



# 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 12, 2016**

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

Called to order at 5:07 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker  
 Attending Members: Williams, Coombs, McLaughlin, Pohl, Glazer, Camp, Oliver, Kuhnert  
 Absent Members: None  
 Late Arrivals: None  
 Early Departures: McLaughlin, 8:53 p.m.; Camp 9:07 p.m.; Oliver, 10:03 p.m.

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. CONSENT

1. Perry, Michele – 65077	16 South Shore Road	Add basement to exist dwell.	80-67	Chris Perry
2. Rubin, Joan – 65078	20 Sherburne Turnpike	Add. to existing dwelling	30-195	Thornewill Design
3. Pasys, Julius – 65079	13 B Greglen Avenue	Change sash color: grey	68-188	Thornewill Design
4. Moseris, Viktor – 65080	13 A Greglen Avenue	Change sash color: grey	68-188	Thornewill Design
5. Gaudreault, Brian – 65081	19.5 Surfside Road	Alt. dormer, door & fenest.	55-245.5	SMRD
6. Biederman, Joseph – 65082	6 North Star	Validate 1977 fen & door chgs	30-213	Steven Cohen
7. Hoffman, Trevor – 65083	41 Easton Street	Add window to cottage	42.4.1-20	Self
8. 20 McKinley Ave. LLC – 65084	20 McKinley Avenue	Change deck skirt/color	73.3.2-62	Hanley Develop.
9. 2 Brooks Farm Rd. LLC – 65085	2 Brooks Farm Road	Hardscape- fence/ pergola	41-222.3	Paul Cronin
10. 276 Polpis Road NT – 65086	276 Polpis Road	Rev.63976:MH fenes, doors& hgt	25-31	Rowland & Assoc.
11. 276 Polpis Road NT – 65087	276 Polpis Road	Rev.63205:reloc garage, dor& fen	25-31	Rowland & Assoc.
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
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 4-0//McLaughlin abstain	<b>Certificate #</b>	<b>65077 to 65087</b>	

## III. CONSENT WITH CONDITIONS

1. Posner, Brian – 65088	19 Osprey Way	New shed	83-16	Brook Meerbergen
*No brackets on the outside of the garage doors				
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Glazer)</b>			
Vote	Carried 4-0//McLaughlin abstain	<b>Certificate #</b>	<b>65088</b>	

**IV. TOWN APPLICATION**

1.	Town of Nantucket	Child Beach/15 Harbor View	New bathhouse	42.4.2-9	Brian Valentine
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Greg Smolley</b> , LLB Architects – A rectangle louvered vent, as on the bandstand, would provide for ventilation via a forced ventilation system. Larry Kester, Facilities Manager DPW				
Public	None				
Concerns (5:10)	<b>Williams</b> – Explained the reason for the separate structure for a bathhouse and reviewed plans. At Jetties Beach, they have high louvers above the showers and stalls. She has no concerns about the electric boxes. <b>Glazer</b> – Concerned about the lack of windows. <b>Coombs</b> – Asked for windows flanking the double doors. (That would put them in stalls.) Discussion about how and where fenestration might be added: hopper windows 6 feet off the floor. <b>McLaughlin</b> – The electric boxes should be on the south elevation away from the street.				
Motion	<b>Motion to Approve through staff with a set of transom windows high on the east elevation flanking the door and the vents to be horizontal, wooden louvers; to be cleared by the chairman at the staff level. (Coombs)</b>				
Vote	Carried 4-1//McLaughlin opposed		<b>Certificate #</b>	<b>65089</b>	
2.	Color of roof for Brant Point Shellfish Boat Building clarification.				
	Motion to hear this at this time. (Coombs) Carried unanimously				
	<b>Williams</b> – The can't get the green 3-tab or the red 3-tab shingles.				
	<b>Smolley</b> – By the deed transfer between the Coast Guard and the Town, the State Historic Preservation Office (SHPO) is required to approve any changes to the structure; at that time it was learned that the approved shingle, 3-tab, is not hurricane rated and not shipped to Massachusetts. Showed the alternate architectural red roofing shingle that is hurricane rated and available in New England. SHPO does not object to its use.				
	<b>Motion to Allow the use of an architectural red shingle that is currently used on the United States Coast Guard structures.</b> (McLaughlin) Carried unanimously				

