



# 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 19, 2016**

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

Called to order at 5:00 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker  
Attending Members: Williams, Coombs, McLaughlin, Oliver, Kuhnert  
Absent Members: None  
Late Arrivals: Camp, 5:02 p.m.; Pohl & Glazer, 5:04 pm.  
Early Departures: None

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

1. **McLaughlin** – Presentation.
2. **Ben Normand**, Rowland and Associates – 32 Crooked Lane: Rowland and Associates designed this house.

## II. CONSENT

1. Foley, Craig – <b>65104</b>	343 Polpis Road	Remove door & add windows	24-19	NAG
2. Perelman, Jim – <b>65105</b>	65A Milestone Road	Shed	54-263	Val Oliver
3. Forgaard, Julie – <b>65106</b>	20 W. Sankaty Road	Remove chimney	73.4.2-121	Val Oliver
4. Baxter, Harold – <b>65107</b>	8 Wingspread Lane	Rev. 64257: H mv on site & fen	27-17.3	Smith & Hutton
5. Baxter, Harold – <b>65108</b>	8 Wingspread Lane	Rev. 64258: G mv on site & fen	27-17.3	Smith & Hutton
6. Manning, Todd – <b>65109</b>	4 A Street	Rev. 64083: o/d show & dr chg	60.2.4-70	Rowland & Assoc.
7. Hasham, Jim – <b>65110</b>	4 Nichols Road	Rev. 64669: reduce addition	92.4-66	Rowland & Assoc.
8. Vail, Frances – <b>65111</b>	18 Cherry Street	Hardscape: a/c & o/d shower	55-913	Val Oliver
9. Platt/Keane – <b>65112</b>	68 Hooper Farm Road	Add. to exist dwell to be duplex	67-678	Val Oliver
10. Moriera, Carlos – <b>65113</b>	1 Rosemary Way	Remove bay, add windows	69-20	Val Oliver
11. Clotoret LLC – <b>65114</b>	5 North Road	Rev. 64957: fenest. Chg	43-312	Botticelli & Pohl
12. Crampton Family – <b>65115</b>	5 Sunset Ridge Lane	Rev. 63459: fen. & dr chgs	73.4.2-85	Val Oliver
13. Restivo, Charles – <b>65116</b>	19 Masaquet Avenue, Lot A	Rev. 64877: ridge change	80-140	Emeritus
14. McAvoy, Sean – <b>65117</b>	24 Sankaty Head Road	Rev. 64810: fen. & chimney chg	48-1.7	Emeritus
15. Frederick Hoff Jr. R.T. – <b>65118</b>	99 Cliff Road	Rev. 65029: wind wells & fen	30-627	Botticelli & Pohl
16. Nant. Yacht Club – <b>65119</b>	3 Whaler Lane	New stairs	42.4.2-89	Emeritus
17. Lothian, Bill – <b>65120</b>	22 Trotters Lane	Shed	67-143	Structures Unltd
18. Dee, Timothy – <b>65121</b>	8 Hussey Farm Road	Shed	56-93	Structures Unltd
19. Platt, Daniel – <b>65122</b>	71 Lover's Lane	Fenst, door & shower changes	80-197	SMRD
20. Lewis, Chris – <b>65123</b>	6 Flint Road	Rev. 63473: chg windows	69-338	Self
21. Rove, Peter – <b>65124</b>	44 Arkansas Avenue	Rev. 64754: new door	59.4-150	Chris Carey
22. Arena, Thomas – <b>65125</b>	1 Ticcoma Way	Rev. 63232: remove garage add	67-157	Self
23. Nek-Cak F.T. – <b>65126</b>	7 Deacons Way	Change railing	40-82	NAG
24. Norris, Mark – <b>65127</b>	33 Pilgrim Road	Rev. 63448: veg. screen of vents	41-834	Self
25. WHD Property A LLC – <b>65128</b>	24 Boulevarde	Relocate cabana on site	80-84	Atlantic Landscape

