



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

**Commissioners:** Linda Williams (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Kristine Glazer  
**Associate Commissioners:** Abigail Camp, Vallorie Oliver, Matt Kuhnert **Staff:** Mark Voigt

~~ MINUTES ~~

**Tuesday, January 5, 2016**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 5:00 p.m.

Called to order at 5:08 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker  
 Attending Members: Williams, Coombs, McLaughlin, Glazer, Oliver, Kuhnert  
 Absent Members: Pohl, Camp  
 Late Arrivals: Kuhnert, 5:26 p.m.  
 Early Departures: McLaughlin, 8:39 p.m.

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. CONSENT

1. Fraunfelder, John – <b>65042</b>	30 Bosworth Road	Change deck,fence,& gate	92.4-119	Mark Lombardi
2. 12 Weweeder Ave. LLC – <b>65043</b>	12 Weweeder Avenue	Garage	80-97	NAG
3. 12 Weweeder Ave. LLC – <b>65044</b>	12 Weweeder Avenue	Cabana changes	80-97	NAG
4. Allison, Kent – <b>65045</b>	7 Pond Road	Shed	56-153	Structures Unltd
5. Vittorini, Joe – <b>65046</b>	8 Mizzenmast Road	Shed	66-360	Val Oliver
6. Cressman, Tessa – <b>65047</b>	8 Wauwinet Road	Hardscape: steps,wall&patio	20-11	Ben Champoux
7. Swenson, Steve – <b>65048</b>	10 Wright's Landing	Hardscape: move pool & equip	91-126	Atlantic Landscape
8. Worden, Alan – <b>65049</b>	51 Dukes Road	Hardscape: a/c and fence	56-185.4	Rowland & Assoc.
9. Swenson, Robert – <b>65050</b>	128 Somerset Road	Shed	66-533	Jeff Morash
10. Roe, Keith – <b>65051</b>	2 Capaum Road	Rev.64897: fenestration chgs	30-218	Botticelli & Pohl
11. Palmer, Denney – <b>65052</b>	110 Wauwinet Road	Change two windows	11-29	Leonard Pagano
12. Ceylon Elves LLC – <b>65053</b>	286 Polpis Road	Rev. 63902: fenst, shower	25-33	Botticelli & Pohl
13. Ceylon Elves LLC – <b>65054</b>	286 Polpis Road	Rev. 64187: add shutters	25-33	Botticelli & Pohl
14. Butler, Steve – <b>65055</b>	54 Fairgrounds Road	Change windows	67-299	Self
15. O'Reilly, Sara – <b>65056</b>	129 Polpis Road	Rev. 58048: in deck spa	44-19.5	Nathan McMullen
16. O'Reilly, Sara – <b>65057</b>	129 Polpis Road	Rev. 58049: re-locate fireplace	44-19.5	Nathan McMullen
17. O'Reilly, Sara – <b>65058</b>	129 Polpis Road	Hardscape: pool	44-19.5	Nathan McMullen
18. O'Reilly, Sara – <b>65059</b>	129 Polpis Road	Pergola	44-19.5	Nathan McMullen
19. Limeburner, Richard – <b>65060</b>	Tuckernuck Island	Rev. 59921: shed	93-3.3	Christopher Wise
20. Guillermo Des Las Casas – <b>65061</b>	23 Pond View Road	New cabana	81-28	Emeritus
21. Alexandridis, Mark – <b>65062</b>	36 Madequecham Valley Rd	Change fenestration & deck	89-25	Topham Design
22. Newell, Dana – <b>65063</b>	15 Willard Street	Re-build deck, railings	42.4.1-14	Lindsay Knapp
Sitting	Williams, Coombs, McLaughlin, Glazer			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 3-0//McLaughlin abstain		<b>Certificate #</b>	<b>65042 – 65063</b>