**V. OLD BUSINESS**

1.	Wullschleger, Arthur	12 Shell Street	New dwelling	73.1.3-80	Brook Meerbergen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Brook Meerbergen</b> – Presented project. Prefers to have most of the yard on the west side. <b>Arthur Wullschleger</b> – The chimney reflects one closer to the ‘Sconset Market.				
Public	None				
Concerns (5:27)	<b>Williams</b> – Read an abutter’s comments; no name was included in the letter; anonymous letters from abutters should not be accepted; didn’t realize that until after she read the letter. Read SAB comments. This is an in-fill structure. The diamond pattern in some of the windows is too large. The header of the pop-up dormer window is above the dormer eave. The chimney should be moved into the main mass at least half way; the top is not corbelled correctly. <b>Pohl</b> – This looks almost like a renovation to an old house; it fits in with very few modifications. <b>Coombs</b> – Likes the current siting; it would fit in with a reduction in the size of the diamond panes; the ones on 2 King Street as the right size; remove of the owls on the chimney. The dormers are not traditional: the "3" dormer on the south shouldn’t be a shed. <b>Glazer</b> – There is no additive massing; should have a small setback of a secondary mass. <b>McLaughlin</b> – Agrees with much SAB said about the diamond windows. The dormer has a 3/12 pitch; should be 4/12 minimum. This chimney has four corbels. There is no basement door. <b>Williams</b> – The diamond panes as in the little dormers work best; reduce the number of other diamond windows. The posts into the stone in front of the door is atypical.				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

<b>2.</b>	<b>Moran, Tim</b>	<b>1A Lily Street</b>	<b>Hardscape: drive, apron &amp; wall</b>	<b>42.3.4-54</b>	<b>Self</b>
Sitting	Williams, Coombs, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Tom Hanlon</b> , Hanlon Landscape – The brick apron can be reduced. The he would use grey gravel of 3/8”.				
Public	None				
Concerns (5:55)	<p><b>Williams</b> – The composition of the driveway: gravel, brick, brick runners with cobble, brick runners with peastone, and shell. Some of the driveway surfaces on Lily Street were replaced with gravel without HDC permit. She is not in favor of gravel or shell.</p> <p>Discussion about possible surfaces for the driveway.</p> <p><b>Glazer</b> – There is a preponderance of brick driveways on Lily Street; she would prefer a brick apron and brick runners for the body of the drive.</p> <p><b>Coombs</b> – Agrees about brick runners with a cobblestone center; the runners would pick up the brick walkway going up to the house.</p> <p><b>Oliver</b> –She’s okay with the gravel if the apron is brick.</p> <p>Discussion about a 10-foot deep apron with gravel.</p>				
Motion	<b>Motion to Approve as drawn through staff with brick to be running bond. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65090</b>	
<b>3.</b>	<b>10 Easy St 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 – This ramp is within the setback and is the same as approved on the building at 14 Easy Street; the ramp needs to be 48 feet long.				
Public	None				
Concerns (6:06)	<p><b>Glazer</b> – Doesn’t see how there would be room for all this program; the ramp is destroying the front of the building and the charm of Easy Street; if the ramp were on the side, it would be part of the front deck; an option is HDC rules prevail.</p> <p><b>Oliver</b> –From the street, all that would be seen is railing along Easy Street. At the least, terminate the deck to the right of the door at the double post.</p> <p><b>Coombs</b> – As long as there is room to maneuver, she would like to see it cut down as much as possible on the right side.</p> <p><b>McLaughlin</b> – Asked about the air-conditioning units (A/C).</p> <p><b>Williams</b> – Suggested removing the vertical board leaving the brick foundation visible behind the deck and ramp; that would look less heavy.</p>				
Motion	<b>Motion to Approve through staff with the ramp ending right of the front door and the vertical slats to be removed and foundation to go back to brick. (McLaughlin)</b>				
Vote	Carried 4-0//Glazer abstain		<b>Certificate #</b>	<b>65091</b>	
<b>4.</b>	<b>SIV LLC</b>	<b>19 Hummock Pond Rd Lot 2</b>	<b>New dwelling</b>	<b>56-12 (port)</b>	<b>Concept Design</b>
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>TJ Waterson</b> , Concept Design – There are other buildings that are larger.				
Public	None				
Concerns (6:19)	<p><b>Pohl</b> – The gambrel is too wide; the proportions need adjustment: more height and less width. East elevation, the monotony should be broken up. South elevation, the dormers should be shed dormers; the porch seems to have a 4/12 roof but has very steep side pieces; those should be 4/12 as well. The east elevation is visible from the cemetery; the west elevation has more dynamism; suggested flipping the building.</p> <p><b>McLaughlin</b> – Agrees with Mr. Pohl about the proportions. The sidelights should only be with a 6-panel door.</p> <p><b>Coombs</b> – Every window on the east elevation is ganged; that side is visible coming from the cemetery up the road; the windows should be separated. Entry to the basement on the east elevation is drawn oddly. There is no additive massing except for the porch roof.</p> <p><b>Glazer</b> – Agrees with what’s been said.</p> <p><b>Williams</b> – The north is going to be visible from Milk Street; the fenestration is excessive. This needs to be remassed. Agrees with what’s been said. South elevation, the setback is only one foot; that doesn’t work.</p>				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