Sitting Williams, Coombs, McLaughlin, Kuhnert, Camp

Alternates None

Recused Pohl, Oliver

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns No concerns

Motion **Motion to Approve. (Coombs)**

Vote Carried 4-0//McLaughlin abstain

Certificate # 65104 to 65128

**III. CONSENT WITH CONDITIONS**

1.	12 Wannacomet LLC – <b>65129</b>	12 Wannacomet Road	Rev. 6208: o/d show&add door	40-103	Rowland & Assoc.
	*shower moved to east or south	elevation, not on street	side north		
2.	Bingham, Joan – <b>65130</b>	19 Front Street	Expand existing deck	73.1.3-95	Marty McGowan
	*Wood to match existing				
3.	Lampe, Dean – <b>65131</b>	30 York Street	Chg doors to French doors	55.4.1-150	Self
	*TDL not SDL and doors	shall be 12-lt with bottom	kick panel and wood only		
4.	Penn, Kevin – <b>65132</b>	53 Wanoma Way	Hardscape: pergola	92.4-320	Jason Olbres
	*Height of posts to be no more	than 7.5 feet from grade			
5.	WHD Property A LLC – <b>65133</b>	24 Boulevarde	Hardscape: pool,fen,patio&drive	80-84	Atlantic Landscape
	*No apron at driveway;	due to lack of visibility			
Sitting	Williams, Coombs, McLaughlin, Camp, Oliver				
Alternates	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. (Coombs)</b>				
Vote	Carried 4-0//McLaughlin abstain			<b>Certificate #</b>	<b>65129 to 65133</b>

**IV. SIGN**

1.	Mooney, Robert/Yankow	3 Sparks Avenue	Sign	55-180.3	Bob Ramos
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				
Sign Advisory	None				
Concerns (5:03)	<b>Williams</b> – Read SAC comments: no concerns.				
Motion	<b>Motion to Approve. (Pohl)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65134</b>
2.	Roberts/Poets Corner	16 Amelia Drive	Wall sign	67-441	Self
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				
Sign Advisory	<b>Ben Normand</b> , for SAC – SAC asked the applicant to move the chiropractic sign and to make the Poets Corner’s sign more moderate and over his space. To come back in two weeks.				
Concerns (5:05)	<b>Williams</b> – Read SAC comments.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
3.	Wayne Alarm	Multiple sites	Violations-modifications		Bill Freedman
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				
Sign Advisory	<b>Ben Normand</b> , for SAC – The applicant hasn’t attended any meetings.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for further information. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	

**V. OLD BUSINESS**

1.	Apgar, Anne	22 Broadway	New dormer	73.1.3-117	Twig Perkins
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 (5:10)	<b>Williams</b> – Read SAB comments.				
Motion	<b>Motion to Approve due to the context of the individual architecture. (Pohl)</b>				
Vote	Carried 4-0//Glazer abstain		<b>Certificate #</b>	<b>65135</b>	
2.	Boylan, Mike	10 Witherspoon Drive	Solar array on roof	68-473	Self
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>Mike Boylan</b> – Presented project.				
Public	None				
Concerns (5:11)	<b>Glazer</b> – The front elevation will be very visible but the rear is not due to trees. <b>Coombs</b> – Would prefer the solar panels be on the rear roof. Would like to know how high off the roof they will sit. <b>Pohl</b> – Shares that concern. <b>McLaughlin</b> – Agrees they should not be on the front. There is room for them to be ground mounted. Discussion about how high off the roof the panels will be.				
Motion	<b>Motion to Approve through staff with the black opaque solar array on the northwest roof. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65136</b>	
3.	At Last LLC	7 Judith Chase Lane	Cottage	42.3.3-62	NAG
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>Steve Theroux</b> , Nantucket Architecture Group Ltd – Asked this to be held.				
Public	None				
Concerns (5:21)	No comments at this time.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried		<b>Certificate #</b>		
4.	At Last LLC	7 Judith Chase Lane	Addition & reno main house	42.3.3-62	NAG
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>Steve Theroux</b> , Nantucket Architecture Group Ltd – Presented revised plans at the table. Presented project. Peter Gerganteas, owner				
Public	<b>David Barham</b> , 8 Pine Street – The proposal is appropriate to the age of the house with minimal impact on original structure. The window added to the left of the east elevation 1 <sup>st</sup> floor is drawn as a case and should be a plank frame; on the very back of the addition, there are windows tight to the corner of the structure on the north and south sides that should be pulled away. Suggested a comprehensive window survey and to have all historic details documented. It should be part of the approval that the new foundation will be cobble and lime to match the old foundation.				
Concerns (5:21)	<b>Williams</b> – They have been working with HSAB and Mr. Barham and made revisions. Read HSAB comments read. Need a demo plan showing clearly what will be removed and there will be threshold inspections. Need a drawing of the inside screen-porch wall. Not all changes are circled. Need to see where the air conditioning (A/C) is going. <b>Coombs</b> – East elevation, asked about the little windows (one new window is being added and will match the existing). <b>Pohl</b> – Agrees with Mr. Barham about the case window on the main body. Agrees with Ms Coombs. Should write a letter of exemption from the energy code for this house. <b>McLaughlin</b> – The “B” windows are labeled as awnings and should be fixed.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

