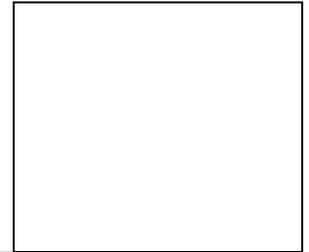




Pursuant to MGL Chapter 30A, § 18-25  
 All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



## MINUTES

<b>Committee/Board/s</b>	Historic District Commission (HDC) – OLD BUSINESS
<b>Day, Date, and Time</b>	Tuesday, October 25, 2016 4:30 PM
<b>Location / Address</b>	☐ Second-Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA
<b>Signature of Chair or Authorized Person</b>	
<b>Please note:</b>	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

### HISTORIC DISTRICT COMMISSION

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

**Commissioners:** Kristine Glazer (Chair), Diane Coombs (Vice-Chair), Ray Pohl, John McLaughlin, Abby Camp  
**Associate Commissioners:** Val Oliver, Matthew Kuhnert **Staff:** John Heddon, K Bradford, Cathy Flynn

Called to order at 4:36 PM

Staff in attendance: John Heddon, Cathy Flynn, K Bradford  
 Attending Members: Kristine Glazer, Diane Coombs, Ray Pohl, John McLaughlin, Abby Camp  
 Absent Members: Val Oliver, Matthew Kuhnert  
 Late Arrivals:  
 Early Departures: John McLaughlin (8:46PM);

Agenda adopted by unanimous consent

#### I. PUBLIC COMMENT

None.

#### II. OLD BUSINESS

- Nesi, Denise                      20 Walsh Street                      Demolition                      42.4.1-10                      Sophie Metz

**Sitting:**                      Camp, Coombs, McLaughlin, Glazer

**Alternates:**                      None

**Recused:**                      None

**Documentation:**                      File with associated plans, photos and required documentation.

**Representing:**                      Sophie Metz and Tom Garrette

**Public:**                      None

**Concerns:**                      Glazer thinks the demolition of the smaller houses and greenery around these houses are being replaced by larger houses. She does not object the demolition, but hopes the board would make greater strides in keeping the green space around the newer houses that are being built.  
 McLaughlin is concerned with the height of the building.  
 Coombs will support the demolition reluctantly, but agrees with Glazer that the HDC needs to keep an eye on this area.

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**Motion:** Motion to approve as submitted (KG)  
**Vote:** Carried 3:1 (McLaughlin opposed)

Certificate #66768

2. Nesi, Denise 20 Walsh Street New dwelling 42.4.1-10 Sophie Metz  
**Sitting:** Pohl, Coombs, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Sophie Metz and Tom Garrette  
**Public:** None  
**Concerns:** Coombs appreciates the revisions, although feels the 25' wide is too wide for a roofwalk. Would like to consider the skirt is not built for the area and the shutters are not appropriate. Camp feels the neighborhood is still dominated by small buildings, and it's hard enough to make the motion about the Demo and feels the roofwalk pushes it over the edge for her. Would prefer a paneled shutter style. Pohl agrees with Camp regarding adding the "wedding cake" on top adds to the height, and that it's fine without the roofwalk.

**Motion:** Motion to approve through staff, with removal of the roofwalk (AC)

**Vote:** Carried: Unanimous

Certificate #66769

3. O'Rourke, Paul 54 Prospect Street Demolition, renovation 55.4.1-54 Self  
**Sitting:** Coombs (Mullin), Pohl, Glazer, Camp (Mullin)  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Paul O'Rourke  
**Public:** None  
**Concerns:** Chairman Pohl read in HSAB comments. Coombs feels that if they are approving the demolition based on the condition of the house (dry rotting) there should be pictures evidencing the condition. (pictures given to Coombs for review)

**Motion:** Motion to approve as submitted. (KG)

**Vote:** Carried: unanimous

Certificate #66770

4. Hawthorne Park LLC 49 Hummock Pond Road Demo bldg #7 56-5 Terry Sanford  
**Sitting:** Glazer, Pohl, Coombs (Mullin)  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** None  
**Public:** None  
**Concerns:** Coombs states the only building you can see is the one over on Hawthorne Lane and the other ones are in really bad shape and you can't see them anyway.