5.	5050 Properties	1-7 Flint Rd/28-34 Tomahawk Rd	New storage facility	69/340-347	Geoff Smith
	Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
	Alternates	Camp, Oliver, Kuhnert			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	<b>Geoff Smith</b> – This is the fourth application in a different location. Steven Cohen, Cohen & Cohen Law PC			
	Public	None			
	Concerns (6:31)	<b>Coombs</b> – The dormers windows need to be narrower and taller. <b>Pohl</b> – No concerns with the modification of the upper windows as long as they have more vertical proportions. <b>Williams</b> – Some of the windows have horizontal panes. West elevation, the main office piece was previously called out; would like that done here to provide a break. <b>McLaughlin</b> – Clarified the plans.			
	Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
	Vote	Carried unanimously		<b>Certificate #</b>	

6.	Pino, 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	<b>Ben Turnbull</b> – Assured that the window glass is not tinted. Replacing 1980 Brosco windows.			
	Public	<b>Ray Pohl</b> – The double-gaze panes with spacer bars creates a very fat muntin.			
	Concerns (6:42)	<b>Williams</b> – This is one house away from being outside the Old Historic District (OHD) and was built in the 1980s. This board departed from the true-divided lights (TDL) in the OHD rule on a house around the corner on Pleasant Street. Simulated-divided lights (SDL) would eliminate the need for storm windows. Green Mountain, makes a wood double glaze window that is a good compromise. <b>Coombs</b> – Expressed concern about “mission creep” if this is permitted to have SDLs. The Special Act states that a house in the OHD should have TDLs. Could use an interior storm window. The house on Pleasant Street is one house outside the OHD. <b>Kuhnert</b> – Agrees with Ms Coombs; there should not be an exception about the TDLs. <b>Glazer</b> – She feels the board should adhere to the use of TDLs in the OHD, though there are extenuating circumstances. <b>McLaughlin</b> – Agrees with the use of TDLs. Is also concerned about precedent if SDLs are permitted. <b>Williams</b> – She would go with SDL because of the age of the house. A wood window with double-glazed panes and a spacer bar would be okay with her.			
	Motion	<b>Motion to Approve through staff with cedar, single-pane, TDL windows with grey sash. (Coombs)</b>			
	Vote	Carried 4-1//Williams		<b>Certificate # 65092</b>	

7.	Nantucket Land Bank	48 Tennessee Avenue	Demo boat building	59.4-92	Val Oliver
	Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
	Alternates	Camp, Kuhnert			
	Recused	Oliver			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	<b>Val Oliver</b> – No one wants the building and it is too costly to renovate. A 1920 map shows no structure on this plot.			
	Public	None			
	Concerns (6:54)	<b>Williams</b> – Land court maps don’t show structures. There is a 1938 aerial that needs to be looked at; demolition was previously denied due to the historic status of this structure. We need the precise age of the structure; interior construction indicates this is pre-war; this was one of the original boathouses along Hither Creek. When this came before the HDC previously, we asked the Land Bank to fix it up and repurpose it; they have allowed damage to occur in the meantime. It is not appropriate to remove this from the site. <b>Coombs</b> – This is part of the vista of Hither Creek; this situation is the same as the barn at Consue Springs. <b>McLaughlin</b> – It is better to move it than lose it; the Land Bank has enough money to fix this up and move it. The building looks to be in good enough shape to move.			
	Motion	<b>Motion to Hold for further information. (Glazer)</b>			
	Vote	Carried unanimously		<b>Certificate #</b>	

Break 7:03 to 7:08 p.m.