5.	At Last LLC	7 Judith Chase Lane	Demo existing garage	42.3.3-62	NAG
	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>Steve Theroux</b> , Nantucket Architecture Group Ltd – This is to remove the 1960s garage. Peter Gergantaeas, owner			
	Public	David Barham, 8 Pine Street			
	Concerns (5:46)	No concerns.			
	Motion	<b>Motion to Approve as a move or demolition. (McLaughlin)</b>			
	Vote	Carried unanimously	<b>Certificate #</b>	<b>65137</b>	
6.	At Last LLC	7 Judith Chase Lane	Garage	42.3.3-62	NAG
	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>Steve Theroux</b> , Nantucket Architecture Group Ltd – Revised plans submitted at the table. Presented project. Peter Gergantaeas, owner			
	Public	<b>David Barham</b> , 8 Pine Street – The garage needs to be seen in context of the house to the immediate left because the eave might be taller than that structure's eave; the two historic houses should maintain their prominence with the garage secondary. Asked this be held.			
	Concerns (5:47)	<b>Williams</b> – Read HSAB comments. Asked if it could be moved farther back from the front plain of the house. <b>Pohl</b> – Thinks moving it back 2 feet is a good idea. Discussion about possibly combining the cottage and garage. <b>Glazer</b> – From Rays Court, this house has a series of height projections; the original garage was a low mass; now a massive structure is being proposed. <b>McLaughlin</b> – South elevation, the height/width ratio looks too tall from the ground to the eave.			
	Motion	<b>Motion to Hold for revisions. (Pohl)</b>			
	Vote	Carried unanimously	<b>Certificate #</b>		
7.	181 Eel Point LLC	181 Eel Point Road	New cottage	33-21	BPC
	Sitting	Pohl (acting chair), Glazer, Camp			
	Alternates	None			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	<b>Doug Mills</b> , BPC – Reviewed changes made per previous concerns. His client prefers that the cottage and car port be connected. Due to zoning, the car port can't have a door but that side might not be visible			
	Public	None			
	Concerns (5:59)	<b>Staff</b> – Read previous concerns from Dec. 9. <b>Glazer</b> – The south elevation should have a front door. Agrees the garage should have a garage door on the south elevation. <b>Camp</b> – At 11 feet, the car port seems wide for that little structure. She likes keeping them connected. <b>Pohl</b> – If they are connected, it is one application; if they aren't the garage needs to be applied for separately. He's okay with them being connected. The lack of a garage door is a problem.			
	Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
	Vote	Carried unanimously	<b>Certificate #</b>		
8.	181 Eel Point LLC	181 Eel Point Road	New studio	33-21	BPC
	Sitting	Pohl (acting chair), Coombs, Glazer, Camp			
	Alternates	None			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	<b>Doug Mills</b> , BPC – Submitted revised plans at the table. Reviewed changes made per previous concerns.			
	Public	None			
	Concerns (6:18)	<b>Coombs</b> - West elevation, the "C" window should move closer to the door away from the break line; likes the reduction to one window on the left. <b>Camp</b> – Agrees with Ms Coombs.			
	Motion	<b>Motion to Approve through staff with the west elevation window moved away from the break and a targeted foundation. (Glazer)</b>			
	Vote	Carried unanimously	<b>Certificate #</b>	<b>65138</b>	

