

Minutes December 2, 2020

The Provincetown Historic District Commission Work Session of 3:30 PM and Public Hearing of 4:00 PM on Wednesday, December 2, 2020.

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Provincetown Historic District Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>.

For this meeting, members of the public who wish to watch/listen and participate in the meeting may do so in the following manner:

1. Watch on PTV GOV Channel 18, as well as an online livestream of PTV GOV at <http://www.provincetowntv.org/watch.html>
2. To listen and participate in this meeting, dial **(833) 579-7589**. When prompted, enter the following conference ID number: 205 652 282 #. Please do not speak until the chair or the meeting moderator asks for public comments or questions. Please mute your phone until you are called upon to speak.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Provincetown website an audio or video recording or other comprehensive record of proceedings as soon as possible after the meeting.

Members by remote: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; John Dowd (JD), PGB Rep.; Christopher Mathieson (CM), PAAM Rep.; Michela Carew Murphy (MCM), Alternate.

Excused absence: Laurie Delmolino, Vice-Chair, Historical Commission Rep.

Staff present: Anne Howard (AH), Building Commissioner; Thaddeus Soule (TS), Town Planner.

TS gave opening remarks at 3:35pm and called for TB to give quorum by roll call.

TB issued roll-call and called the meeting to order, then gave the meeting over to TS who read the rules governing Public Meeting protocols under current State guidelines regarding the pandemic.

1. Work Session: VOTES MAY BE TAKEN

2. Update on potential violations reported to the Building Commissioner.

AH said she had not been able to get any information out to the three properties previously cited by CM two weeks ago by e-mail; mentioned the fence sections at the house across from TB's home, which TB said were hit by a car and have been replaced in kind. Roof and/or siding permits have been issued for 488 Commercial Street, 555 Commercial Street, 556 Commercial Street and 240 Bradford Street.

3. Determination as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; with Full Reviews to be placed on the December 16, 2020 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

TB made a motion to consider the following for Full Review: 457-459 Commercial St., U1 – To erect a driftwood arbor; 153 Commercial St., U2 – To replace lattice with a perimeter railing and extend a second-floor deck; 8 Conwell St. – To install a stonewall with a stockade fence behind it; 425 Commercial St. -To install fences.

HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

AH read skylight bylaw into the record, suggesting that 1 Tremont Street be selected for Administrative Review. HS asked per 8 Conwell Street if the review would contain deliberations on both the fence and the stone, which TB said would be both as anything not substantially at ground level is under the HDC purview and so requiring a Full Review.

TB made a motion to consider i) through xi) and xiv) for Administrative review. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

- i) 108 Commercial St. (continued from the meeting of November 18th) – To replace 11 windows and 2 doors in kind.

Jonas Swain presented. TB noted the replacement doors weren't historically accurate, to which Mr. Swain said he would look into. JD said he would contact the owner, Alan Poul, his neighbor, after which he reported back saying, per the owner, that Mr. Swain could present options and continue the decision to a later meeting.

TB made a motion to continue the decision to the meeting of December 16, 2020. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

- ii) 493 Commercial St., U1 (continued from the meeting of November 18th) – To replace 4 windows in kind.

AH cited the property as Bayshore Condominiums. Mr. Rick Baker presented, said a slider and window positions will be exchanged, to which TB said would signal a Full Review. Mr. Baker corrected himself, said U1 does not have a slider.

TB made a motion to consider as Full Review to be heard at the meeting of December 16, 2020. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