8.	Lindsay, Ron	15 Pippen's Way	New dwelling	43-96.3	H. Darzen/Linea 5
Sitting	Williams, Coombs, Pohl, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Nancy Lindsay</b> , owner – Reviewed changes made per previous concerns.				
Public	None				
Concerns (7:09)	<p><b>Staff</b> – Read previous concerns from Dec. 8, 2015.</p> <p><b>Pohl</b> – Likes the revisions. East elevation, the sidelights should have three panes to be more vertical; four is too square and the door surround needs a frontispiece. West elevation, the articulation of the porch on the left should have columns going up to the underside of the 2<sup>nd</sup>-floor deck then the porch fascia with smaller posts up from there; he would suggest leaving the shingle space between the top of the windows on the first floor and underside of the deck. North elevation, the dormers have headcasings, a frieze board, then an eave; that is too much; the frieze board should be eliminated like the dormers on the east elevation.</p> <p><b>Glazer</b> – She is not satisfied with the massing. The front, east elevation is in excess of 56 feet long with no additive massing. The wings off the back are not adequate as additive massing. East elevation, the number of shed dormers needs to be reduced.</p> <p><b>Coombs</b> – Agrees with what's been said about the lack of additive massing and length; there is room for 1-story elements.</p> <p><b>Oliver</b> – West elevation, the far left mass with the deck doesn't need flush dormers, drop the wall height down from 9'6".</p> <p><b>Williams</b> – A light grey might be better than white.</p>				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
9.	Lindsay, Ron	15 Pippen's Way	New cottage	43-96.3	H. Darzen/Linea 5
10.	Lindsay, Ron	15 Pippen's Way	New garage	43-96.3	H. Darzen/Linea 5
Sitting	Williams, Coombs, Pohl, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Nancy Lindsay, owner				
Public	None				
Concerns	None				
Motion	<b>Motion to Hold to track. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
11.	Sullivan, Brian	6 Marble Way	New mixed use building	66-103	Topham Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Topham</b> , Topham Design – Presented project: garage storage with two apartments above and a heavy vegetated buffer per Planning Board approval. The building is 90 feet long and sits 45 feet back from the lot line. They can angle the driveway to mitigate any view down the driveway.				
Public	<p><b>Brian Sullivan</b>, owner – This will abut Russell Simpson's structure. The last four residential structures are all over 28 feet.</p> <p><b>Sam Parsons</b>, 1 Marble Way – This building is too large and doesn't fit into the neighborhood; the application says 98 feet long and the plans show it at 90 feet; asked for clarification on that. Would like to see a topographical map as the structure seems very high; no other building on the street exceeds 1½ story in height. The dormers are too long and unbroken. The ridge is too long and unbroken. Asked this be split into 2 separate buildings and designed to fit on a residential street. Doesn't believe the proposed evergreens will screen this building for many years.</p> <p><b>Dawn Dugan</b>, 80 Somerset Road &amp; 3 Sleepy Hollow Road – The massing is atypical to Marble Way; this large massive building will affect the context of the neighborhood.</p> <p><b>Tom Schroeder</b>, 9 Marble Way – The buildings being presented are accompanied by screening, which helps the structure look smaller but shouldn't be used to hide a building. If the plants don't survive, the structure is not screened. Driving down that street has a feeling of a neighborhood; would like that to continue.</p> <p><b>Chris Skehel</b>, 75 &amp; 77 Bartlett Road – Every application addressed this evening has had the context of the neighborhood referenced. This application is not in keeping with the context of the neighborhood. This looks nothing like any property on Marble Way. If this is broken up, it would then be more in keeping.</p>				

Public continued **Erin Meyers**, 14 Sleepy Hollow Road – Agrees with what’s been said. The other structure has a break in the 90 feet; would like that done here.  
**David Sharpe**, 3 Marble Way – Nothing to add and supports the comments of his neighborhoods.  
**Rob Morganstern**, 1 Marble Way – Same thing; agrees it is too large and unbroken.  
 Kevin Dugan, 80 Somerset Road & 3 Sleepy Hollow Road

Concerns (7:26) **McLaughlin** – This is humongous; nothing at that end of Marble Way is over 27 feet tall; this is a full 2-story building at 90 feet long; we need to have a comprehensive landscaping plan. This does not fit the neighborhood; he agrees with the neighbors. The site plan says there is an H/C ramp (that is a parking place; the entry is at grade.)  
**Pohl** – The scale indicates this is 92 feet from the edge of the traveled way to the front of the building. Agrees with Mr. McLaughlin; in terms of mass and 2<sup>nd</sup>-floor square footage, this is a 2-story building. The 27-foot tall residents are not 90 feet long; a reduction in scale or breaking it up is called for.  
**Coombs** – Agrees with what’s been said. The 2<sup>nd</sup>-floor dormer will be visible and should be reduced; the 2<sup>nd</sup> floor should look like part of a house, not a commercial building. If there is room to break it or jog it down; that should be done. This doesn’t fit in with what is along Marble Way and Somerset Road.  
**Glazer** – Agree with what’s been said. The dual programs are too far reaching; too much is trying to be done and are driving the architecture.  
**Williams** – The HDC jurisdiction is from the road. If moving the driveway and requiring heavy screening mitigates the view from the road, a 40-foot wide building is not atypical. We have jurisdiction only over what we can see; if the full length is not visible, HDC has no jurisdiction over that.