**III. CONSENT WITH CONDITIONS**

1.	Kenneth Coffin Inc. – <b>65064</b>	4 Tomahawk Road	Small commercial building	69-365	Self
	*No white doors, doors to	match grey/NTW trim			
2.	35 North Beach St. Trust – <b>65065</b>	35 North Beach Street	Rev.64109: add skylight	29-38	Botticelli & Pohl
	*Size of skylight needs to be put on	the COA and plan, no	larger than 24” x 36” vertically	oriented	
3.	Cooped Up Realty Trst – <b>65066</b>	33 Pilgrim Road	Screening for house vents	41-834	Mark Norris
	*Year around vegetation and NTW	Type II 3’ capped picket	Fence		
4.	De Las Casas – <b>65067</b>	23 Pond View Drive	Hardscape: pool, spa, & perg	81-28	M. Ahern
	*Due to lack of visibility and the	Fence board to be vert.			
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	<b>Williams</b> – Add to Item 3 a natural to weather Type II 3-foot capped picket fence and to Item 4 that the fence board is to vertical.				
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>				
Vote	Carried 4-0// McLaughlin abstain		<b>Certificate #</b>	<b>65064 to 65067</b>	

**IV. OLD BUSINESS HELD FM 12/22**

1.	Sea La View LLC	42 Dukes Road	Addition	56-248	NAG
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Bill McGuire</b> , Nantucket Architecture Group Ltd – Explained the project.				
Public	None				
Concerns (5:12)	<b>Staff</b> – Read previous concerns from 12/22/2015. <b>Williams</b> – Asked about whether or not there is an advantage to keeping the original building. North elevation, the gable forward is inappropriate on the road. <b>Glazer</b> – North elevation, the gable is too wide. <b>Oliver</b> – North elevation, suggested moving the gable out to include the smaller gable forward and moving the front door to the gable to make it the main mass. <b>Coombs</b> – The front door trim should be beefed up. Agrees about the narrow gable forward.				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
2.	Wullschleger, A	12 Shell Street	New dwelling	73.1.3-80	Brook Meerbergen
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (5:19)	No comment at this time.				
Motion	<b>Motion to Hold for Jan. 12, 2016 without comment. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

Minutes for January 5, 2016, adopted Jan. 19

3.	Koyote Rlty LLC	4 Hickory Meadow Lane	New dwelling with garage	41-900	Sophie Metz
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Sophie Metz</b> – Presented project.				
Public	None				
Concerns (5:19)	<p><b>McLaughlin</b> – The front door should be a 6-panel.</p> <p><b>Coombs</b> – East elevation, the three shed dormers are too heavy and believes they will be visible. South elevation, separate the 2 second-floor windows over the shed bumpout and same on the east elevation center. South elevation right side, the second gable behind has no windows.</p> <p><b>Oliver</b> – Likes the massing and simplicity. Would prefer something other than the “B” transoms in the dormer.</p> <p><b>Glazer</b> – North elevation, the window well on the front of the house is inappropriate. East elevation, the garage should be separate from the house; it detracts. Agree about unganging the windows. East elevation, there is too much wall on the left gable.</p> <p><b>Williams</b> – The south is not visible. Okay with the garage in this configuration. North elevation, doesn’t think the window well will be visible. Agrees about the front door. Agrees about the ganged windows in dormers being separated. The windows need to abut the eave line in the flush dormers.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
4.	DWZ LLC	5 Mill Street	Foundation & dormer chngs	42.3.3-79	Ethan McMorrow
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Ethan McMorrow</b> – Presented project. This would be supported in place and the basement excavated from under it; the concrete foundation would be faced with old stone rubble.				
Public	None				
Concerns (5:36)	<p><b>Williams</b> – Read HSAB comments. Would need a benchmark to ensure the height doesn’t change.</p> <p><b>Glazer</b> – None of these houses have dormers on the rear; she has a problem with the dormer.</p> <p><b>Coombs</b> – Agrees with Ms Glazer; the dormer doesn’t look good on the north elevation; she would be okay with just the skylight.</p> <p><b>McLaughlin</b> – The skylight is labeled as an exterior roof door on the schedule.</p> <p><b>Kuhnert</b> – His concern is the affect of the excavation on the base of the chimney masonry.</p>				
Motion	<b>Motion to Approve through staff with a benchmark, the rubble to be replaced around the exterior of the foundation, and a wood skylight on the north; the north elevation dormer is to be deleted. (Coombs)</b>				
Vote	Carried 4-1//Kuhnert opposed			<b>Certificate # 65068</b>	
5.	Moran, Tim	1A Lily Street	Hardscape: drive,apron&wall	42.3.4-54	Self
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (5:51)	<b>Williams</b> – This needs to be held for staff to get the correct file.				
Motion	<b>Motion to Hold for the correct file. (McLaughlin)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
6.	SIV LLC	19 Hummock Pond Rd Lot 2	New dwelling	56-12 (port)	Concept Design
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (5:54)	No comment at this time.				
Motion	<b>Motion to Hold for Jan 12 without comment. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	

