



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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, February 9, 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, Pohl, Glazer, Camp, Oliver, Kuhnert
Absent Members: None
Late Arrivals: Pohl, 5:02 p.m.; Camp, 5:09 p.m.
Early Departures: McLaughlin, 8:49 p.m.; Oliver, 10:27 p.m.; Pohl, 10:36 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1.	Dragon, Veronica – 65235	8 Field Avenue	New cottage	80-167	Val Oliver
2.	O'Donnell, Karen – 65236	3 Nobadeer Road	Shed	80-46	Self
3.	Net Zero LLC – 65237	10 Eat Fire Spring Road	Rev.64843: MH fenest. chg	20-63	Thornewill Design
4.	Net Zero LLC – 65238	10 Eat Fire Spring Road	Rev.64844: grg roof over hang	20-63	Thornewill Design
5.	42 Union Street LLC – 65239	42A Union Street	Rev: add window&move door	42.3.2-28	Ethan McMorrow
6.	Campbell-Ward, Marie – 65240	10.5 Bartlett Road	Bulkhead, window well	67-14.9	Thornewill Design
7.	NIR Retail LLC – 65241	Straight Wharf	Hardscape: brick	42.2.4-1	Scott Kelley
8.	Sankaty Head Golf – 65242	100 Sankaty Avenue	Fenestration & door change	49.2-100	Mark Lombardi
9.	Sankaty Head Golf – 65243	100 Sankaty Avenue	Alter handicap ramp	49-163	NAG
10.	Phillips, Steven – 65244	8 Coffin Road	Rev.63923: add window	91-91.5	Concept Design
11.	Manning Associates – 65245	19 Amelia Drive	Hardscape:walks&parking area	67-429	Rob Newman
12.	Holmes, Mary Margaret – 65246	88 Main Street	Hardscape: fence to match	42.3.3-65	Ethan McMorrow
13.	Kelly, Joe – 65247	4 Hollister Road	Rev.62134: chg 1/1 to 6/1	92.4-275	NAG
14.	Southern RT – 65248	6 South Shore Road	Rev.61982: pool & spa change	67-337	Brook Meerbergen
15.	Anderson, Deb – 65249	27 Mill Street	Fenestration changes	54.4.4-96	NAG
16.	Harper, Colin – 65250	27 Ridge Lane	As-built dr,step,chim&fenest	38-73	Richard Glidden
17.	Sinatra, Lauren – 65251	25 Allens Lane	Window replacement	67-124	Tradewinds Custm
18.	De Las Casas – 65252	23 Pond View Drive	Rev.64962: change color	81-28	Emeritus
19.	King, Erin – 65253	4 Daley Court	Add dormer, enlarge deck	66-39.4	BPC
20.	Carter, Anne – 65254	8 McKinley Avenue	Wood roof to dual grey 3-tab	73.3.10195	Andy Bennett

Sitting Williams, Coombs, McLaughlin, Glazer, Kuhnert

Alternates None

Recused Oliver

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

Representing None

Public None

Concerns Discussion about 8 Field Avenue, a 1-story, small cottage; no concerns.

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

Vote Carried 4-0//McLaughlin abstain

Certificate #

65235 to 65254

III. CONSENT WITH CONDITIONS

1. Phillips, Steven – 65255	8 Coffin Road	Hardscape: pool,fence&patio	91-91.5	Concept Design
*Due to lack of visibility and	triple rail with wire not	double rail, arbor needs to be	traditional	angle on top
2. 42 Union Street LLC – 65256	13 Fayette Street	Rev.: fenest. Chg&remove chim	42.3.2-28	Ethan McMorrow
*No removal of chimney				
Sitting	Williams, McLaughlin, Pohl, Glazer, Oliver			
Alternates	Kuhnert			
Recused	Coombs			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Glazer)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	65255 to 65256	

IV. SIGNS

1. Roberts/Poets Corner	16 Amelia Drive	Wall sign	67-441	Nate Roberts
2. Roberts/Poets Corner	16 Amelia Drive	Hanging sign	67-441	Nate Roberts
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	Williams – The Sign Advisory Committee approved these and had them put the signs up; this application is after the fact.			
Motion	Motion to Approve both. (Glazer)			
Vote	Carried unanimously	Certificate #	65287 to 65288	

V. REQUEST - HISTORIC DETERMINATION

1. 23 Commercial Whf LLC	23 Commercial Wharf	Historic determination letter	42.2.4-5	Rowland & Assoc.
2. Bowen, Michael	16 Vestal Street	Historic determination letter	42.3.3-92	Thornewill 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	None			
Public	None			
Concerns (5:05)	No comments.			
Motion	Motion to Have the chair write and sign the letters of historical determination for both projects. (Coombs)			
Vote	Carried unanimously	Certificate #		