**Motion:** Motion to approve as submitted – Building #7. (KG)

**Vote:** Carried: unanimous

Certificate #66760A

5. Sea La Vie 42 Dukes Road Roof pitch change 56-249 NAG  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Bill McGuire  
**Public:** None  
**Concerns:** No concerns.

**Motion:** Motion to approve as submitted. (JM)

**Vote:** Carried: unanimous

Certificate #66772

6. 5050 Properties 1,3,5,7 Flint Road Rev. 66253; fenst. change 69-340/347 CWA  
**Sitting:** Glazer, Coombs, McLaughlin, Camp, Pohl

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**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Ethan Griffin – Second building on the lot which has already been approved; just submitting changes and modifications as requested, including 2 feet out of the height.  
**Public:** None  
**Concerns:** Glazer is okay with where the design is going, but not sure about the railing between the two structures. Coombs thinks there is more wooden fencing than what they saw originally. Camp often wonders why there's no decision to use solar.  
**Motion:** **Motion to approve through staff, with railing removed and windows to be fixed. (KG)**  
**Vote:** Carried: unanimous Certificate #66773

7. 5050 Properties 1,3,5,7 Flint Road Rev: 66267&65169 69-340/347 CWA  
**Sitting:** Glazer, Coombs, McLaughlin, Pohl, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Ethan Griffin – Submitting changes and modifications as requested, minor tweaks and changed the door. It's an industrial building, but we're trying to give it an appearance of a barn.  
**Public:** None  
**Concerns:** McLaughlin doesn't feel the cupola is appropriate. Camp thinks the cupola gives a presence to the main building where you're supposed to go in, and gives some main focus.  
**Motion:** **Motion to approve through staff, with windows (B&C) to be fixed – not operable. (RP)**  
**Vote:** Carried: unanimous Certificate # 66774

8. Weiler, Eliz 10 Barnabas Lane Window chngs, dwelling 41-567 Permits Plus  
**Sitting:** Glazer, Coombs, McLaughlin, Pohl, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Mark Poor - Owner has asked to do away with the submission and do a like kind with staff approval (single glazed TDL windows; Anderson doors – all approved). Everything remains the same.  
**Public:** None  
**Concerns:** No concerns. Fine with request.  
**Motion:** **Motion to approve through staff, with replacement of like-kind TDL windows and new window schedule. (KG)**  
**Vote:** Carried: unanimous Certificate #66775

9. Weiler, Eliz 10 Barnabas Lane Window chngs, garage 41-567 Permits Plus  
**Sitting:** Glazer, Coombs, McLaughlin, Pohl, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Mark Poor – Per Commissions request, we return with smaller scaled windows on the schedule.  
**Public:** None  
**Concerns:** Camp feels if they were all one elevation, she'd be fine with the change. McLaughlin is concerned with what is Fibrex white. Coombs is concerned that the proposed right hand side "little Chiclets" are not the right size and feels they should be the same size as the others. Glazer recognized that this is a new development in the OHD and that there are new houses that have had to comply with requirements of the OHD and feels the front elevation of the garage is visible from the street and everyone else has been required to have TDL's. Would like to suggest SDL's on the sides only. Pohl states Woodbury Lane, unlike any other street downtown, Woodbury Lane is 100% new.  
**Motion:** **Motion to approve through staff, with replacement of TDL's on the East Elevation facing Barnabas (front of garage), all other sides approved with SDL's or TDL's. (KG)**  
**Vote:** Carried: unanimous Certificate #66776



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**Public:** None  
**Concerns:** Glazer is concerned that the stairs go down the backyard now and that the vehicles will be accessed from the backside of the building now. She thinks she's okay with it, but not wild about the white trim. Feels the railing on the East Elevation should be Natural to Weather.  
Camp is concerned with the series of A and B windows.  
Coombs is concerned with the railing on the East Elevation going across the front of the building and would like to see it come in.  
**Motion:** **Motion to approve through staff – reducing the length of the railing on East Elevation, per Exhibit A. (AC)**  
**Vote:** Carried: unanimous Certificate #66778

BREAK (5 minutes)

13. Creech, Darcy 21 Quidnet Road Barn 21-30 Ethan McMorrow  
**Sitting:** Glazer, Coombs, McLaughlin, Camp, Pohl  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** None  
**Public:** None  
**Concerns:** None  
**Motion:** **Motion to hold for representation. (KG)**  
**Vote:** Carried: unanimous Certificate #