Motion **Motion to Hold for revisions and view with ridge poles. (Pohl)**  
 Vote Carried unanimously **Certificate #**

12. Kimball Ave. LLC	11 Kimball Avenue	Demo existing building	30-31.1	Botticelli & Pohl
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Circa 1985.			
Public	None			
Concerns (8:05)	<b>Glazer</b> – Would like this to track the new dwelling. <b>Coombs</b> – This board had a policy of not leaving a vacant space. <b>Williams</b> – Out of Town, we haven't done that in years.			
Motion	<b>Motion to Approve as a move or demo. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65093</b>	

13. Kimball Ave. LLC	11 Kimball Avenue	New dwelling	30-31.1	Botticelli & Pohl
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:05)	Clarification of the plans. No concerns about the gambrel form. <b>Glazer</b> – The staircase leading up from the driveway is very atypical; it's the first thing you see. North elevation, the porch is very long and is visible from the beach; the “A” window on the right side seem large. West elevation, there is a tremendous amount of decking. <b>McLaughlin</b> – East elevation, the deck and stairs on the right should be pulled back 2 feet. North elevation, the right railing wraps around to the west but doesn’t show up. <b>Coombs</b> – West and east elevation stairs need work. West elevation, the dormer on the right side should be reduced to three windows or broken into two dormers; the gable showing the “A2” should have only one window. <b>Oliver</b> – The “A” windows are too big especially for the 2 <sup>nd</sup> floor. Agree with what’s been said. <b>Williams</b> – Don’t have any cross sections. There will be two houses between this and the bluff; the objectionable part of the north elevation is the roof over the hipped thing with French doors. West elevation, the gambrel looks like it is over a negative mass (that’s a wall with no window). East elevation, this is completely inappropriate; the program should flip to move the garage; it looks like it is running into the living space. Front, the existing house breaks up the massing; this does not; the chimney needs to be called out with a connector broken off the main mass; everything is just slightly off; the dormer has too much cheek wall.			
Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

Minutes for January 12, 2016, adopted Jan. 26

14. At Last LLC	7 Judith Chase Lane	Demo existing garage	42.3.3-62	NAG
15. At Last LLC	7 Judith Chase Lane	Garage	42.3.3-62	NAG
16. At Last LLC	7 Judith Chase Lane	Cottage	42.3.3-62	NAG
17. At Last LLC	7 Judith Chase Lane	Addition & reno main house	42.3.3-62	NAG
18. 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	None			
Public	None			
Concerns (8:29)	<b>Williams</b> – Mr. Nichols did the revisions to eliminate the problems. Reviewed the changes made. No concerns.			
Motion	<b>Motion to Approve. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65094</b>	
19. Nichols, Greg	5 Bunker Hill Road	Shed	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	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65095</b>	
20. Milner, Ann	57 North Liberty Street	Demo existing cottage	41-492	Thornewill Design
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill, Thornewill Design			
Public	<b>Marianne Hanley</b> , Reade, Gullicksen, Hanley, & Gifford LLP – The price to lift and cut the structure in preparation for a move would be \$70,000; that doesn't include moving it. Housing Nantucket said they can't afford to move and renovate the structure. There is a huge 2-story house on a higher hill behind this; losing this won't change the character of the neighborhood. It was built circa 1930s with numerous alterations since.			
Concerns (8:32)	<b>Staff</b> – Read previous concerns from Oct. 27, 2015. <b>Glazer</b> – Not in favor of the cottage moving or being demolished. This house sits on a hill. <b>Camp</b> – Is not in favor of a demo or move. The profile is old Nantucket; this could be renovated. <b>McLaughlin</b> – Would prefer a move over it being demolished. What he sees, he would like to see it saved and it has architectural features that tie it to this neighborhood. <b>Oliver</b> – Okay with the move or demo. <b>Williams</b> – No concerns about the move because of the alterations that substantially changed it.			
Motion	Motion to Approve as a move or demo due to the age and substantial alterations made since it was built. (Oliver) Not carried			
Vote	<b>Motion to Approve the move off. (Oliver)</b> Carried 3-2//Camp & Glazer	<b>Certificate #</b>	<b>65096</b>	