- iii) [493 Commercial St., U2](#) (continued from the meeting of November 18th) – To replace 9 windows in kind.
Mr. Baker said this unit does have a slider and puzzled as to why it was not included. AH replied to HS that the slider has only recently been added; confirmed with Mr. Baker on the slider replacement arrangement.
TB made a motion to consider for Full Review to be heard at the meeting of December 16, 2020. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.
[NOTE: RE-VOTE TAKEN, p.5]
TB made a motion to continue the decision of [493 Commercial Street, U1](#) as an Administrative Review. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.
- iv) [480 Commercial St., U2](#) (postpone to the meeting of December 16th) – To replace stairs and a deck.
TS noted a technical issue with the Agenda in opening these documents.
TB made a motion to continue the decision to the meeting of December 16, 2020. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.
- v) [45 Commercial St., U14](#) – To replace 4 windows in kind.
Tom Fitzgerald presented. HS thanked Mr. Fitzgerald for his perfect photographs. Mr. Fitzgerald said the sash is woven through and through, vinyl-based paint, but sash is wood, not vinyl-clad.
TB made a motion to approve as presented. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.
- vi) [135 Commercial St., UA](#) – To replace gable-end rake boards.
Mike Cyzoski presented; said the replacement is in kind.
TB made a motion to approve as presented. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.
- vii) [1 Tremont St.](#) – To install roof-mounted solar panels.
HS recommended the panels be correctly placed back from the edge of the roof. AH said the State does not specify distance off the edge of the rake board; cited panels as on the west roof plane which also features a large dormer and offered that there is a thoughtful arrangement under consideration.
Bill Marshall, owner, presented; said they were downsizing from the original configuration which would have had panels on the east side, in order to respect the cosmetic make-up of the Town's landscape in an environmentally friendly way.
TB made a motion to approve as presented. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.
- viii) [409 Commercial St., UA](#) – To replace a fence.

Richard A. Forster presented; apologized for wording on the application, said the fence has rotted out and will be replaced to the same height, original fence was a stockade installed in 1952, to which modifications would be made to conform with current HDC guidelines; adopting a uniform look throughout.

TB made a motion to approve as presented. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

- ix) [129 Bradford St., U1](#) – To replace 5 windows in kind.

Hal Winard presented; explained the six, not five, window types and placement as proposed; cited wood clad, including the two bays, originals as all wood. CM said he agreed with HS in the need for wood replacements to the bays, based on their prominence. TB suggested a site visit prior to a bump up to a Full Review.

TB made a motion to continue the decision to the meeting of December 16, 2020 following a site visit. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

- x) [40 Bradford St., U2](#) – To replace 3 windows in kind.

No one presented. TB cited a lack of proper information, i.e., a window spec sheet and designation of replacements. AH read copy from the application contract, which TB said he did not have available for review. HS requested labeled photos.

TB made a motion to continue the decision to the meeting of December 16, 2020. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

- xi) [124 Commercial St.](#) – To replace brick veneer in kind on a chimney.

Jonah Swain presented; said same color brick would be employed.

TB made a motion to approve as presented. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

- xiv) [205-209 Commercial St.](#) – To replace existing windows on the front of the structure.

AH said she believed the glazing only was to be replaced; noted location as the Aquarium building. TB asked if frames would be retained, to which TS said he thought they were integral to the building.

TB made a motion to approve as presented. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

4. Any other business that shall properly come before the Commission: Request to add a garage to [53 Commercial Street](#).

Lester J. Murphy, Jr. Attorney, presented; said updated elevation and floor plans have been submitted and that the garage door on the west elevation and changes to door and windows on south or ocean-side elevations express new information; new plans were submitted to Ellen Battaglini about two week ago per the owner, Peter MacDonald, who was not on the line. TB said attached garages have never been in the purview of the HDC and this addition would not be acceptable for approval. JD said he wasn't clear per the proposal. HS, MCM and TB said they felt the application should be considered for Full Review. AH mentioned the need for time to post for abutters.

TB made a motion to continue the decision for Full Review to be heard at the second meeting in January. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

5. Public Comments: On any matter not on the agenda below

HS gave high marks for 45 Commercial Street which submitted 8x11 photographs that were perfectly presented and added she hoped others would follow suit.

Rick Baker took the line to report that the customer said everything would remain the same, no window movement, at 493 Commercial Street, U2. JD questioned if the HDC was seeking to make the building better and an improvement for the Town, or sticking with something inferior. CM said he could not answer definitively based on submitted photos. JD suggested having a mechanism to allow applicants to do the right, or better, thing rather than staying with former plans that had set a bad precedence in the past.