VI. NEW BUSINESS

1. Reiland, William	222 Eel Point Road	Rev.63009: connector mod.	38-36.1	Workshop/APD
2. Reiland, William	222 Eel Point Road	Rev.62815: connector,dr&perg.	38-36.1	Workshop/APD
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	Andrew Kotchen , Workshop/APD – Presented project.			
Public	None			
Concerns	Williams – We allowed them to connect the two structures with a pergola; they put on a 4/12 roof instead of a pergola. No concerns.			
Motion	Motion to Approve due to minimal visibility. (Coombs)			
Vote	Carried unanimously	Certificate #	65259 & 56260	

3. Haub, Christian 57 Eel Point Road Rev.60644: generator pad&fnst 32-46 Workshop/APD
 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 Andrew Kotchen, Workshop/APD
 Public None
 Concerns No comments at this time.
 Motion **Motion to Hold for further information. (Coombs)**
 Vote Carried unanimously **Certificate #**

4. Teatucket LLC 10 North Road New guest house 43-81 Workshop/APD

Sitting Williams, Coombs, McLaughlin, Glazer, Oliver
 Alternates Camp, Kuhnert
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Andrew Kotchen**, Workshop/APD – Presented project.
 Public None
 Concerns (5:08) **Williams** – The 4-lights in the east dormers should be 6-lights.
McLaughlin – North elevation, this side will be visible from the water and is over fenestrated; remove two doors.
Coombs – Agrees about the 4-light windows. South elevation, the garage faces the street; asked if it will be visible (no). Does not agree with Mr. McLaughlin about the north elevation.
Oliver – Agrees with the change to the south elevation 4-lights. No concerns with the north elevation French doors.
Glazer – South elevation, the five French doors will be at elevation 19 and agrees they will be visible from the water.
 Motion Motion to Approve through staff with the east elevation, 4-light dormer windows and the left and right north elevation French doors replaced with 2 windows. (McLaughlin) not carried.
Motion to Approve through staff with the east elevation 4-lights to be 6-lights and the north elevation approved due to lack of visibility. (Coombs)
 Vote Carried 3-1//McLaughlin opposed and Glazer abstain **Certificate # 65261**

5. Teatucket LLC 10 North Road New shed 43-81 Workshop/APD

Sitting Williams, Coombs, McLaughlin, Glazer, Oliver
 Alternates Camp, Kuhnert
 Recused Pohl,
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing Andrew Kotchen, Workshop/APD – Presented project.
 Public None
 Concerns (5:19) **Oliver** – There is no trim around the doors.
 Motion **Motion to Approve through staff with trim around the shed doors. (Coombs)**
 Vote Carried unanimously **Certificate # 65262**

7. Connolly, Mark 76 Sankaty Avenue Dormer 49-112 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 **Val Oliver** – Presented project.
 Public None
 Concerns (5:21) **Williams** – The dormer is on the road side.
Glazer – The structure across the street has smaller dormers.
 No concerns due to the context of the area.
 Motion **Motion to Approve due to the neighborhood context. (Coombs)**
 Vote Carried unanimously **Certificate # 65263**

6. Giorgio, Paul	48 Centre Street	Add take-out window	42.3.1-1	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	Matt MacEachern , Emeritus Development – Submitted an alternative at the table. Presented both options.			
Public	None			
Concerns (5:25)	At 5:21: Motion to Hold for Mr. MacEachern to arrive. (Coombs) carried unanimously Williams – Read HSAB comments. This take-out window is not architecturally appropriate for this structure. Coombs – This is one of the oldest buildings in the old historic district (OHD); a take-out window is way too modern and completely inappropriate. McLaughlin – The Juice Guys were given a double-hung window for take-out. Pohl – As a single double-hung window, he would have no concerns.			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously	Certificate #		

8. Dannheim, Erik	97 Low Beach Road	Shift on site & change color	75-31.2	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	Matt MacEachern , Emeritus Development – Presented project. Noted many of the large structures in the area are white so this would stand out as grey. Submitted context photos at the table.			
Public	None			
Concerns (5:31)	At 5:21: Motion to Hold for Mr. MacEachern to arrive. (Coombs) carried unanimously No concerns about moving it 4-feet on site. Williams – This house was approved because it would not be white. Glazer – This house should recede into the landscape and shouldn't be white. Coombs – Agrees. Pohl – Agrees. Noted that the more successful white-trim houses presented for context are small. McLaughlin – 16 houses out of 36 are white; no concerns.			
Motion	Motion to Approve through staff the move but not the color change due to the architecture of the existing house. (Coombs)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	65264	

VII. VIEWS

1. Reiland, William	5 Pond View Drive	Move/demo exist. dwelling	81-19	Workshop/APD
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	Andrew Kotchen, Workshop/APD			
Public	None			
Concerns (5:36)	Coombs – Would hate to see this leave.			
Motion	Motion to Approve as a move or demo. (Coombs)			
Vote	Carried unanimously	Certificate #	65265	
2. Reiland, William	5 Pond View Drive	Demo garage	81-19	Workshop/APD
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	Andrew Kotchen, Workshop/APD			
Public	None			
Concerns (5:36)	No concerns.			
Motion	Motion to Approve as a move or demo. (Coombs)			
Vote	Carried unanimously	Certificate #	65266	