21. Milner, Ann	57 North Liberty Street	New dwelling	41-492	Thornewill Design
Sitting	Williams, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Luke Thornewill</b> , Thornewill Design – Reviewed changes made per previous concerns. Marianne Hanley, Reade, Gullicksen, Hanley, & Gifford LLP			
Public	None			
Concerns (8:32)	<p><b>Staff</b> – Read previous concerns from Oct. 27, 2015.</p> <p><b>Glazer</b> – She recalls some members being very concerned about moving or demolishing the cottage; doesn't know why this is being reviewed.</p> <p><b>McLaughlin</b> – This fits in with the neighborhood. North and south elevations, the “3” window should be a “2” (needed for egress). The skylight needs to be wood wrapped and not exceed 2X3 feet</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Camp</b> – Likes the design but prefers the existing.</p> <p><b>Williams</b> – In the past, this board has approved a casement window that looks like a double hung for egress.</p>			
Motion	<b>Motion to Approve through staff with the south and north 2<sup>nd</sup>-floor casement windows to look like double-hung, windows. (Oliver)</b>			
Vote	Carried 3-2//Camp & Glazer	<b>Certificate #</b>	<b>65097</b>	
22. Torey, Don	63 West Chester Street	Cabana	41-222.2	Rob Newman
Sitting	Williams, Coombs, Glazer, Kuhnert, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Reviewed changes made per previous concerns from Jan. 5, 2016.			
Public	None			
Concerns (8:50)	<p><b>Glazer</b> – The shed dormer on the north elevation has too much cheek wall.</p> <p><b>Coombs</b> – Agrees.</p> <p><b>Kuhnert</b> – No further concerns.</p> <p><b>Oliver</b> – No concerns; the north side is away from the street.</p> <p><b>Williams</b> – That dormer needs to be adjusted; the dormer has to come down 6” with the eave dropped to the top of the window.</p>			
Motion	<b>Motion to Approve through staff with the north elevation dormer dropping 6 inches and the top of the window to be against the dormer eave. (Kuhnert)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65098</b>	
23. Torey, Don	63 West Chester Street	Hardscape: pool & fence	41-222.2	Rob Newman
Sitting	Williams, Coombs, Glazer, Kuhnert, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Wants the tall fence to match the neighbor's, which is 4.5' of board and 18” of lattice.			
Public	None			
Concerns (8:55)	<p><b>Williams</b> – Still has a problem with the wire going to the front part of the garage. Would prefer a 4-foot or 5-foot natural to weather board fence to just beyond the A/C with the gate placed there that matches the fence.</p> <p>No additional concerns.</p>			
Motion	<b>Motion to Approve through staff with per Exhibit A. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65099</b>	