TB made a motion to hear the decision as Administrative Review at the meeting of December 16, 2020. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

6. Public Hearings: VOTES MAY BE TAKEN

TB opened the Public Hearing at 4:30pm.

a) [HDC 20-171](#) (continued from the meeting of November 18th)

Application by **Ocazo Construction** requesting to replace a front door on the structure located at **606 Commercial Street**.

TB made a motion to continue the decision to the meeting of December 16, 2020. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

b) [HDC 20-2072](#) (continued from the meeting of November 18th)

Application by **Derik Burgess**, on behalf of the **Fine Arts Work Center in Provincetown**, requesting to renovate a common room, including altering a south façade, creating a bump-out and framing an entrance area, adding and replacing windows, replacing doors and increasing the height of a parapet over a framed area, and to improve an adjacent outdoor courtyard, including adding a deck, seasonal planters and outdoor furniture on the property located at **24 Pearl Street**.

Derik Burgess presented; cited a previous, expired approval with minimal changes.

Pat Miller, neighbor from across the street, said there was no narrative on the impact of the work and expressed the need for a dotting i's and crossing t's; referenced a 13-neighbor petition requesting plans for review and suggested Tom Thompson's alternative proposal as being more friendly to the neighborhood. Mr. Burgess said the narrative is on the application, including designated green space as existing.

JD said he felt it was great, noted the plans have been circulating for a long time.

Tom Thompson, direct abutter, spoke out in urging a new consideration of the renovation as proposed for its detrimental potential on the area, referenced his submitted letter and detailed alternate drawings per the application, citing negative impacts to the historic property, the neighbors, and visibility from a public way.

Following Mr. Thompson's presentation, TB stated it was not appropriate for the HDC to consider another party's design options to the applicant's proposal and recommended Mr. Thompson's drawings not be reviewed at this time. Mr. Thompson continued by restricting his

objections to the applicant's design plans, but CM interrupted to object to the amount of time spent on Mr. Thompson's presentation in the Public Comments portion of the hearing. TB gave Mr. Thompson two additional minutes to wrap up. Mr. Thompson concluded and thanked the Board for its consideration.

Paul Kelly commented from the public in noting that the Building Committee, on which he has served for three years, has worked on these changes to the property for a couple of years; said the bump-out is insignificant in scope and that the Common Room faces the courtyard and should not impact abutters.

MCM spoke in support of FAWC but would abstain in deference to abutters who, she feels, are lacking in information. CM asked Mr. Burgess for the differential, which Mr. Burgess addressed as A.2.1 and confirmed that the sidelight windows were no longer included. CM concluded that the changes were quite minimal to what had been previously approved.

TB made a motion to approve as presented. HS seconded the motion and it passed, 4-0-1:TB, HS, JD, CM, in favor; MCM, abstained.

TB recommended that in the future Mr. Burgess present existing with proposed in the same ratio with changes circled for greater clarity. Mr. Thompson asked when the decision would be filed with the Town Clerk, to which AH replied by saying it would perhaps not be available to the public by this coming Friday.

c) [HDC 20-2079](#) (*request to continue to the meeting of December 16th*)

Application by **Nathan Collins** requesting to install 8 solar canopies on the lots located at **132 & 134 Bradford Street and 10 Conwell Street**.

TB made a motion to continue the decision to the meeting of December 16, 2020, HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

d) [HDC 20-2084](#)

Application by **Bernard Ahearn** requesting to replace pressure-treated steps with Azek steps, to remove a window, and add fencing on the east elevation of the property located at **213 Commercial Street**.

Bernard Ahearn presented; cited location of window to be removed as the one to the left of the steps and said the steps were proposed to be moved over to the left. TB said he was confused by the drawings as presented, requested greater specifications to which TS pointed out dimension drawings currently on the single PDF on the screen, followed by explanations.

HS and MCM said they had no problem with the plan.

TB made a motion to approve as presented. HS seconded the motion and it passed, 3-0-1: TB, HS, MCM, approved; CM, abstained. [NOTE: JD, off-line.]

e) [HDC 20-2089](#)

Application by **Todd Westrick**, on behalf of **Thomas J. Desantis**, requesting to replace windows on the structure located at **6 Mechanic Street, UF**.