3.	Reiland, William	5 Pond View Drive	Demo shed	81-19	Workshop/APD
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	Andrew Kotchen, Workshop/APD				
Public	None				
Concerns (5:36)	No concerns.				
Motion	Motion to Approve as a move or demo. (Coombs)				
Vote	Carried unanimously		Certificate #	65267	
4.	Reiland, William	5 Pond View Drive	New dwelling	81-19	Workshop/APD
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	Andrew Kotchen , Workshop/APD – Presented project. Noted a drafting error on the north elevation bumpout; it should have a middle 4-light window.				
Public	None				
Concerns (5:37)	<p>Coombs – South elevation, the two chimneys look like one and the big one is too big. West elevation, on the left side in the 2-story element, there are three types of windows; the “A” should be a 6-light and the “D” window eliminated. North elevation, the front door sidelights need a bottom panel; the sidelights are too formal for a board and batten door; the right chimney should be narrower.</p> <p>Pohl – Given the distance off the street, the vegetation, and natural trim, he has few concerns. Agrees the large chimney is massive and boxy.</p> <p>McLaughlin – There are 16 French doors.</p> <p>Glazer – The pergola over the front door isn’t appropriate. North elevation, the bumpout pantry wall is too big for a single 4-light window. If something happened to the trees, this would be visible from the road. The south and west elevations have too many French doors. Agrees about the chimney.</p> <p>Williams – Agrees about the pergola over the front door. North elevation, the bumpout could use a second window. The front door trim needs to be beefed up and no sidelights. Both chimneys are oversized. West elevation, the pergola should be a traditional design.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
5.	Reiland, William	5 Pond View Drive	New garage/studio	81-19	Workshop/APD
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	Andrew Kotchen , Workshop/APD – Presented project.				
Public	None				
Concerns (5:52)	<p>Williams – This is too narrow and too vertical; it is 18 inches too tall.</p> <p>Coombs – The pergola should be more traditional in design.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
6.	Reiland, William	5 Pond View Drive	New shed	81-19	Workshop/APD
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	Andrew Kotchen , Workshop/APD – Presented project.				
Public	None				
Concerns (5:55)	No concerns.				
Motion	Motion to Approve through staff with a single window on the gable end. (Glazer)				
Vote	Carried unanimously		Certificate #	65268	

7. Roe, Keith	51B Centre Street	Hardscape: A/C, wall & fence	42.4.2-26	Julie Jordin
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	Julie Jordin , The Garden Design Company – Presented project.			
Public	None			
Concerns (5:57)	Williams – They are replacing the retaining wall on the back toward North Water Street; the walls and fences of 51B and 51 tie together. The part most visible is the stone wall; the timber portion won't be visible. No concerns.			
Motion	Motion to Approve through staff with a 4-foot natural to weather board fence around the A/C. (Glazer)			
Vote	Carried unanimously		Certificate #	65269
8. Roe, Keith	51 Centre Street	Hardscape: A/C, wall & fence	42.4.2-26	Julie Jordin
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	Julie Jordin , The Garden Design Company – Presented project.			
Public	None			
Concerns (5:57)	Williams – They are replacing the retaining wall on the back toward North Water Street; the walls and fences of 51B and 51 tie together. The part most visible is the stone wall; the timber portion won't be visible. Coombs – The air conditioning (A/C) units need screening.			
Motion	Motion to Approve through staff with a 5-foot natural to weather board fence around the A/C and corrected plans showing the wall as drawn and payment of \$250 as-built fee. (Glazer)			
Vote	Carried unanimously		Certificate #	65270
9. Harding, Abby	3 Winter Street	Hardscape: drive, patio & fence	43.3.4-73	Julie Jordin
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Julie Jordin , The Garden Design Company – The fence shown is wrong; it was previously approved to match 83 Main Street. Patios and driveway will be running bond. The walkway is peastone edged with brick. Will simplify the walkways; move garbage and bikes off the street; locate the HVAC.			
Public	Kevin Kuester , 83 Main Street – Appreciates the removal of the raised garden bed. It's a little busy for Winter Street; the Coffin School is all lawn and very simple; suggested combining some of the patios. The bike and trash storage shed should be behind the hedge. The plans don't show the A/C units.			
Concerns (6:10)	Williams – Her concern is the peastone walkway going right up to the street; suggested starting with brick then switching to peastone up to the door. Coombs – Would like some of the edges to be rounded to look more natural and less formal between the two patios.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	