24. Broderick, Shaun	4 Old Mill Court	New dwelling	55-925	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mickey Rowland</b> , Rowland and Associates – Reviewed changes made per previous concerns.			
Public	None			
Concerns (9:05)	<p><b>Staff</b> – Read pervious concerns from Dec. 22, 2015.</p> <p><b>Williams</b> – Doesn't feel enough changes have been made to make this review worth her time. When these lots first came in, we said we wanted a transitional area between the OHD and out of Town.</p> <p><b>Glazer</b> – The shed dormer on the west elevation left of the main gable is too big with too much space between windows; the piece differential between that and the main space of the front porch reads very busy. Looks a bit long. East elevation, asked that the four French doors be reduced to two doors; the side still looks over fenestrated and the doors aren't aligned; the "5" windows is very large.</p> <p><b>Pohl</b> – Agrees with Ms Glazer and the point of this area being transitional. The 2-over-2 windows versus the French doors with smaller panes; the panes should match. He likes the formal rake overhang on the main mass but on the main mass only.</p> <p><b>Coombs</b> – South elevation, the dormers seem too much and detract from the rest of the building. Okay with the west elevation main house returns. All the French doors should match.</p> <p><b>Oliver</b> – West elevation, the second door should move around the corner so it won't compete with the main door. Doesn't think the French doors under the porch will be discernible.</p> <p><b>Williams</b> – The dormers shouldn't have rake overhangs; the returns are ridiculous. Agrees with what's been said. Not in favor of the glassed-in porch on this style of house; it's not appropriate. She is not subscribing to 12-light French doors; they should be 6 lights. Agree about the west elevation dormer; none of the dormers should have returns. The top of chimney is not right. North elevation, the snout out the back is too long by 4 feet. East elevation, those doors are sliders; she isn't approving them; not in favor of the fire place on the porch. South elevation, too many French doors.</p>			
Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	
25. 181 Eel Point LLC	181 Eel Point Road	New cottage	33-21	BPC
26. 181 Eel Point LLC	181 Eel Point Road	New studio	33-21	BPC
27. Rattner	55 Hummock Pond Road	New garage	56-4	Emeritus
Sitting	Williams, Coombs, Pohl, 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 – Asked this be held for further revisions that are being made.			
Public	None			
Concerns (9:24)	No comments at this time.			
Motion	<b>Motion to Hold for revisions at the applicant's request. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	
28. Restivo, Charles	19A Masaquet Avenue	Rev. 64026: PH redesign	80-140	Emeritus
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed the similarities and differences between this and the previously approved. Suggested losing the dormers and right wing and dropping the left wing 6 to 12 inches.			
Public	None			
Concerns (9:25)	<p><b>Williams</b> – We need to see the previous approval. Doesn't like the overhanging thing with the open space.</p> <p><b>Oliver</b> – The wings are the same height as the middle piece; at least one should be eliminated.</p> <p><b>Glazer</b> – Likes Ms Oliver's suggestion. South elevation, should have a 9-light door (not visible).</p>			
Motion	<b>Motion to Approve through staff with the north and south elevation dormers eliminated; north elevation, the right wing eliminated, and the left wing ridge dropped 6", per Exhibit A. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	<b>65100</b>

29. 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	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns. Asked for one French door either side of the south elevation chimney and reducing the right five windows to the three center ganged.			
Public	None			
Concerns (9:31)	<b>Staff</b> – Read previous concerns from Jan. 5, 2016. Tax assessor sheet states structure is circa 1940. No concerns about the addition. <b>Williams</b> – The south elevation has two pairs of French doors flanking a chimney and 5 windows over window wells; that is not appropriate. West elevation, the two window wells and French doors facing the travelled way are not appropriate.			
Motion	<b>Motion to Approve through staff with the south elevation reduced to a single, 12-light, French doors with kick panels either side of the chimney and the five ganged windows reduced to the three center ganged windows; west elevation the French doors to be replaced by an “A” window, per Exhibit A. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65101</b>	
30. Fogarty, Brian	10 Uncatena Street	New dwelling	80-16	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (9:40)	<b>Staff</b> – Read previous concerns from Dec. 22, 2015. <b>Williams</b> – The eave heights are still the same if not higher. This is very vertical with all flush dormers; it lacks additive massing. She believes this needs a redesign. <b>Glazer</b> – The columns at the front door look very tall. <b>Pohl</b> – When you drop to a mud sill, columns have just a sliver which makes them seem taller; also the eave is high and should come down to touch the headcasings of the 1 <sup>st</sup> -floor windows. Suggested making the flush dormer windows smaller while keeping the meeting rails aligned. <b>Oliver</b> – Would like to see additive massing.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
31. Wise, Peter	16 Cliff Road	New garage apartment	42.4.4-69	Emeritus
Sitting	Williams, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Did everything the board asked.			
Public	None			
Concerns (9:48)	<b>Williams</b> – The whole thing needs to get smaller; The five double dormers, the flat pitch, and the eave heights are inappropriate. She thinks this needs a redesign. This is too bloated on the 2 <sup>nd</sup> -floor. South elevation, the 1 <sup>st</sup> floor looks like a carriage house and is okay. The structure should be 1½-stories with dormers. <b>Oliver</b> – This proposal looks better than what’s there. This is quirky. <b>Pohl</b> – A flush dormer implies the outer wall eave is 5-feet high; once that dormer is pushed in, the eave has to drop 5 feet causing a drastic reduction in height. The main visibility is from Folger Lane; suggested minimizing the amount of dormer on the visible side and put a longer dormer on the less visible side.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

32. Eleven Crooked Ln LLC      10 Hickory Meadow Lane      New dwelling      41-904      Emeritus  
 Sitting      Williams, Coombs, Pohl, Glazer, Oliver  
 Alternates      Kuhnert  
 Recused      None  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      **Matt MacEachern**, Emeritus Development – Asked this be held; revisions are being made.  
 Public      None  
 Concerns (9:58)      No comments at this time.  
 Motion      **Motion to Hold for revisions at applicant’s request. (Coombs)**  
 Vote      Carried unanimously      **Certificate #**