9.	Wesquo Properties LLC	57 Washington Street Lot B	Hardscape: fencing & gates	42.2.3-37	Jardins Interntl
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	Camp, Kuhnert				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Elizabeth O'Rourke, Jardins International Joe Topham, Topham Design				
Public	None				
Concerns (6:18)	<p><b>Williams</b> – Read HSAB comments. There is way too much board fence going on. Reviewed the types and locations of fences. The back 5&amp;1 fence is about 90 feet long then comes up the side; it should not pass the front plain of the building, drop to a 4-foot board fence, then go to 4' picket across the front.</p> <p><b>Coombs</b> – Doesn't want to see the fences closing up an area that has been historically open.</p>				
Motion	<b>Motion to Approve through staff per Exhibit A. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65139</b>	
10.	Fanning, Anthony	81 Tom Nevers Road	New dwelling	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	<b>Brook Meerbergen</b> – Presented project.				
Public	None				
Concerns (6:28)	<p><b>Coombs</b> – South elevation, the shingled porch over the front door is too wide; the front door should have single columns not doubles. The north elevation is excessively fenestrated and looks busy with the roof walk; the deck should be pulled back to the edge of the main roof; second floor windows should be spread out. West elevation, the gable with the “6” window could use another window and centered over the three below.</p> <p><b>Glazer</b> – This lacks additive massing. The gables are rather large; the 17-foot porches are inappropriately sized.</p> <p><b>Pohl</b> – South elevation, the gable forward is taller than the main mass ridge. The lack of additive massing is remediated by the eaves being different heights. The rake extensions are long.</p> <p><b>McLaughlin</b> – Agree with what's been said. West elevation, eliminate the 4-light; the long rafter tails changes the meeting rails in the dormers.</p> <p><b>Williams</b> – This whole thing needs to be remassed. Houses on that side of the road are small and compact; this is not. It should be simpler and shorter. Most houses in that area don't have a roof walk much less a skirted one; the skirted roof walk added to the high ridge doesn't work. The design doesn't warrant a craftsman door at all. All four sides are visible. The round window and 4-over-1 windows are not appropriate.</p>				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
11.	Fanning, Anthony	81 Tom Nevers Road	New shed	91-12	Brook Meerbergen
12.	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	Brook Meerbergen				
Public	None				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold to track. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

13. 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 Public	<b>Val Oliver</b> – Asked if it can be moved somewhere in Madaket. Land Bank isn't in the business of maintaining structures. None			
Concerns (6:43)	<b>Williams</b> – She went through the building and took pictures. This structure is pre 1938 with hand-hewn beams and posts and the original windows; it is a boat building with a boat in it. It has not been maintained since Land Bank last brought it before the HDC and the request for demolition was denied. Read MAB comments. <b>Coombs</b> – This situation is the same as the barn at Consue Springs; like that this structure has become part of the landscape. This is an unusual building with beautiful interior construction. Unless it could be moved back from whence it came, it should not be moved. It should be fixed on the outside and used by the Land Bank and maintained. <b>McLaughlin</b> – Agrees with Ms Coombs. They have other land along Hither Creek where it could be moved. <b>Pohl</b> – Agrees with Ms Coombs. He would be okay if it were moved to where it has a water-related use. <b>Williams</b> – She is not in favor of moving this off the site. It is part of the water front. The windows have been allowed to disintegrate and if that continues, HDC will go after them for demo by neglect.			
Motion	<b>Motion to Hold for further information and a representative from the Land Bank. (Glazer)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