**V. SIGNS**

1. Enforcement None

**VI. OLD BUSINESS**

1. Szwajkowski, Courtney 3 Joy Street Secondary dwelling 55.4.4-68 NAG

Sitting Williams, Coombs, McLaughlin, Glazer, Oliver  
 Alternates Kuhnert  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Steve Theroux**, Nantucket Architecture Group Ltd – Reviewed changes made per previous concerns.  
 Public None  
 Concerns (5:54) **Glazer** – East elevation, the gable forward faces Joy Street; the cottage will be visible. The “B” windows need to be narrower so that panes are vertical. With the 4 "A" windows, the façade is over fenestrated.  
**Oliver** – Agrees about reducing some of the fenestration.  
**Coombs** – East elevation, suggested reducing by one window. On the south elevation, there is a corner board between the main mass and the wing but not on the north elevation.  
**Williams** – The north is not visible; it's behind everything.  
**McLaughlin** – No additional concerns.  
 Motion **Motion to Approve through staff with the “B” windows to be narrower with more vertical panes; the east elevation to have 3 windows evenly spaced. (Coombs)**  
 Vote Carried unanimously **Certificate # 65069**

2. Sanford, Edward 12 Doc Ryder Drive New dwelling 66-216 Botticelli & Pohl  
 Sitting Williams, Coombs, McLaughlin, Glazer, Kuhnert  
 Alternates Oliver  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Alisha Ranney**, Botticelli & Pohl – The pergola is off the application.  
 Public None  
 Concerns (6:01) **Staff** – Read previous concerns from Dec. 8, 2015.  
**Williams** – Need actual cardinal points on the elevations as the “front” does not face the road. The height needs to be pulled down to 25 feet. The 2-over-2 windows are not appropriate with this style. The south is over fenestrated; the “G” windows don’t work. South elevation, the dormer deck is off center and doesn’t work. North elevation, the front door should be craftsman door and the windows are too big. Should not have a 12/12 pitch in this area; 10/12 would reduce the height.  
**Coombs** – South elevation, the 1<sup>st</sup> floor should have 3 windows, not four; the shingled rail; the dormer is too big and should be reduced; on the right, there is a blank space and should have a window. Agrees the 2-over-2 windows don’t work. North elevation, agrees. West elevation, the “B” window in the little gable should be up under the eave; the French should be a proper front door; the basement access shouldn’t be on the road.  
**Kuhnert** – Nothing to add, agrees with Ms Coombs.  
**Glazer** – Nothing to add, agrees with Ms Coombs.  
**McLaughlin** – The application is incomplete. The window schedule says the “C” windows are awning but the plans say they are fixed.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Vote Carried unanimously **Certificate #**