**VI. NEW BUSINESS**

1. Wesquo Properties LLC      57 Washington Street Lot B      Hardscape: fencing & gates      42.2.3-37      Jardins Intl  
 Sitting      Williams, Coombs, McLaughlin, Pohl, Glazer  
 Alternates      Camp, Oliver, Kuhnert  
 Recused      None  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      None  
 Public      None  
 Concerns (9:59)      No comments at this time.  
 Motion      **Motion to Hold without comment for Jan. 19 meeting. (Coombs)**  
 Vote      Carried unanimously      **Certificate #**

**VII. VIEWS**

1. Fanning, Anthony      81 Tom Nevers Road      New dwelling      91-12      Brook Meerbergen  
 2. Fanning, Anthony      81 Tom Nevers Road      New shed      91-12      Brook Meerbergen  
 3. Fanning, Anthony      81 Tom Nevers Road      Hardscape: pool, fence& patio      91-12      Brook Meerbergen  
 Sitting      Williams, Coombs, McLaughlin, Pohl, Glazer  
 Alternates      Camp, Oliver, Kuhnert  
 Recused      None  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      None  
 Public      None  
 Concerns (8:29)      No comments at this time.  
 Motion      **Motion to Hold without comment for Jan. 19 meeting. (Glazer)**  
 Vote      Carried unanimously      **Certificate #**

4. Apgar, Anne      22 Broadway      New dormer      73.1.3-117      Twig Perkins  
 Sitting      Williams, Coombs, McLaughlin, Pohl, Glazer  
 Alternates      Camp, Oliver, Kuhnert  
 Recused  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      None  
 Public      None  
 Concerns (8:29)      No comments at this time.  
 Motion      **Motion to Hold without comment for Jan. 19 meeting. (Glazer)**  
 Vote      Carried unanimously      **Certificate #**

5. Boylan, Mike      10 Witherspoon Drive      Solar array on roof      68-473      Self  
 Sitting      Williams, Coombs, Pohl, Glazer, Oliver  
 Alternates      Kuhnert  
 Recused      None  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      None  
 Public      None  
 Concerns (9:41)      No comments at this time.  
 Motion      **Motion to Hold for Jan. 19. (Oliver)**  
 Vote      Carried unanimously      **Certificate #**

6. Flannery, John 62 Wanoma Way Hardscape: pool, fence& patio 92-16 David Troast  
 Sitting Williams, Coombs, Pohl, Glazer, Kuhnert  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing Christopher Lewis  
 Public None  
 Concerns (9:59) **Williams** – Stated the plans have her writing on them as she fixed the problems with Mr. Troast's permission.  
 No concerns.  
 Motion **Motion to Approve. (Coombs)**  
 Vote Carried unanimously **Certificate # 65102**

7. Flannery, John 62 Wanoma Way Cabana 92-16 David Troast  
 Sitting Williams, Coombs, Pohl, Glazer, Kuhnert  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Christopher Lewis** – Presented project. The trim is cobblestone grey and lattice natural to weather.  
 Public None  
 Concerns **Williams** – This has way too much lattice on a 50-foot structure, especially facing the pond. The openings on the west don't have lattice, but the drawing shows lattice.  
**Pohl** – There will be no lattice visible from the west.  
 Motion **Motion to Approve through staff with all of it natural to weather. (Coombs)**  
 Vote Carried unanimously **Certificate # 65103**

VIII. HDCBUSINESS	
Approve Minutes	December 22, 2015 – <b>Motion to Approve.</b> (Coombs) Carried 4-0//Williams abstain
Review Minutes	January 5, 2016
Schedule Changes	None
Other Business	<ul style="list-style-type: none"> <li>• Discussion about legal representation for HDC at BOS appeals</li> <li>• Borel Policy – held</li> <li>• Body Guard Policy – held</li> <li>• <b>51 Centre Street</b> appeal: this has been dismissed.</li> <li>• 6 Marble Way appeal: held.</li> <li>• <b>13 C Street</b> appeal: remanded.</li> <li>• 250 Polpis Road appeal: coming up.</li> <li>• 341A Madaket Road: an appeal has been filed</li> </ul>
Commission Comments	<b>Williams</b> – The state senate approved the Home rule that changes HDC back to an all elected board.

Motion to Adjourn: 10:13 p.m.

Submitted by:  
 Terry L. Norton

**Nantucket Old Historic District**

**Sconset Old Historic District**

**Tuckernuck**

**Old Madaket Village**