Todd Westrick presented; went through locations, proposed replacements are Andersons, double-hungs, earlier series than the 400s.

HS thanked Mr. Westrick for his excellent pictures as submitted and encouraged others to do the same. CM concurred with HS on the clarity of the presentation; said he would prefer to see three windows on the first floor and not ganged-together, window on top not historically contextual, preferred to see windows same size. Mr. Westrick cited a window on the south

elevation that is the same as proposed; referenced a 36" height. JD noted the correct size window units as those to the right of the door and above. Mr. Westrick addressed an included floor plan that features a window facing Commercial St. as the unit to be matched in size; windows along Tremont St. to be changed to match the Commercial St.-side window.

TB agreed with JD and CM in taking the cue from the windows as indicated. Mr. Westrick said he was eager to move the project forward and respected the process; asked if a larger window in the dining room would be acceptable, to which TB suggested it would not.

TB made a motion to approve with the condition that the windows on the Tremont St. side be reduced in number to three and be the same size and depth and dimensions of the historic windows along Mechanic St. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

MCM left the meeting at 5:22pm.

f) [HDC 20-2090](#)

Application by **Mike Czyoski** requesting to remove a window and replace it with a door on the structure located at **452 Commercial Street, U3.**

Mike Czyoski presented; said 6-lite door replacement is 2/8x6/8, bottom third is wood.

Ted Jones, abutter, questioned the size of the window in conjunction with the size of the door. Mr. Czyoski said it was basically the same, but for a couple of inches. Mr. Jones referenced his previous time on the HDC when door size was made a condition of a window opening. Mr. Czyoski said the muntin configuration is basically the same as the window and fit into the same opening, and that the jambs and header height would remain the same.

JD said he consulted Google Image for 452 and found two doors in place; didn't agree that a door should try to resemble a window. CM said he had researched the building and noted that not a lot had changed in its history and could not vote in favor of this proposal. TB said a lot of time had been spent on this, and that he would side with CM in speaking of the consistency of the building's architecture through the years.

Michael Mercer, the owner, said there was only one door above entering onto the balcony, which is not their own and that the new door would go to the floor. CM again spoke against the plan, based on the historical context of the building. Mr. Mercer said he thought the door piece had been a part of a larger approval at the property.

TB made a motion to allow the application to be withdrawn without prejudice. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

g) [HDC 20-2096](#)

Application by **Alison Alessi**, on behalf of **Dana Delgizzi**, requesting to demolish 2 structures on the property located at **341 Bradford Street.**

Alison Alessi presented; referenced the locations of the two structures in terms of the septic system between them; informed that structures were built in the early 1900s.

Ben Hayes, abutter, spoke; said he was concerned about the past movement of the buildings and questioned if the land was marsh; asked what would be going up in place, suggested a survey be done to make sure the property line was being respected.

Dana DelGizzi, owner, said a survey was done and none of the properties are over the property line; some design work has been done, but nothing major until demolition approval.

Lawrence Barat, new owner of 343 Commercial St., said he appreciated Mr. DelGizzi's

statement that future design plans would be forthcoming, asked if current fencing would be retained during demolition. Mr. Delgizzi said they would not touch the abutter's fence. AH cited a building code requirement for construction and that all abutters would be properly notified in the case of a need for access.

HS, JD and CM felt it was a good idea to proceed with demolition. TB said he couldn't be certain due diligence had been done per the historical context of the current structures; noted that while the property is not in the Historic District, once demolition is approved, the HDC has no leverage over what is built on the grounds. CM agreed with TB that the proposed new buildings should prove acceptable, would favor a better design. AH remarked that the demolition delay cannot be denied unless significant cultural, architectural and historic context is declared; pointed to Demolition Delay Bylaw Chapter 11, Section 11-1-5 to 11-1-5-7.

Christopher Vett, Bradford St. neighbor asked what constitutes historic context. AH read thru bylaw wordage, said extensive information on these structures is not evident per records.