VIII. OLD BUSINESS

1.	At Last LLC	7 Judith Chase Lane	Alterations to dwelling	42.3.2-62	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	Steve Theroux , Nantucket Architecture Group Ltd – Reviewed changes made per previous concerns. Bill McGuire, Nantucket Architecture Group Ltd				
Public	None				
Concerns (6:24)	Williams – East elevation left, the “A” window should match the existing 1 st floor window on the south elevation. Discussed email from abutter David Barham with comments in relation to the revisions. Comments as follows: “1.) The new type A windows are too wide for a house of this period. This is especially apparent on the east corner of the house right next to the sidewalk where the new window is paired with but fails to match an existing window. They should be narrowed to match the existing windows 2.). No material has been specified for the window wells. Please specify a traditional material: brick or stone to match the foundation.” Discussion about repairing the foundation.				
Motion	Motion to Approve through staff with east elevation left “A” window to match the existing 1st-floor window on the south elevation and revisions requested by David Barham. (Coombs)				
Vote	Carried unanimously		Certificate #		
Concerns	Motion to reopen. (Coombs) Carried unanimously Discussion about repairing the foundation.				
Motion	Motion to Approve through staff with east elevation left “A” window to match the existing 1st-floor window on the south elevation and revisions requested by David Barham and allow the structure to be lifted and placed back on the foundation with reuse of rubble and lime and back mortar and with a benchmark submitted to staff. (Coombs)				
Vote	Carried unanimously		Certificate # 65271		
2.	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	Bill McGuire, Nantucket Architecture Group Ltd				
Public	None				
Concerns (6:34)	Williams – Stated she met with Mr. McGuire and walked the site; there is only one place to put the addition. It will not be very visible from Vestal Street. He lowered the roof and made the left element smaller. No concerns				
Motion	Motion to Approve. (Oliver)				
Vote	Carried unanimously		Certificate # 65272		
3.	Guill, Ben	62 Hulbert Avenue	Hardscape: spa & fire pit	29-57	Waterscapes
Sitting	Williams, Coombs, Glazer, Camp				
Alternates	None				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Jessie Dutra , Waterscapes by Jessie Dutra – Presented project.				
Public	None				
Concerns (6:36)	Williams – The fire pit is the biggest problem. Need a picture of the spa; would prefer it flush with the ground. Coombs – This lot if visible from all sides. Agrees about lowering the spa. Glazer – The plantings should be mature to immediately screen the spa and fire pit; need the plant sizes on the plans. Camp – Would like more pine trees added to beef up the vegetative screen.				
Motion	Motion to Hold for revisions and to come back February 16. (Coombs)				
Vote	Carried unanimously		Certificate #		

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4.	Simpson, Russell	6 Marble Way (portion)	New commercial structure	66-103	Concept Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	TJ Watterson , Concept Design LLC – Reviewed changes made per previous concerns. A/C is not part of the plan. Pointed out that this is not a hardscaping application and he can deal with moving the one parking space.				
Public	Tom Schroeder , 9 Marble Way – At the last hearing there was talk about screening coming toward the large building so that cars would look into the property; pointed out that the 90-foot commercial structure is not supported by the residents unless it is not visible from Marble Way. He believes the parking spot could be moved to a different location; that would improve the view from Marble Way and help maintain the residential feel by eliminating visibility of any commercial vehicles. Erin Myers , 14 Sleepy Hollow – Asked about the location of the two dumpsters. Samantha Parson, 1 Marble Way Kevin Dugan, 80 Somerset Road & 6 Sleepy Hollow Robert Morgenstern, 1 Marble Way				
Concerns (6:47)	Williams – Explained Mr. Schroeder’s suggestion would eliminate one parking space and legally impact the width of the turning around the building; the screening as approved by the Planning Board will be adequate. The dumpsters are going in the back. The walkway will be gradually raised to put the front door at grade eliminating the need for an handicap accessible (H/C) ramp. Pohl – Right now, you are looking at the short end of the building. McLaughlin – There is a H/C parking space but no ramp is shown on the elevations.				
Motion	Motion to Approve with the submitted site plan stamped as approved. (Coombs)				
Vote	Carried 4-1//McLaughlin opposed		Certificate #	65273	
5.	SIV LLC	19 Hummock Pond Rd Lot 2	New dwelling	56-12 (port)	Concept 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	TJ Watterson , Concept Design LLC – Reviewed changes made per previous concerns.				
Public	None				
Concerns (7:01)	Williams – Hates the 1-story mass. Front door sidelights should be 3-light with panes to match the “A” windows. Pohl – He would trade the reduction in width of the gambrel to the 1-story piece; the gambrel proportions are better. West elevation, the kitchen windows don’t relate to any others and are wide. Suggested a hipped roof on the bumpout. McLaughlin – No concerns. Coombs – West elevation, dormers should be smaller; pull in the cheek walls 4” each side; same on the north and south.				
Motion	Motion to Hold for revisions and to come back next week. (Coombs)				
Vote	Carried unanimously		Certificate #		
6.	NIR Retail LLC	39 Straight Wharf	Fenestration change	42.2.4-1	Concept 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	TJ Watterson , Concept Design LLC – Submitted alternate option at the board and presented project.				
Public	None				
Concerns (7:07)	Williams – The entrance will have to brought up to code to be H/C accessible. No concerns.				
Motion	Motion to Approve through staff with ¼-scale drawings, per Exhibit A. (McLaughlin)				
Vote	Carried unanimously		Certificate #	65274	

Break 7:11 to 7:19 p.m.