14. NIR Retail LLC 137 Old South Road Commercial building 69-50 Scott Kelley  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Mike Duffy – revisions submitted based on requests from the board. Additions are streetscape photos are previously approved building around the island, and bottom four photos are surrounding properties with associated screening in front.  
**Public:** None  
**Concerns:** Camp feels a charcoal grey would be nice. Camp agrees with AC being screened in with wooden NTW and tall trees are needed.  
McLaughlin doesn't like the AC on the second floor and feels it should come down. Feels the pictures were taken to applicant advantage. Tall trees are needed.  
**Motion:** **Motion to approve through staff, with 6/6's on the front elevation, AC's grounded and screened with wooden Natural to Weather fencing and trim changed to a light grey in place of white. (KG)**  
**Vote:** Carried: unanimous Certificate #66779

15. CNC Realty Trust 48 W. Chester Street New dwelling 41-385 Rowland & Assocs.  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Ben Normand (Rowland & Assocs) and Susan and Donald Clark (owners) – Mr. Clark states the house was moved approximately 25' away from the street. Feels the design fits within the context of the neighborhood.  
**Public:** None  
**Concerns:** Camp would appreciate height coming down even more.  
McLaughlin is concerned that in the future, AC will be desired and wonders where it would go. Additionally, feels the outdoor shower isn't represented clearly on the plans.  
Glazer feels the house is still too tall for this site, but feels the garage has been pushed forward of the house. Additionally, feels there can be a reduction in height.  
**Motion:** **Motion to hold for revisions. (AC)**  
**Vote:** Carried: unanimous Certificate #

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16. Rogers 16 Green Leaf Road New dwelling (2<sup>nd</sup>) 39-48 Nathan McMullen  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Nathan McMullen – Concerns regarding the height were addressed and now the North Elevation is 27’ and South Elevation averages 24’. 1’ was removed from of the East and West side decks. Windows were also added.  
**Public:** Steven Cohen, representing a concerned abutter  
**Concerns:** Camp is concerned about the location of the driveways and the keeping of two driveways. She’d also like to see the landscaping plan.  
 Glazer feels the deck should only come in 8’ and feels window pattern on the North Elevation to be extremely exaggerated and the doors are odd shaped looking. Also, windows should go to a 2/8 or made a tad wider. Removal of 2’ from the balcony would be helpful. Additionally, doesn’t understand why the pool won’t be put in the back of the house.  
 McLaughlin concerned with the North Elevation and that there’s no setback. The front door should be changed from French Doors to a single door.  
 Coombs is concerned about Fibrex being listed on the schedule and what material it is.  
**Motion:** **Motion to hold for revisions. (KG)**  
**Vote:** Carried: unanimous Certificate #
17. Rogers 16 Green Leaf Road Shed 39-48 Nathan McMullen  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Nathan McMullen – Shed is separated by an inch, and is not attached.  
**Public:** None  
**Concerns:** Glazer is okay with it.  
**Motion:** **Motion to approve as submitted. (KG)**  
**Vote:** Carried: unanimous Certificate #66780
18. Rogers 16 Green Leaf Road Hardscape-pool 39-48 Nathan McMullen  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Jesse Dutra  
**Public:** None  
**Concerns:** Glazer is concerned with the location of poles.  
**Motion:** **Motion to hold for viewing with erection of site poles. (AC)**  
**Vote:** Carried: unanimous Certificate #
19. 21 Crooked Lane LLC 21 Crooked Lane Door revisions 41-480 Brook Meerbergen  
**Sitting:** Glazer, Coombs, McLaughlin, Camp, Pohl  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Bill Cassidy  
**Public:** None  
**Concerns:** Glazer confirms she did a walkthrough of the property and land bank and it is not visible.  
**Motion:** **Motion to approve as submitted, due to lack of visibility. (AC)**  
**Vote:** Carried: unanimous Certificate #66781

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20. 72 Main Street Trust 72 Main Street Roof detail, move wndw 42.3.1-57 Chris Skehel  
**Sitting:** Glazer, Coombs, McLaughlin, Phol, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Chris Skehel – Revisions show addition of details on the top of the cupola.  
**Public:** None  
**Concerns:** Camp comments that the plans look great.  
 Pohl comments that a window is being added and raising into the aperture.  
**Motion:** **Motion to approve as submitted. (AC)**  
**Vote:** Carried: unanimous Certificate #66782