3.	Nichols, Greg	5 Bunker Hill Road	New dwelling	73.4.2-33	Greg Nichols
Sitting	Williams, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Greg Nichols				
Public	None				
Concerns (6:16)	<p><b>Williams</b> – The changes haven't been clouded and we don't have the previous approval. Can't put a window or door where a corner post would go; that wing has to read as an additive mass. The "D" windows are measuring at 5'9"; the window schedule she has says they are 3'9". There are two different window schedules. The French doors should be 12 lights with kick panels. North elevation, "this rear thing" needs to be made an additive mass; it can't be on the same plain as the main mass wall; this structure requires cottage corners, not corner boards. Need four full sets of corrected drawings, 4 corrected window schedules, and 4 GIS maps. The north elevation has numerous problems.</p> <p><b>Glazer</b> – According to her schedule, the "D" windows are supposed to be 5'5". Need a corner board on the east elevation. South elevation, move the French doors to the other mass so they go into the living room.</p> <p><b>Coombs</b> – Nothing to add.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

4.	Nichols, Greg	5 Bunker Hill Road	Shed	73.4.2-33	Greg Nichols
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Greg Nichols				
Public	None				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold to track. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

**VII. NEW BUSINESS**

1.	Piño, Maria	44 York Street	Replace windows	55.4.1-53.1	Ben Turnbull
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	John Houghton				
Public	None				
Concerns (6:32)	<p><b>Williams</b> – Read HSAB comments. The windows should be true-divided lights (TDL); however we did allow simulated-divided lights (SDL) on Prospect Street in-fill houses. Have allowed a double-glazed wood window to avoid the aluminum triple-tracks. Synthetic wood is not allowed in the old historic district (OHD).</p> <p><b>Coombs</b> – This is in the OHD and should have TDL windows regardless of what's around the corner outside the OHD. The shutters should be replaced with operable shutters.</p> <p><b>McLaughlin</b> – This should have TDL windows.</p> <p><b>Kuhnert</b> – Tinting the glass is not appropriate.</p>				
Motion	<b>Motion to Hold for representation until Jan. 12, 2016. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

<b>2.</b>	<b>10 Easy Street NT</b>	<b>10 Easy Street</b>	<b>Change handicap ramp</b>	<b>42.3.1-78</b>	<b>NAG</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steve Theroux</b> , Nantucket Architecture Group Ltd – Presented project. <b>Bill McGuire</b> , Nantucket Architecture Group Ltd – The foundation will be screened by the vertical boards of the deck and ramp; all sides that don't have the ramp would remain brick.				
Public	None				
Concerns (6:41)	<b>Williams</b> – Read HSAB comments. <b>McLaughlin</b> – Suggested moving the air conditioners (A/C) to the south elevation under the left window. Asked commissioners to view the site in regards to the A/C. <b>Glazer</b> – The brick is to remain on the north, west and part of the east.				
Motion	<b>Motion to View. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
<b>3.</b>	<b>Old North Wharf Co-op</b>	<b>16 Old North Wharf</b>	<b>Raise building 15”</b>	<b>42.3.1-253</b>	<b>Rowland &amp; Assoc.</b>
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	McLaughlin				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Ben Normand</b> , Rowland and Associates – Presented project. The abutting homeowners have not indicated a desire to raise their structures; his owner wants to raise this to avoid current flooding but not up to the FEMA level.				
Public	None				
Concerns (6:59)	<b>Williams</b> – Read HSAB comments. We have altered almost every single building down there. All these structures are in the velocity zone and need to go up 4.5 more feet. The HDC can't require a comprehensive plan for Old North Wharf as the structures are all privately owned. <b>Kuhnert</b> – This structure can receive a historical determination so as not to have to meet FEMA flood requirements; they only have to go up the minimum height required for preservation of the historic structures. This structure needs to be preserved. He shares the concerns raised is about the piecemeal approach to Old North Wharf. <b>Coombs</b> – Would prefer the foundation to be piers. It is better to go up 15” rather than the 4-foot FEMA requirement. Agrees with Ms Glazer. She would like to see the height of the three structures. <b>Glazer</b> – Would prefer to have all structures come in together rather than go up piece meal; it's all about the streetscape; contextually it is inappropriate. <b>Oliver</b> – Agrees with what's been said.				
Motion	<b>Motion to Hold for schematics of how the three tie together. (Coombs)</b>				
Vote	Carried		<b>Certificate #</b>		
<b>4.</b>	<b>Nantucket Land Bank</b>	<b>48 Tennessee Avenue</b>	<b>Demo boat building</b>	<b>59.4-92</b>	<b>Val Oliver</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Val Oliver</b> – Asked this be held.				
Public	None				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for Jan. 12, 2015 at applicant's request. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
Break 7:13 to 7:23 p.m.					
<b>5.</b>	<b>Martin, Nancy</b>	<b>41 West Chester Street</b>	<b>Remove chimney</b>	<b>41-256</b>	<b>Val Oliver</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver				
Public	None				
Concerns (7:23)	No concerns.				
Motion	Motion to Hold for Jan. 12, 2015. (Glazer) Carried unanimously Motion to reopen. (McLaughlin) Carried unanimously <b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		<b>65070</b>