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7.	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	Holly Darzen , Linea 5 – Reviewed changes made per previous concerns.			
		Ron Lindsay			
	Public	None			
	Concerns (7:19)	<p>Williams – The 1st-floor windows are still too big; they should come down one size. North elevation, the bay window isn't helping; suggested pulling the porch around to enclose the bay window.</p> <p>Pohl – There are too many different sizes and types of windows; should reduce the types to visually simplify the structure. The width of 1st floor and 2nd floor windows should match. The front door needs a frontispiece. The south elevation pent roof over the door is too tight to the frame. West elevation, the deck should have no more than 3 posts; eliminate the plinths on the columns. North elevation, the long 45-foot roof with three flush dormers looks large. Thinks Ms William's suggestion about bringing the porch around is a good idea.</p> <p>Coombs – The front door should be a 6-panel door. Agrees with Mr. Pohl. This needs more 1-story additive massing.</p> <p>Glazer – Agrees with what's been said.</p> <p>Oliver – This has come a long way. We are asking to regularize the windows; fix the door trim, and other details.</p>			
	Motion	Motion to Hold for revisions. (Glazer)			
	Vote	Carried unanimously		Certificate #	
8.	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	Holly Darzen, Linea 5			
		Ron Lindsay			
	Public	None			
	Concerns (7:41)	<p>No concerns.</p> <p>Discussion about the trim color for the overall project.</p>			
	Motion	Motion to Hold to track with the new dwelling. (Glazer)			
	Vote	Carried unanimously		Certificate #	
9.	Lindsay, Ron	15 Pippen's Way	New cottage	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	Holly Darzen , Linea 5 – Noted a drafting error.			
		Ron Lindsay			
	Public	None			
	Concerns (7:45)	<p>Williams – South elevation, those should be shed dormers. North elevation, the dormer windows are too horizontal.</p> <p>Oliver – South elevation, suggested the hipped roof be a flat shed.</p>			
	Motion	Motion to Hold for revisions and to track with the new dwelling. (Glazer)			
	Vote	Carried unanimously		Certificate #	

10. Kimball-Sherburne LLC	9 Kimball Avenue	New dwelling	30-31	Frgsn Shamamian
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom McManus – Reviewed changes made per previous concerns. Oscar Shamamian Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger , Sarah F. Alger P.C., for Clark Fork Partners NT at 17 Kimball Ave – No concerns.			
Concerns (7:50)	Williams – The eave is in the setback on the east side by one foot. Generally we don't approve a long dormer tying into the adjacent roof; it might not read that way. The French doors should all be standard 15-light; the west 18-light French door is too tall. Take the returns off the dormers. West elevation, the flush dormers should have top-sash windows, not 4-lights. North elevation, if the 2 nd -floor windows are separated, they won't align with those below. The French doors can't be 8-feet tall. Oliver – Preferred the previous submission in regards to the western wing. The north-elevation, the 46-foot-long roof is longer than the main mass ridge. Need more trim around the front door. Likes the present west elevation. Glazer – South elevation, the 4-over-four windows flanking the French doors need to be different; need heavier trim around the front door; right windows should be separated. North elevation, the windows feel very vertical; the 46-foot length is a concern. Feels this house has not found its genre. West elevation, the little flush dormers don't work. Coombs – South elevation, agrees the right two mulled windows need to be separated; the shed above the front door should be separated into two with smaller windows. North elevation, in the right saltbox, the 2 nd -floor windows should be separated. Not concerned about the 4-over-4 windows. Camp – Agrees with what's been said. If this goes shingle style, suggested eyebrow windows instead of front dormers. Not a fan of the saltbox but it might work. Okay with the 4-over-4s on the south elevation.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
11. Kimball-Sherburne LLC	9 Kimball Avenue	New secondary dwelling	30-31	Frgsn Shamamian
12. Kimball-Sherburne LLC	9 Kimball Avenue	New garage	30-31	Frgsn Shamamian
13. Kimball-Sherburne LLC	9 Kimball Avenue	Hardscape: pool,patio&fence	30-31	DH Design
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom McManus Oscar Shamamian Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger, Sarah F. Alger P.C., for Clark Fork Partners NT at 17 Kimball Ave			
Concerns	No comments at this time.			
Motion	Motion to Hold to track with the main dwelling. (Coombs)			
Vote	Carried		Certificate #	
14. Sweedler 2/16	41 Monomoy Road	Rev.64384: hardscape chgs	54-196	Atlantic Landscape
Motion (8:11)	Motion to Hold for February 16. (Coombs)			
Vote	Carried unanimously			
15. Winter, Duncan 2/23	26 Monohansett Road	Revisions to dwelling	79-145	Rob Andersen
Motion (8:11)	Motion to Hold for February 23. (Coombs)			
Vote	Carried unanimously			
16. Chen, Daniel	1 Paul Jones Road	Hardscape: pool, fence, & patio	30-618	Thornewill Design
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:12)	Discussion about facing the south-facing side of the north wall with vertical board to blend with the fence.			
Motion	Motion to Approve through staff with vertical board on the south-facing side of the north wall and a 36" Type II natural to weather picket around the A/C. (Pohl)			
Vote	Carried unanimously		Certificate #	65275