21. Miller, Dean 31 Hooper Farm Road Dormers, stairs, doors 55-91 LINK  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Victoria Ewing – Revisions show East Elevation a matching dormer has been added to balance out the building and two staircases were added on either side.  
**Public:** None  
**Concerns:** Camp thinks the plans look great, with the addition of adding a second window on the East Elevation.  
**Motion:** **Motion to approve as submitted. (AC)**  
**Vote:** Carried: unanimous Certificate #66783

22. Mackler, Fred 9 North Point New house 38-80 Cohen & Cohen  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated, photos and required documentation.  
**Representing:** Paul Jensen, Esq. (Cohen & Cohen) and Paul Caggiano (owner)– Attorney Jensen presents per request, there is a window and door schedule included – which includes more vertical panes. The upper windows have been changed, and a deck has been added to the Eastside. There is a shingled deck that is off the kitchen and the upper window has been changed to be a little more vertical. Proposed East Elevation has been removed from the middle in response to a gas fireplace being located in that spot. Most items have been addressed, and flushed dormers in Fisher’s Landing are shown in the plans, which is extremely common.  
**Public:** None  
**Concerns:** Camp is concerned about the South Elevation that the windows don’t go into the fascia. She also feels the front door needs a little “beefing” up i.e. trim or something else to make it more substantial.  
 Glazer thinks the columns should go to 8” columns, as she feels they look a little chunky.  
**Motion:** **Motion to approve through staff, with revisions of change in the sills, reduction in width of the columns to 8” and addition of the trim around the front door. (KG)**  
**Vote:** Carried: unanimous Certificate #66784

23. Mackler, Fred 9 North Point New garage 38-80 Cohen & Cohen  
**Sitting:** Glazer, Coombs, McLaughlin, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Paul Jensen, Esq. (Cohen & Cohen) and Paul Caggiano (owner)– Revisions made per the request of the board. In the rear, all windows have been removed and rear of building faces away from the street. It has flush dormers and no roof pitches which is not uncommon.  
**Public:** None  
**Concerns:** Camp is concerned the transoms in the garage door are too vertical and they should be reduced.  
 Glazer feels the brackets are too decorative for this building.

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McLaughlin is concerned about the height of the windows.

**Motion:** **Motion to approve through staff, with revisions to include simplifying bracket on overhang of garage doors; change the pattern of the glass panes; drop the windows down to the meeting rails; and the window sills to match the sills on the main house. (KG)**

**Vote:** Carried: unanimous Certificate #66785

24. Stewart, Michael      9 Rudder Lane      Revs. garage      66-364      SMRD

**Sitting:** Glazer, Coombs, McLaughlin, Camp

**Alternates:** None

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation.

**Representing:** Stepehn Rothke – Confident with the distance he’s created the setback. Windows were changed per McLaughlin’s comments. 2’ was removed from the garage, to get to 7’.

**Public:** None

**Concerns:** Commission appreciated the effort.

**Motion:** **Motion to approve as submitted. (AC)**

**Vote:** Carried: unanimous Certificate #66786

25. 1620 Capital LLC      25 Broadway      Window changes      73.1.3-108      NAG

**Sitting:** Glazer, Coombs, McLaughlin, Camp, Pohl

**Alternates:** None

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation.

**Representing:** Stepehn Theroux – Revisions show the changes that were asked for. One window that is being maintained due to the historic glass that is in there – sliding glass in the kitchen. Windows were simplified to not include those that weren’t historically accurate for the location.

**Public:** None

**Concerns:** Glazer is concerned that the plan now intends to change all the windows.  
Pohl is concerned North Elevation doesn’t show the same intentions on different paged plans.  
McLaughlin is concerned if applicant can state that the windows are hoppers.  
Camp is concerned that the windows that are being replaced is not historic.

**Motion:** **Motion to approve through staff, with correction of North Elevations of the H window to show 4/4 instead of 2/2. (AC)**

**Vote:** Carried: unanimous Certificate #66787

26. Nantucket Yacht Club      4 S. Beach Street      Demolition      42.4.2-59      Emeritus

**Sitting:** NO QUORUM

**Alternates:** None

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation.