**VI. NEW BUSINESS**

1. Crampton Family	5 Sunset Ridge Lane	Hardscape: arbors, firepit& wall	73.4.2-85	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 Public	Val Oliver None			
Concerns (6:53)	<b>Williams</b> – Most is not visible but the arbors are a problem; there are two huge full-moon arbors that are inappropriate. There are no dimensions on the plan and the arbors appear to be very tall and too wide. Should not exceed 3X7. Consensus agrees the arbors are inappropriate.			
Motion	<b>Motion to Hold for revisions to the rear arbor and elimination of the front one with dimensions. (Glazer)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

2. Charpie, Sally	92 Polpis Road	Rebuild dwelling due to fire	44-3.2	Permits Plus
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 Public	<b>Mark Poor</b> , Permits Plus – Presented project: rebuilding according to original plans. None			
Concerns (6:56)	<b>Williams</b> – It has anomalies but they were part of the original structure.			
Motion	<b>Motion to Approve based on the fact it will reflect the original structure. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate # 65140</b>	

3. Faros Properties	17 Broad Street	Rev.64746: chim,win&post chg	42.4.2-74	Emeritus
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 Public	John Hayford, Emeritus Development None			
Concerns (6:58)	<b>Williams</b> – Read HSAB comments. Agrees with HSAB about the chimney. The vent needs to be recessed. The bluestone cap on the top is inappropriate. South elevation, the bracket above the post needs to move right. West elevation, a window in the foundation lattice is inappropriate.			
Motion	<b>Motion to Approve through staff only the posts on the right side of the south elevation provided the brackets line up. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate # 65141</b>	

Break 7:03 to 7:12 p.m.

4. Richmond GPD/Shepley 6-8 Lovers Lane Hardscape: parking & drive 68-200/1/4, 157 Tim Sawyer  
 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 **Tim Sawyer**, BLFR Architects – Presents project.  
 Public None  
 Concerns (7:12) No concerns.  
 Motion **Motion to Approve. (McLaughlin)**  
 Vote Carried unanimously **Certificate # 65142**

5. Richmond GPD/Shepley 6-8 Lovers Lane Color change 68-200/1/4, 157 Tim Sawyer  
 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 **Tim Sawyer**, BLFR Architects – Presents project, Quaker grey.  
 Public None  
 Concerns (7:15) No concerns  
 Motion **Motion to Approve the Tundra Grey. (McLaughlin)**  
 Vote Carried unanimously **Certificate # 65143**

**VII. VIEWS**

1. Ice Baer LLC 5 Parson Lane Hardscape: tennis court 75-111 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 **Elizabeth O'Rourke**, Jardins International – Presented project.  
 Public None  
 Concerns (7:18) No concerns.  
 Motion **Motion to Approve. (Coombs)**  
 Vote Carried unanimously **Certificate # 65144**

2. Ice Baer LLC 5 Parson Lane Hardscape: drive,fence&pool 75-111 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 **Elizabeth O'Rourke**, Jardins International – Presented project.  
 Public None  
 Concerns (7:18) **Williams** – The issues are the double-wide, full-moon arbor and the deer fence. It makes no sense to have an arbor in the a deer fence; they will go right over it. The deer fence should have an 8-foot wire gate to match the fence.  
**Coombs** – The pool fence should be tighter to the pool; it encompasses the whole lot.  
**Glazer** – Agree about bringing the pool fence closer to the pool.  
**Pohl** – His concern is the fence close to the road; the wire fence needs to be densely screened all the way around. The arbor is overly formal for this remote, out-of-town location.  
 Motion **Motion to Approve through staff with new plans showing a gate to match the deer fence, no arbor, and the northeast side to have a natural-to-weather, capped picket fence, per Exhibit A. (Coombs)**  
 Vote Carried unanimously **Certificate # 65145**