17. Binder-Miller, 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 – Reviewed changes made per previous concerns. Defended the stone chimney.			
Public	None			
Concerns (8:19)	<p>Williams – This is still a very long structure.</p> <p>Coombs – East elevation, the front door needs a little more trim. Doesn't think the stone chimney is appropriate. The north elevation has all the height and only two windows with the chimney.</p> <p>Oliver – Appreciates what's been done. Doesn't mind a stone chimney. Though it is linear, the massing breaks that up. Likes the gable dormers on the front additive mass.</p> <p>Kuhnert – The changes are great and also doesn't mind the stone chimney. Asked why more of an ell shape is a problem.</p> <p>Glazer – East elevation, 2nd-floor porch over front door needs to come in tighter to the flanking windows; she is wavering between shed and gable dormers; one of the left two windows in the small bumpout should be eliminated; would like photo documentation on the stone chimney; would like the windows to line up. Asked about the "A" and "B" windows on the front.</p> <p>Williams – It is typical to have gable dormers in the front and shed dormers in the back. South elevation, the bottom of the windows are too high above the shingle line. Agrees with Ms Glazer; the windows are floating in the gable dormers; the cheek walls were much better in the previous shed dormers.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
18. Eleven Crooked Ln LLC	10 Hickory Meadow Lane	New dwelling	41-904	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:35)	<p>Williams – Read previous concerns. The concerns about the windows and doors have not been addressed in the revisions and the structure is still 100 feet long. None of the meeting rails match. The connector is a see-through hallway.</p> <p>Pohl – His main issue was that both gables were the same height. Liked the shutters; they broke up the wall. It is going to be visible from at least three sides. The 2-over-2 windows don't help the severity of this structure; 6-over-6 windows would help a lot. Asked for a 3D rendering. The topography shows a steep slope, but the drawings show everything flat; need a cut and fill diagram.</p> <p>Coombs – The front door needs to be more pronounced. Would like to see this with 6-over-6; the shutters would fit with them. Appreciates the left-side 1-story. West elevation, the barn portion should look more like a barn. North elevation, the left windows on the 1st floor should align with the "C" windows on the 2nd floor; suggested reducing the length of the connector. The meeting rails don't align and bring the cheek walls in a bit.</p> <p>Glazer – Agrees with what's been said. The pitch of the secondary gable forward was changed; now it's too wide.</p> <p>Williams – Agrees with what's been said. The 4-bay proportions are wrong; 2-over-2s don't help; the windows are all wrong. South elevation, this faces West Chester with oversized "A" windows and the tiny "D" windows and double dormers with too much wall plane. Agrees the 8-foot doors aren't appropriate. The connector should not be glass through on both sides and should come down to two windows long. West elevation, she doesn't get the doors; reduce size of the great room; likes removal of the barn board. North elevation, the pent roof is hanging. Likes the "B" windows. The 4-light French doors aren't working. It needs to move away from West Chester and get shorter.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	

19. Smith, Halsey	1 Vine Cliff Lane	New dwelling	29-43.1	Emeritus
Sitting	Williams, Coombs, Pohl, Camp			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Submitted 3D renderings at the table. Reviewed changes made per previous concerns. Peter Glazer			
Public	None			
Concerns (8:57)	<p>Pohl – The proposed lintel doesn't work; one of the boards is too heavy.</p> <p>Camp – The 4X4 columns look scrawny. She thinks a roof walk skirt is appropriate.</p> <p>Coombs – Agrees that the roof walk skirt should only be on the back around the shaft. West elevation, the two most right “D” windows should be “C” windows and the two “Ds” on the left to “C” as well.</p> <p>Williams – Said to take the skirt off the front of the roof walk and skirt only a section in the back to screen the shaft.</p>			
Motion	Motion to Approve through staff with the east elevation top horizontal piece to come off the door, remove the front skirt on the roof walk; west elevation, the left pair of “D” windows changed to “C” and far right pair of “Ds” to “Cs” and the right portion of the roof walk skirt coming out roof walk and skirt natural to weather. (Coombs)			
Vote	Carried unanimously	Certificate #	65276	
20. Udelson, John	94 Tom Nevers Road	New Dwelling	91-41	Sophie Metz
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sophie Metz – Reviewed changes made per previous concerns. Size is 86'9”X46'9”. John Udelson – From the water, the house isn't visible.			
Public	None			
Concerns (9:09)	<p>Coombs – North elevation, the trim on the small left gables is heavy; the two ganged windows on the 2nd floor in the gables should be separated. West elevation, no concerns due to lack of visibility. South elevation, asked that the porches on both gables be narrower; okay with the five windows under the left gable. East elevation, the two right “A” ganged windows should be separated to fill the space; separate the two little windows.</p> <p>Glazer – North elevation, the gable forward shouldn't be forward of the front door; the basement stairs shouldn't be on the front. There is too much cheek wall in the shed dormers. Agree with much Ms Coombs said about the windows. South elevation, shorten the length of the porches including the middle one.</p> <p>Oliver – Nothing to add. Likes what's been done.</p> <p>Kuhnert – Nothing to add. Asked why the south elevation porch columns are in the center of some windows.</p> <p>Williams – East elevation, the two right “A” windows are currently centered. Put a gate across the basement walkdown so that the opening isn't apparent. The corbelling on the chimney is not normal. Agrees with Ms Glazer about the gable forward on the north. The cheek walls on all the dormers have to come in 4” each side. South elevation, what's throwing this off is how wide the 2nd-floor flanking French doors are in relation to the middle one.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried unanimously	Certificate #		
21. MHD Partners	4 Goose Cove Way	New garage	59.4-30	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand, Rowland and Associates			
Public	None			
Concerns (9:29)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65277	