6. Callies, Patricia	51 Orange Street	Replace French doors	42.3.2-183	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Val Oliver</b> – Presented project.			
Public	None			
Concerns (7:25)	<b>Williams</b> – Read HSAB comments. No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65071</b>	
7. 5050 Properties	1-7 Flint, 28-34 Tomahawk	New storage facility	69/340-347	Geoff Smith
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comment at this time.			
Motion	<b>Motion to Hold for Jan. 12, 2016 without comment. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
8. Restivo, Charles	19A Masaquet Avenue	Rev. 64026: redesign pool hse	80-140	Emeritus
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project			
Public	None			
Concerns (7:28)	<b>Glazer</b> – This is 42 feet long; it should be reduced by 2 columns both side and reduce the number of French doors to 3. Would like to see the main house. <b>Oliver</b> – Agrees; the north and south are too wide; one wing could come off. <b>Coombs</b> – Agrees. <b>McLaughlin</b> – The casement windows should be double hung or fixed. <b>Williams</b> – Should go back to the original design; could open one of those ends.			
Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
9. Restivo, Charles	19A Masaquet Avenue	Demo garage bump out	80-140	Emeritus
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (7:33)	No concerns. <b>Williams</b> – This has been signed off; this is not a revision. The paperwork has to work with the drawings. Still no concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65072</b>	

<b>10. Gendron, Robert</b>	<b>23 Federal Street</b>	<b>Rev. 64934: fenestration</b>	<b>42.3.1-9.3</b>	<b>Emeritus</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (7:37)	<b>Williams</b> – Read HSAB comments. No concerns. <b>Glazer</b> – South elevation, extending the dormer is not appropriate; it breaks the symmetry. <b>Coombs</b> – The dormer won't be visible. <b>Oliver</b> – No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 4-0//Glazer abstain	<b>Certificate #</b>	<b>65073</b>	

<b>11. Gendron, Robert</b>	<b>23 Federal Street</b>	<b>Hardscaping</b>	<b>42.3.1-9.3</b>	<b>Emeritus</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (7:41)	<b>Williams</b> – Read HSAB comments. The fence should be natural to weather, 4-foot, Type II picket. The brick should be running bond.			
Motion	<b>Motion to Approve through staff with the A/C enclosed in a 4-foot natural to weather type II capped picket with gate. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65074</b>	

**VIII. VIEWS**

<b>1. Mscisz, Jenn</b>	<b>51 Crooked Lane</b>	<b>Deck rebuild, spiral stairs</b>	<b>41-531</b>	<b>Permits Plus</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mark Poor</b> , Permits Plus – Presented project. Landscaping has not yet been installed though it is proposed.			
Public	None			
Concerns (7:46)	<b>Coombs</b> – The deck and stairs won't be visible. <b>Glazer</b> – Concerned the east would be visible from the Bamboo Grove walking path. <b>Williams</b> – This is being screened with lattice. <b>Kuhnert</b> – He is not convinced a spiral staircase is appropriate.			
Motion	<b>Motion to Approve through staff with natural to weather lattice on the north side of the deck. (McLaughlin)</b>			
Vote	Carried 3-1//Kuhnert opposed/Glazer abstain	<b>Certificate #</b>	<b>65075</b>	