**Representing:** Matt MacEachern (Emeritus)

**Public:** None

**Concerns:** NO QUORUM

**Motion:** **Motion to hold for quorum, schedule for 11/1/16 agenda.**

**Vote:** Carried: unanimous Certificate #

27. Nantucket Yacht Club      4 S. Beach Street      New dormitory bldg      42.4.2-59      Emeritus

**Sitting:** NO QUORUM

**Alternates:** None

**Recused:** None

**Documentation:** File with associated plans, photos and required documentation.

**Representing:** Matt MacEachern (Emeritus)

**Public:** None

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**Concerns:** NO QUORUM  
**Motion:** **Motion to hold for quorum, schedule for 11/1/16 agenda.**  
**Vote:** Carried: unanimous Certificate #

28. Olof, Claussen 11 Union Street Hardscape-fence, patio 42.3.1-44 Mark Lombardi  
**Sitting:** Camp, Pohl, Glazer, Coombs, McLaughlin  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** None  
**Public:** None  
**Concerns:** None  
**Motion:** **Motion to hold for representation. (RP)**  
**Vote:** Carried: unanimous Certificate #

29. Nantucket Land 7 Nobadeer Farm Road Gate 69-1 Sarah Maneikis  
 Bank  
**Sitting:** Camp, Pohl, Glazer, Coombs, McLaughlin  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Sarah Maneikis  
**Public:** None  
**Concerns:** None  
**Motion:** **Motion to hold for 11/1/16 agenda. (DC)**  
**Vote:** Carried: unanimous Certificate #

30. Norris, Mark 130 Main Street New dwelling 42.3.3-96.3 Self  
**Sitting:** Coombs (Mullin), Camp, Pohl  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Mark Norris – Revisions show 2’ shorter in width.  
**Public:** None  
**Concerns:** Camp is concerned about the wing on the North Elevation on the right side looking like a sun porch just added on. Commission is concerned that the roof needs to be raised up about 3’ and needs to be seen again by the board for approval.  
**Motion:** **Motion to hold for revisions, schedule for review on 11/1/16 agenda. (AC)**  
**Vote:** Carried: unanimous Certificate #

31. Sankaty Head Golf Club 100 Sankaty Road New dwelling bldg #1 49-2 Concept Design  
**Sitting:** Glazer, Coombs, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** TJ Watterson – Revisions submitted show raising of skylight, widening of front elevation, widening spacing of windows, and narrowed down to make them more vertical. Additions to the front door to add a better sense of entry.  
**Public:** None  
**Concerns:** Camp is concerned about the 3A windows on the front of the building, and was going to suggest spacing them evenly across the front of the building.  
**Motion:** **Motion to approve through staff, with revisions to gang the 2A front windows. (KG)**  
**Vote:** Carried: unanimous Certificate #66788

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32. Sankaty Head Golf Club 100 Sankaty Road New dwelling bldg #2 49-2 Concept Design
- Sitting:** Glazer, Coombs, Camp  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** TJ Watterson  
**Public:** None  
**Concerns:** Same concerns as building #1.  
**Motion:** **Motion to approve through staff, with revisions to gang the 2A front windows. – Building #2 would be the mirror image of Building #1**  
**Vote:** Carried: unanimous Certificate #66789
33. Carpenter 17 Columbus Avenue Addition 59.3-108 Emeritus
- Sitting:** Glazer, Coombs, McLaughlin  
**Alternates:** None  
**Recused:** None  
**Documentation:** File with associated plans, photos and required documentation.  
**Representing:** Matt MacEachern (Emeritus)  
**Public:** None  
**Concerns:** None  
**Motion:** **Motion to hold for 11/1/16 agenda.(DC)**  
**Vote:** Carried: unanimous Certificate #

IV. OTHER BUSINESS	
Approve Minutes -	
Review Minutes	
Other Business -	-Election of Historic District Commission Chairman <b>Motion:</b> Glazer motioned to step down as Chair, Seconded by Camp – Carried: Unanimous <b>Motion:</b> Camp motioned to nominate Ray Pohl as Chair, Seconded by Glazer – Carried: Unanimous <b>Motion:</b> McLaughlin motioned for Diane Coombs to remain as Vice Chair, Seconded by Pohl – Carried: Unanimous
Commission Comments	McLaughlin stated that minutes are still not available and would like to make sure minutes are posted and go on agenda for next week.

The meeting adjourned at 9:05 PM