site Plan (as part of a detail plan packet), Existing/Proposed/Manufactured Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Steve Kelly of Sunrun Installation Services, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

   22-84 Ellsworth Realty Trust
   Paint front elevation, trim and doors at 6 Merchant’s Landing, located at Map 87, Lot 047. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Photos and Statement of Understanding. Present was Owner, Nancy Fitch, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.
22-85 Peter/Kathleen Glebus
Shed at 51 Dexter Avenue, located at Map 88, Lot 103. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevation, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Jaime McGrath of Pine Harbor Wood Products, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-86 Joseph Marino
New fence at 7 Rockhill Road, located at Map 38, Lot 279. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Dustin Wolfe, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-87 Roy Anderson
Solar panels at 341R Phillips Road, located at Map 95, Lot 32. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Site Plan (as part of a detail plan packet), Existing/Proposed/Manufactured Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Nathan Tissot of Tesla Energy, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-88 John Downes
New windows and doors at 406 Route 6A, located at Map 52, Lot 043. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Adam Moring, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-89D Vicki/Sue Chapman
Demolish home (built 1968) at 19 Captain Kidd Road, located at Map 54, Lot 84. Documents submitted with application as follows: Certified Abutters List, Application of Certificate Demolition/Removal, Plot Plan, Existing Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne Michniewicz, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-90RB Vicki/Sue Chapman
Rebuild new home at 19 Captain Kidd Road, located at Map 54, Lot 84. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevation, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne Michniewicz, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-91 Tim O'Rourke
New shed at 1 Chipman Road, located at Map 66, Lot 049. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Shed Spec Sheet, Color/Sample Sheet, Plot Plan, Elevation, Manufactured/Existing Photos and Statement of Understanding. Present was Owner, Tim O'Rourke, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-92 Peter/Christina Mackin
Replace sidewalk, 3 windows, 2 doors, trim and gutters at 7 Candlewood Drive, located at Map 80, Lot 076. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Ben Thomas of Coastal Life Companies, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.
22-93 Kathleen/Tim Riordan
New shed at 39 Feake Avenue, located at Map 94, Lot 25. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne Michniewicz, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-94 Jeffries Wymann, Jr.
New deck and rebuild existing decks and walkways at 116 Salt Marsh Road, located at Map 85, Lot 001. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevations, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne Michniewicz, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-95 M & G Nominee Trust
New addition, new slider, windows and walkway at 337 Phillips Road, located at Map 95, Lot 28. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevations, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne Michniewicz, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-96 Pamela/Thomas Arrighi
New additions at 15 Freeman Avenue, located at Map 94, Lot 70. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevations, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne Michniewicz, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

22-97 Thomas/Kristina O'Brien
New additions at 35 Leonard Road, located at Map 57, Lot 28. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevations, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Anne Michniewicz, who explained the project as listed in the application. No comments were added from the Committee or the general public. A Motion was made (RA) to approve the project as presented, Seconded (RV). The motion passed with a vote of 5-0-0.

3. Continued Certificates of Appropriateness

22-37R8 295 Phillips Road, LLC
Rebuild home at 295 Phillips Road, located at Map 95, Lot 3. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevations, Photos, Representative Designation Form and Statement of Understanding. A Motion was made (RA) to continue to the 5/23/22 SHDC meeting, at the applicant's request, via email, Seconded (RV). The motion was passed with a vote of 5-0-0.

22-70D Ingrid Lederman
Demolish home (built 1730) at 25 Water Street, located at Map 78, Lot 138. Documents submitted with application as follows: Certified Abutters List, Application of Certificate Demolition/Removal, Plot Plan, Existing Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Matt York, who explained the project as listed in the application. Committee Chairman, Mike Sullivan opened the discussion recalling for the Committee the site visit that had occurred the previous week. Committee Member, Ross Vanderpyp asked if any wood was going to be salvaged, which Applicant, Matt York responded, “As much as possible.” Public comment was received as follows: Mr. Ecker, preservationist who also attended the site visit and had previously submitted a lengthy report on 25 water Street, asked the committee...
Mary Foley informed Mr. Ecker that his question would not be considered at this time, as the current application was dealing with the demolition only. He was informed that this would be part of the discussion on the next application. Mr. Ecker continued that the building was significant. Mike Sullivan then read some of the submitted public comments including one from Lisa Hassler (attached). A letter from Erick, a structural engineer who attended the site visit, was read (attached). The letter included his professional engineering assessment of the home. Cedar home presents with deficiencies in brick foundation and walls bowed out. On the right sill a screw driver was pushed through indicating rot, etc... Professional opinion is that the home be demolished. Committee Chairman, Mike Sullivan read letter from homeowner (attached). Ms. Lederman which indicated the site visit overwhelmed her. Her intention from the beginning was to restore the home. Due to the unfortunate collapse of the middle section of the house, she now is requesting consideration from the Committee to demolish the existing structure and build a replica. Mr. Ecker also added a comment about the structure not meeting current Code, suggesting none of the homes from this era meet Code. Building Commissioner, Brendan Brides informed him and the Committee that the Building Code was established in 1971, so one would not expect it to meet Code. He further informed the group that safety is an expectation of the Building Department that must be upheld; and as Building Commissioner, it is within his purview to ensure the safety of all. A second structural engineer, Nick Gianferante, who also attended the site visit provided comment. He agreed that the house did not meet Code, but that the overwhelming concern was the structural damage and diminished structural integrity leaving the home unsafe. His opinion was that the house be demolished. A Motion was made (RA) to approve the project as presented, Seconded (RV), Opposed (MS) (RV). The motion passed with a vote of 3-2-0.