<b>3.</b>	<b>Nant. Historical Assoc.</b>	<b>12 Liberty Street</b>	<b>Add porch</b>	<b>42.3.4-68</b>	<b>Catherine Taylor</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>Catherine Taylor</b> , NHA – Presented project. Michael Harrison, NHA				
Public	None				
Concerns (7:32)	<b>Williams</b> – Read HSAB comments. They revised plans per HSAB comments. No concerns.				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65146</b>	
<b>4.</b>	<b>Hoffman, Marguerite</b>	<b>15 Sherburne Turnpike</b>	<b>Hardscape: driveway</b>	<b>30-34</b>	<b>Permits Plus</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>Mark Poor</b> , Permits Plus – Presented project.				
Public	None				
Concerns (7:36)	No concerns.				
Motion	<b>Motion to Approve due to minimal visibility. (McLaughlin)</b>				
Vote	Carried 3-0// Williams & Glazer abstain		<b>Certificate #</b>	<b>65147</b>	
<b>5.</b>	<b>Ceylon Elves LLC</b>	<b>286 Polpis Road</b>	<b>Hardscape: bridge</b>	<b>25-33</b>	<b>Botticelli &amp; Pohl</b>
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Camp, Oliver				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Presented project.				
Public	None				
Concerns (7:39)	<b>Coombs</b> – There is a bridge like this off Shimmo Pond. No concerns.				
Motion	<b>Motion to Approve. (Kuhnert)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65148</b>	
<b>6.</b>	<b>North Liberty LLC</b>	<b>32 Crooked Lane</b>	<b>New dwelling</b>	<b>41-331</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	None				
Public	None				
Concerns	<b>Williams</b> – The applicant asked this be held for next week.				
Motion	<b>Motion to Hold for January 26. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

Minutes for January 19, 2016, adopted Feb. 2

7.	Reiskin, Robert	34 Cod Fish Park	Rev: fen & shower	73.1.3-53	Wilson Co.
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>Beau Wilson</b> , Wilson Co. – Explained the fenestration change.				
Public	None				
Concerns (7:42)	<b>Williams</b> – Need ¼-scale drawings of all four elevations; also need photos of all four sides as they exist. No concerns with the roof change or the shower. <b>Glazer</b> – Would like to see the original approval.				
Motion	<b>Motion to Approve through staff with corrected ¼-inch drawings. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65149</b>	
8.	Reiskin, Robert	34 Cod Fish Park	Hardscape: fence & patio	73.1.3-53	Wilson Co.
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	Beau Wilson, Wilson Co.				
Public	None				
Concerns (7:48)	<b>Williams</b> – The only issue is that the patio is in front of the house; it should be moved to the side. <b>Glazer</b> – The A/C units need to be screened with a natural to weather fence.				
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
9.	Finnegan, Mark	36 Warren’s Landing Road	Rev.64567: shingle to open rail	38-44	BPC
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 (7:51)	<b>Williams</b> – The rear deck was approved as a shingled porch because it was too big and too long; now they are asking to change it to railings. <b>Glazer</b> – It is visible. The majority of decks out there are not shingled but none are this large.				
Motion	<b>Motion to Deny due to visibility and expanse of the deck. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65150</b>	
10.	Ayotte, Michael	71 Surfside Road	Hardscape: fence	67-555	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> – Presented project. <b>Mitch Beede</b> – The fence is a temporary fix while a storage location can be found. He shares the maintenance of the trees along the property line.				
Public	None				
Concerns (7:55)	<b>Williams</b> – This is a corral around stuff in the middle of the lot with no screening. <b>Coombs</b> – Doesn’t think anyone will be aware of this in that location and it is okay here as a temporary solution. <b>Pohl</b> – Agrees with Ms Coombs. <b>Glazer</b> – Also agrees with Ms Coombs. <b>McLaughlin</b> – No concerns. <b>Williams</b> – This looks like a car corral from the driveway. Not in favor of this as it is a bad precedent; it is visible from Celtic Drive, Surfside Road, and Miacomet Ave. Thinks a 5-foot board fence might work better.				
Motion	<b>Motion to Approve through staff as a 5-foot-from-grade, natural-to-weather, board fence. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65151</b>	