Daniel Carny, abutter, said Ken Berry moved the structure in the early 70s and that his daughter would have more information. Mr. Delgizzi said he had helped his Uncle Charlie move the structures when he was 14. AH read the rules governing demolition construction and that the time of year for the work is not in the HDC purview but was sure the owners realized the problems that might be associated with work done while Town is in season and its impact. Mr. DelGizzi said the demolition would be done in two days and the work not done in July or Aug.

TB made a motion to approve demolition as proposed. HS seconded the motion and it passed, 3-0-1: HS, JD, CM, in favor; TB, abstained.

AH said she would provide TB and HS with the demolition approval template letter.

h) [HDC 20-2227](#)

Application by **Jay Abbiuso** requesting to construct 4 duplexes and 4 cottages on the property located at **286.5 Bradford Street**.

Jay Abbiuso presented; noted application has twice been before the HDC; a total of 12 dwellings is still the plan, majority of structures to be heavily obscured from public view through fencing and landscaping; clarified the duplex design and four variations found in the plans as projected.

AH read a letter in opposition from Darla White and Ben Steinberg of 288 Bradford who objected to the proportion and appropriateness of the plans in terms of the historical look and feel of the Town's character.

AH read letters from the following: Keith Stubbs, in opposing based on density of the proposal in the current lot, citing concerns for animals and growth affected in changes to the wetlands; opposition to multiple structures from Pamela DeColo, sister of Keith Stubbs; opposition from Ted DeColo, who complained of over-crowding; and opposition from Whitney Kelly, who expressed concerns of added traffic congestions and number of trees to be removed.

JD said he didn't have objections to the overall project in noting its location and set-back. Mr. Abbiuso said they were planning for 22 and 23 parking spaces. TB noted the HDC has no purview over parking and landscaping. Mr. Abbiuso said they would be open to eliminating parking spaces. JD objected to the employment of transom lights throughout- even as the area may not be open to the public view. Mr. Abbiuso said they are not married to the transoms or rear sliders. JD addressed window sizes, including a 4/4 as inappropriate; smaller dormer molding. CM said he agreed with JD's talking points and a parking space adjustment. HS and TB also agreed with JD. TB said the design was an improvement, more of a cottage

village than a condominium complex, and far enough from the street.

Darla White requested a comment from the HDC on other examples of builds in small density area. TB suggested those issues are better raised with Zoning and Planning.

JD made a motion to approve as accepted with the guidelines that transoms be eliminated; cottages have a 24x24 sq. ft. window sash size; gable rake boards and side moldings be ogee rather than flat stock; duplex example as Cottage B, minus the transom. TB seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

i) [HDC 20-2229](#) (*request to withdraw without prejudice*)

Application by **Deborah Paine**, on behalf of **Scott Campbell**, requesting to add a loft area above a living room and add 6 windows on the structure located at **245 Bradford Street, U2**.

TB made a motion to accept the request to withdraw without prejudice. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

j) [HDC 20-2230](#)

Application by **Ryan Campbell** requesting to renovate a structure, including constructing an addition and artist's studio, replacing roofing shingles, handrails and exterior decking and adding windows to the structure located at **32 Point Street**.

Ryan Campbell; Ed Marci and Trevor Makula, owners; Lester J. Murphy, Attorney; and Thomas Fraley, landscape architect, presented. Mr. Marci spoke of three talking points to the plan. Mr. Campbell went through a lengthy examination of the plans in making the case for upgrading and correcting the irregular aspects of the building, including the removal and rebuild of the chimney; clapboards and trim to change to match windows for accuracy; all windows to be divided-lite, 1/1s changed out for 6/6s where appropriate; doors front and back to be 2/3-lite, solid wood, painted; chimney to be replaced and upgraded, clad in brick with cap; additional building to be a backdrop for the existing building, not steal focus.

TB remarked that Point St. is visible from public way, quite prominent on both sides.

Mr. Fraley spoke of the building materials to be employed, including adding a shadow-box fence and the steps in keeping with the current massing, upgrading failing retaining walls.