<b>2. Hoffman, Marguerite</b>	<b>15 Sherburne Turnpike</b>	<b>Hardscape: deck &amp; boardwalk</b>	<b>30-34</b>	<b>Permits Plus</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mark Poor</b> , Permits Plus – Presented project.			
Public	None			
Concerns (7:55)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65076</b>	

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3. Sullivan, Brian 6 Marble Way New mixed use building 66-103 Topham Design  
 Sitting Williams, Coombs, McLaughlin, Glazer, Oliver  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing None  
 Public None  
 Concerns (5:19) No comment at this time.  
 Motion **Motion to Hold for Jan. 12, 2016 without comment. (Oliver)**  
 Vote Carried unanimously **Certificate #**

4. Gaiter, Don 49 West Chester Street Hardscape: apron & patio 41-229 Hanlon Landscape  
 Sitting Williams, Coombs, McLaughlin, Glazer, Kuhnert  
 Alternates Oliver  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Tom Hanlon**, Hanlon Landscape – Presented project. The neighbor’s fence this is tying into is white.  
 Public None  
 Concerns (8:00) **Williams** – Read HSAB comments. The apron should read as 10X20. The plan says “6-foot Type II Picket fence”; that should read a 6-foot 5&1. The fence around the A/C should be natural to weather. The main concern is the second parking space in front of the front door; they could have tandem parking.  
 Clarification as to whether or not West Chester Street can be backed onto from a driveway.  
**Kuhnert** – The driveway is wider than the house.  
 That concern is unanimous. Discussion about how to get a possible second parking space.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Vote Carried unanimously **Certificate #**

6. Moran, Tim (fm OB) 1A Lily Street Hardscape: drive, apron & wall 42.3.4-54 Self  
 Sitting Williams, Coombs, Glazer, Oliver  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Tom Hanlon**, Hanlon Landscape – Presented project.  
 Public None  
 Concerns (8:16) **Williams** – A big concern is gravel; it’s not appropriate in this area of Town and it is 27 feet long. The neighbor’s driveway was not approved.  
**Oliver** – There is a gravel driveway next door. This is brick, gravel and brick which seems disjointed; suggested all brick.  
**Glazer** – There might be another gravel drive on Lily Street; she would like an opportunity to walk the street again.  
 Motion **Motion to View and to come back on Jan. 12, 2016. (Coombs)**  
 Vote Carried unanimously **Certificate #**

5. Torey, Don 63 West Chester Street Cabana 41-222.2 Rob Newman  
 Sitting Williams, Coombs, McLaughlin, Glazer, Kuhnert  
 Alternates Oliver  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing Robert Newman, Sandcastle Construction Inc.  
 Public None  
 Concerns (8:23) **Coombs** – This will be visible coming down Brook Farm Road. The whole site has programs that run side line to side line in an area that has a lot of green surrounding the houses. The pool and cabana should both be reduced. The cabana is too big for this location; this is the size of a second dwelling.  
**Glazer** – This is on the corner. North elevation, the shed dormer is oversized and not appropriate. South elevation, the flush gable is a concern; the building should be simplified.  
**McLaughlin** – It matches the neighborhood; there isn’t anything that is not compliant except the meeting rails.  
**Kuhnert** – It is over-scaled for a cabana.  
**Williams** – This is no bigger than any other ancillary structure that has been approved; suggested not calling it a cabana. The dormers are “wonky”. North elevation, the dormer meeting rails are off and there is too much wall; it should be a shed.  
 Motion **Motion to Hold for revisions. (Glazer)**  
 Vote Carried unanimously **Certificate #**