6. Coutinho, Jiao	17 Woodland Avenue	New dwelling	68-263	Link Permitting
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver, for Victory Ewing, LINK Permitting and Design			
Public	None			
Concerns (8:03)	<p><b>Williams</b> – This is going behind the existing house; we need to see the two together. There are details on the drawings that are not correct.</p> <p><b>Pohl</b> – If the structure were drawn correctly, it would be approvable.</p>			
Motion	<b>Motion to Hold for corrected drawings. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

**VIII. PRELIMINARY REVIEW**

1. B & D RT/Terry Perry	94 Quidnet Road	Add to exist dwell/new dwell	21-107	Thornewill Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer, Camp, Oliver, Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Luke Thornewill</b> , Thornewill Design – Presented historic photos and as-built drawings at the table. Existing structure is listed as contributing.			
Concerns (8:08)	<p><b>Williams</b> – This is in old Quidnet a circa 1909 house, which will be difficult to add onto. Reviewed a conversation with Andrew Vorce, PLUS Director, about establishing areas of specific concern with historic structures in those areas to be reviewed by HSAB.</p> <p><b>Pohl</b> – The general direction is very good; he would like HSAB to review it. South elevation, the proportions of the Dutch hip is narrow; the original Dutch hip is wider in relation to the height.</p> <p><b>Camp</b> – Thinks this loses the original building by having one-story wings off each side. The garage apartment doesn't relate back to the original structure.</p> <p><b>Kuhnert</b> – The existing garage could be demolished. A one-story addition to the existing main house is appropriate; not sure this is the correct approach. It feels like the additions are swallowing up the historic house but if that can be shown as not the case, he'd look at it. Comparing the existing and proposed floor plan indicates a lot of interior historic fabric is being lost; would like as much as possible of that retained.</p> <p><b>Oliver</b> – The two smaller pieces might be better if they aren't gables forward or at least one is changed.</p> <p><b>Coombs</b> – Agrees with Ms Oliver.</p> <p><b>Williams</b> – Concerned about adding a second floor to the garage; the garage should be incredibly simple. The excessive details detract from the original house. South elevation, the left gable extends forward of the main body of the house. Not sure about the four-sided hips when everything else is clipped. This should go to HSAB.</p>			

**IX. OTHER BUSINESS**

Approve Minutes (8:31)	January 5, 2016: <b>Motion to Approve.</b> (Coombs) Carried 4-0//Williams abstain.
Review Minutes	January 12, 2016
Other Business	<ul style="list-style-type: none"> <li>• Discussion about legal representation for HDC at BOS appeals</li> <li>• Borel Policy/Body Guard Policy</li> <li>• <b>51 Centre Street</b>, dismissed.</li> <li>• 6 Marble Way, appeal up Jan 20</li> <li>• <b>13 C Street</b>, appeal up Jan 20</li> <li>• 250 Polpis Road, appeal up Jan 20</li> <li>• 341 Madaket Road, appeal up Feb 3.</li> <li>• <b>11 North Liberty Street</b>, minimum maintenance issues</li> <li>• <b>74 Centre Street</b>, wire fence violation letter</li> <li>• 1A Cynthia Lane, stack violation letter. <b>Motion to Send a violation letter.</b> (Pohl) Carried unanimously</li> <li>• 40 Somerset Lane, wall violation letter <b>Motion to Send a violation letter.</b> (Coombs) Carried unanimously</li> </ul>
Commission Comments	<b>McLaughlin</b> – Asked for a discussion of the July 23, 2015 minutes be on the next agenda. Six months is a long time. Williams – She won't put it on the agenda until they are in a "legal" format that can be discussed in public forum.

Motion to Adjourn: 8:40 p.m.

Submitted by:  
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village