22. 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 Public	Ben Normand , Rowland and Associates – Reviewed changes made per previous concerns.			
Concerns (9:30)	<p>Williams – There will be a second structure and a pool; there is a 10-foot no disturb buffer and the pool would cut into that unless the west elevation tail is reduced. North elevation, the left dormer wall needs to be pulled in. West elevation, the sliders are a problem because they would be visible from the cemetery. South elevation, the right French doors will be French doors, not sliders</p> <p>Oliver – Doesn't think the west elevation sliders won't be visible.</p>			
Motion	Motion to Approve through staff with the west elevation dormer pulled in 6" both side; the south elevation right French doors to be French doors and not sliders. (Oliver)			
Vote	Carried 4-1//Williams opposed	Certificate #	65278	
23. Watts, Michael	6 Goose Cove Way	New garage	59.4-366	JB Studios
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Juraj Bencat, JB Studios			
Concerns (9:36)	<p>Williams – East elevation, adding the 2nd-floor window doesn't help; narrow the dormer by 10" on each side.</p> <p>Glazer – East elevation, the dormer should be smaller.</p> <p>Coombs – The east and west elevation dormers look to be the same size. East elevation, eliminate the left window.</p> <p>Camp – No concerns.</p>			
Motion	Motion to Approve through staff with the north, south, and west elevations as revised; the east elevation as previously submitted with one window and one door; and the west elevation deck set back a foot to show more roof. (Coombs)			
Vote	Carried unanimously	Certificate #	65279	
24. Fanning, Anthony	81 Tom Nevers Road	New dwelling	91-12	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Brook Meerbergen – Reviewed changes made per previous concerns.			
Concerns (9:44)	<p>Coombs – North elevation, preferred the previous proposal; the ganged windows make everything uneven; bring in the deck to the end of the major roof. The roof walk doesn't fit this design of house; the shaft would be visible. East elevation, appreciates the changes. The chimney looks to be a little high.</p> <p>Glazer – South elevation, the large gable right of the front door with the left gable forward and recessed front door is confusing in regards to the main mass.</p> <p>Oliver – Nothing to add. Agrees the roof walk doesn't work. Doesn't agree with Ms Williams about the gable forward.</p> <p>Pohl – The roof walk isn't even on the main roof. Agrees with Ms Glazer about the ambiguity of the front.</p> <p>Williams – This doesn't fit for this side of the road; other houses are simple, compact, and not double gable forward. The right piece is higher than the main mass and the main mass is tiny. Would prefer a simpler design with a clear main mass.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
25. Fanning, Anthony	81 Tom Nevers Road	New shed	91-12	Brook Meerbergen
26. Fanning, Anthony	81 Tom Nevers Road	Hardscape: pool,fence&patio	91-12	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Brook Meerbergen			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously	Certificate #		

27.	Wullschleger, Arthur	12 Shell Street	New dwelling	73.1.3-80	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (9:09)	No comments at this time.				
Motion	Motion to Hold for beginning of February 16 meeting. (Coombs)				
Vote	Carried unanimously			Certificate #	
28.	181 Eel Point Road 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	Doug Mills , BPC – Reviewed changes made per previous concerns.				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously			Certificate #	65280
29.	Maxwell, John	32 India Street	Renovation & additions	42.3.4-152	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Doug Mills , BPC – Reviewed changes made per previous concerns.				
Public	None				
Concerns (10:02)	<p>Williams – The dormers should have 3-over-3 windows; we need to know if any rafters will be cut for the dormer. There are too many basement windows on the west elevation.</p> <p>Coombs – South elevation, it is over fenestrated; the skylight should be higher on the roof. West elevation, the sleeping porch is over fenestrated and sticks out too far. The south elevation is overly busy.</p> <p>Glazer – Agrees with Ms Coombs. The deck extends out 12 feet; should come in to 8 feet. The sleeping porch is top heavy.</p> <p>Camp – The south and west elevations have lost some of their simplicity. Preferred the previously submitted west elevation minus the extra window shown on the south.</p> <p>Pohl – Agrees with getting rid of one basement sash on the south. Agrees with Ms Coombs about the amount of glazing on the proposed south elevation. Should have documentation about where the rafters are in the attic. The sun porch windows are much too large; it's very detailed and formal for this house.</p> <p>Williams – No one has a sun porch like that in Town with a sleeping porch above it. West elevation, agree about the 1st-floor fenestration. Doesn't think a sleeping porch is appropriate on an old Quaker house like this.</p>				
Motion	Motion to Hold for revisions.				
Vote	Carried unanimously			Certificate #	
30.	Maxwell, John	32 India Street	New studio/garage	42.3.4-152	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Doug Mills, BPC				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	