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6. Torey, Don	63 West Chester Street	Hardscape: pool & fence	41-222.2	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (8:33)	<p><b>Williams</b> – Nothing is marked and there are no pictures of any of the proposed materials. Privet is not enough to screen a pool. Don't have what the fence is or where it runs. If there is wire in the privet along the road, that has to come out.</p> <p><b>Glazer</b> – There is a fence at the end of the driveway that doesn't show on the plans.</p>			
Motion	<b>Motion to Hold for further information. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
7. Nantucket Island Resorts	27 Broad Street	Hardscape: patio, fence, & stps	42.4.2-78	Ben Champoux
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>David Champoux</b> – Presented project; there is about 300 square feet of new patio.			
Public	None			
Concerns (8:40)	<p><b>Williams</b> – Read HSAB comments. There are no plans showing the existing conditions. The existing wire fence was not approved and has to come out. There is no fence being applied for. Bluestone going to brick is overly formal.</p> <p><b>Glazer</b> – The whole left bluestone deck is being replaced with brick; making the whole right side a big brick patio is inappropriate. The plan is not rendered correctly; it should demonstrate what is existing and what is new.</p> <p><b>Oliver</b> – The way the bushes are, it's always looked like a big brick thing. The building is formal; she has no concerns.</p> <p><b>Coombs</b> – Agrees with Ms Glazer. This is very formal hardscaping. Right now it looks very natural.</p>			
Motion	<b>Motion to Hold for further information and revisions. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
8. Giese, Robert	5 Meadow Lane	New garage	41-444	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Alisha Ranney, Botticelli & Pohl			
Public	None			
Concerns (8:47)	<b>Williams</b> – The garage is too big compared to the house and it is too stylized. It needs to be simpler with no deck. Everyone concurs.			
Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
9. Kimball Ave. LLC	11 Kimball Avenue	Demo existing building	30-31.1	Botticelli & Pohl
10. Kimball Ave. LLC	11 Kimball Avenue	New dwelling	30-31.1	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Alisha Ranney, Botticelli & Pohl			
Public	None			
Concerns	<b>Williams</b> – Suggested holding for Ms Botticelli to represent it.			
Motion	<b>Motion to Hold for Jan. 12, 2016. (Kuhnert)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

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11. At Last LLC	7 Judith Chase Lane	Demo existing garage	42.3.3-62	NAG
12. At Last LLC	7 Judith Chase Lane	Garage	42.3.3-62	NAG
13. At Last LLC	7 Judith Chase Lane	Cottage	42.3.3-62	NAG
14. At Last LLC	7 Judith Chase Lane	Addition & reno main house	42.3.3-62	NAG

Sitting Williams, Coombs, Glazer, Oliver, Kuhnert  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing None  
 Public None  
 Concerns (8:49) No comment at this time.  
 Motion **Motion to Hold for Jan. 12, 2016 without comment. (Coombs)**  
 Vote Carried unanimously **Certificate #**

15. Moller, Chandra 41 Chuck Hollow Road New Dwelling 75-110 Emeritus

Sitting Williams, Coombs, Glazer, Oliver, Kuhnert  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Matt MacEachern**, Emeritus Development – Presented project.  
 Public None  
 Concerns (8:50) **Williams** – The hardscaping was put on the same plan as for the new dwelling; that is a waste of her time. The width of the left hand additive mass is too wide; eaves are too high; the tiny windows next to the door are not appropriate; the exterior stone chimney is inappropriate; too many ganged windows. Start working with the 5-bay and porch main mass.  
**Oliver** – The house is too wide along the street; the house itself is nice.  
 No additional concerns.  
 Motion **Motion to Hold for revisions. (Coombs)**  
 Vote Carried unanimously **Certificate #**

16. Ferguson, Darrell 134C Main Street Addition, fenestration 41-37.2 Emeritus

Sitting Williams, Coombs, Glazer, Oliver, Kuhnert  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Matt MacEachern**, Emeritus Development – The intent is to have grates over the window wells and they don't extend in front of the French doors.  
 Public None  
 Concerns (8:56) **Williams** – Read HSAB comments. Enumerated drafting errors. The age of structure is unknown; that information is necessary.  
 Motion **Motion to Hold for revisions and further information. (Coombs)**  
 Vote Carried unanimously **Certificate #**