AH read a letter in support from Roger, an abutter at 21 and 27 Point St.

TB said the design was very clever but that the proposed massing is extremely big at 3+3/4 the size of the existing building; questioned if the juxtaposition of contemporary with former design aspects is compatible. CM questioned the size of the windows which he felt were more in line with Greek rather than Colonial revival, suggested adding shutters; front door could be solid with flat panels; asked per the depth of the public way and remarked on the differing styles in that part of the street, recommended changes to the fencing to comply with HDC bylaws; appreciates the relationship between the old and the new design elements.

HS said she had nothing to add at this time. JD remarked on a great design plan, hoped a lot of attention would be paid to work on the front of the building; agreed with CM per oversized windows as too contemporary. TB said the revamp will be a nice addition to the Town.

TB made a motion to approve with the condition that the windows in Building #1 remain historic size; the fence in front of Building #1 to be a wood picket; front door of Building #1 to be solid wood. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

k) [HDC 20-2231](#)

Application by **Kenneth Hale** requesting to demolish and rebuild a structure on the property

located at **3 Kendall Lane, UA1**.

Kenny Hale presented; said main house has three units, cottage formerly had a separate Bradford St. address and is falling apart with thin walls and no insulation – is open to rebuilding in a similar style per HDC’s direction; 1 ½ story structure proposed with footprint to stay basically the same at 26x20, bedroom to move upstairs; corrected window placement; renovation not financially feasible or manageable in bringing to Code.

JD advised getting clearer plans, to which TB concurred, adding that it is currently hard to determine where are the set-backs. TS noted 35 separate files that were uploaded, even as the instructions call for one submitted PDF. CM explained the historical background behind a request for more contextual design plans. Discussion flowed on the historical status of the cottage with the Board not in favor of removing for a new two storied structure. AH noted that much would need to be brought up to code regarding the existing building.

TB instructed Mr. Hale to obtain a letter from a certified engineer addressing the need for demolition and stated the new design should reflect the original structure in some way. JD recommended the building not resemble two-stories as it currently does in the proposal. Mr. Hale related his issues with his current architect who, he said, has been resistant to changes. JD bemoaned those who buy garages and tack on two-stories, putting dollar signs above concerns for the character of the Town. Mr. Hale invited recommendations for architects.

TB made a motion to continue the decision to the meeting of January 20, 2021. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM. Submitted plans for Nov. 4, 2020 were not voted on.

7. Review and approval of Minutes:

HS made a motion to approve the HDC meeting minutes of November 18, 2020. TB seconded the motion and it passed, 4-0-0; HS, TB, JD, CM.

8. Deliberations on Pending Decision: VOTES MAY BE TAKEN

TB made a motion to approve the December 2, 2020 decision of **HDC 20-2072, 24 Pearl Street**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

TB made a motion to approve the December 2, 2020 decision of **HDC 20-2084, 213 Commercial Street**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

TB made a motion to approve the December 2, 2020 decision of **HDC 20-2089, 6 Mechanic Street, UF**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

TB made a motion to accept the December 2, 2020 withdrawal without prejudice of **HDC 20-2090, 452 Commercial St., U3**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

TB made a motion to approve the December 2, 2020 decision of **HDC 20-2227, 286.5 Bradford Street**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

TB made a motion to approve the December 2, 2020 decision of **HDC 20-2073, 98 Commercial Street, U3**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

TB made a motion to accept the December 2, 2020 withdrawal without prejudice of **HDC 20-2229, 245 Bradford Street, U2**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

TB made a motion to approve the December 2, 2020 decision of **HDC 20-2230, 32 Point Street**, written and read into the record by HS. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

HS said she is still awaiting new plans for 16 Brewster St. , to which AH said she is waiting word back from Mr. Mills. JD asked per 122 Commercial St., which AH said she hadn't been able to speak with Kay as yet. HS asked for violations concerning the stairs at 509 Commercial St., which TB requested to be put on the Agenda for the next meeting.

TB made a motion to adjourn the meeting at 8:50pm. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, CM.

Respectfully Submitted,
Jody O'Neil