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31. Mitchell, Andrew	16 Delaney Road	New dwelling	30-616	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Doug Mills , BPC – The north and rear elevations won't be visible.			
Public	None			
Concerns (10:14)	<p>Staff – Read previous concerns.</p> <p>Williams – North elevation, it is all one wall and roof; the additive massing was removed; the dormers are all flush and eaves the same height.</p> <p>Glazer – Feels the north needs more additive massing.</p> <p>Coombs – Agrees about the massing. The chimney needs to be pulled up a little higher.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
32. Mitchell, Andrew	16 Delaney Road	New studio	30-616	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Doug Mills, BPC			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously	Certificate #		
33. Kimball Ave. LLC	11 Kimball Avenue	New dwelling	30-31.1	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns. Submitted an alternate design at the table.			
Public	None			
Concerns (10:20)	<p>Oliver –No concerns.</p> <p>Glazer – The shed dormer over the front door looks odd. This house is almost 28 feet tall.</p> <p>Camp – All the windows are “A” windows; should be smaller in the 2nd-floor dormer.</p> <p>Coombs – Doesn't agree with Ms Camp.</p>			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	65281	
34. Giese, Robert	5 Meadow Lane	New garage	41-444	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns.			
Public	None			
Concerns (10:27)	Williams – West elevation, the balcony still has to come in one foot on the sides. Should have open rails.			
Motion	Motion to Approve through staff with the 2nd-floor west elevation deck to have open rails and to come in 1 foot each side. (Kuhnert)			
Vote	Carried unanimously	Certificate #	65282	

35. Frederick Hoff Rev. Trust 99 Cliff Road New garage 30-627 Botticelli & Pohl
 Sitting Williams, Coombs, Glazer, Camp
 Alternates None
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Lisa Botticelli**, Botticelli & Pohl – Explained the reason that the garage is sited as it is.
 Public None

Concerns (10:31) **Williams** – This is still in Town; the garage can't be in front of the house. Some sets don't have the elevations. South elevation, would prefer a window there; there shouldn't be a door there; this is an ancillary structure. East elevation, eliminate the dormer. South elevation, replace the door with a "B" window.
Glazer – South elevation, the pent roof over the door should come in a little.
 Discussion about the design and siting of other garages in this area.

Motion **Motion to Approve through staff with the east elevation dormer eliminated, the south elevation "A" windows to go to "B" and replace the door with a window; west elevation cheek walls pulled in one foot each side; per Exhibit A. (Coombs)**

Vote Carried unanimously **Certificate # 65283**

36. Cros Parantoux Trust 30 Nobadeer Avenue New dwelling 87-35 Botticelli & Pohl
 Sitting Williams, Coombs, Glazer, Camp
 Alternates None
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Lisa Botticelli**, Botticelli & Pohl – Reviewed changes made per previous concerns.
 Public None

Concerns (10:41) **Williams** – The front door is in a connector; that isn't appropriate. The south elevation has a massive deck in a tiny gable that is supposed to be the main mass. The east elevation has no windows. Looking at the previous submission, the main mass looked like the original house; it's only problem was the way the ridges ran into each other.
Camp – Likes the west and the north; the south elevation is a little too funky. Suggested putting the balcony on the Lovers Lane side. The client wants a simple building that isn't puffed out and yet is different.
Glazer – The gables should be shorter. South elevation, ... (interrupted never finished comment)

Motion **Motion to Hold for revisions. (Coombs)**

Vote Carried unanimously **Certificate #**

37. Minella, Sarah 15 Giny Lane New dwelling 41-849 Rob Newman
 38. Minella, Sarah 15 Giny Lane New garage 41-849 Rob Newman
 39. Minella, Sarah 15 Giny Lane Hardscape: pool,fence&patio 41-849 Rob Newman

40. Manning Associates (NB) 19 Amelia Drive Rev.: dormers 67-429 Rob Newman
 Sitting Williams, Coombs, Pohl, Glazer, Camp
 Alternates Oliver, Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing None
 Public None
 Concerns (9:09) None

Motion **Motion to Hold for beginning of February 16 meeting. (Coombs)**

Vote Carried unanimously **Certificate #**

IX. OTHER BUSINESS

Approve Minutes	January 26, 2016: Motion to Approve. (Coombs) Carried 4-0//Williams abstain
Review Minutes	February 2, 2016
Other Business	Discussion about legal representation for HDC at BOS appeals Borel Policy/Body Guard Policy 341 Madaket Road appeal Feb. 3 rd update: upheld Ratify the HDC meeting calendar through Labor Day – Motion to Ratify. (Coombs) Carried unanimously
Commission Comments	None

Motion to Adjourn: 10:56 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village