22-71RB Ingrid Lederman
Replicate home at 25 Water Street, located at Map 78, Lot 138. Documents submitted with application as follows: Certified Abutters List, Application of Certificate of Appropriateness, Building Spec Sheet, Color/Sample Sheet, Plot Plan, Elevations, Photos, Representative Designation Form and Statement of Understanding. Present was Representative, Matt York, who explained the project as listed in the application. Committee Member, Pete Williams commented that the current chimney is too small for the age of home. He further suggested that the rebuild should incorporate a larger chimney. Committee Chairman, Mike Sullivan asked if the homeowner would be amenable to enlarging the chimney. Applicant, Matt York responded, “yes”. Committee Member, Ross Vanderpyl asked if the current door would be used. Applicant, Matt York, responded that it was not the original door and that the plans called for a new solid wood door replicating what is existing. No comments were added from the general public. A Motion was made (RA) to approve the project as amended (too wide the chimney), Seconded (RV). The motion passed with a vote of 5-0-0.

4. Other Business (To include items not reasonably anticipated by the Chairperson)
   - Consideration/Recommendation of Appointees for the SHDC
     - Committee Chairman, Mike Sullivan informed the Committee that Alternate Member Pete Williams recommendation to the Board of Selectmen (BOS) to serve on the SHDC in the Builder/Architect Member position is on the BOS Agenda this week, May 12, 2022. Chairman Sullivan suggested former member and recent applicant, Bill Collins be voted in to be recommended to the BOS to fill the vacant Alternate Member position. Committee Member, Mary Foley suggested that the other recent applicant, Linder Hallamore be considered before Bill Collins, as he is only committing to the position on a temporary basis through 2022. A Motion was made (RA) to recommend Bill Collins to the BOS, Seconded (RV), Abstained (MF). The Motion was passed 4-0-1.
   - Committee discussion regarding Meeting Protocol Rules and Regulations
     - Committee Chairman, Mike Sullivan opened the discussion by telling the Committee that he did not agree with these rules and regulations. He offered three reasons he did not feel they were appropriate. He asked Committee Member, Mary Foley to lead the discussion, who shared with the Committee that she had spoken to Town Council and Town Officials regarding the Committee’s failure to conduct orderly meetings, citing disruption and disorder during meetings over the last several months. She indicated that adopting or modifying the Zoning Board Procedural Rules could help improve SHDC meeting protocols. Chairman Sullivan informed the Committee that he felt the Rules were not needed for the SHDC as the other Committee is “Much more formal than we are used to.” Chairman Sullivan told the group that the Attorney for the Old King’s Highway Regional District Commission, Jim Wilson has volunteered to review the Old King’s Highway Bulletin with the Committee; and then asked for a motion to accept Attorney Wilson’s invitation. A motion was made (RA) to accept Attorney Wilson’s offer. Seconded (RV). Committee Member, Mary Foley asked if the Committee could move forward on the offer from Town Officials to consider adopting the Zoning Board Rules, to which Chairman Sullivan replied, “no”.
• Committee discussion regarding Secretary Michelle Raymond returning to the SHDC meetings
  o This item was not discussed

5. **Adjournment**

   A Motion was made (RA) to adjourn at 8:10 pm – Seconded (RV). The Motion passed with a vote of 5-0-0.

Respectfully Submitted,

[Signature]

Michelle Y. Raymond
Historic District Committee Administrative Assistant

Date Approved: 5/23/22