



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 16, 2016

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

Called to order at 5:04 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: Camp, 5:06; Pohl and Glazer, 5:07 p.m.
Late Arrivals: None
Early Departures: None
Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

Sarah Alger, Sarah F. Alger P.C. – Asked to hold Item 7, 10 Weymouth off Consent and Item 1, 11 Wigwam off Consent with Conditions.
Motion to Hold Consent Item 7 and Consent with Conditions Item 1. (Coombs) Carried unanimously

II. CONSENT

1. McAvoy, Sean – 65284	24 Sankaty Head Road	Re.64653: paint chimney	48-1.7	Emeritus
2. McAvoy, Sean – 65285	24 Sankaty Head Road	Rev.65117: paint chimney	48-1.7	Emeritus
3. Norton, Aaron – 65286	43 Boulevarde	Fenestration & deck changes	80-283	Self
4. Housing Nantucket – 65287	18 Irving Street	Replace windows	79-158	Milen Tsvetkov
5. Camalier – 65288	14 Liberty Street	Add window	42.3.4-112	Richard Glidden
6. Nantucket Boat Club – 65289	6B Greglen Avenue	Rev.64903: move on site &fen chg	68-178	Rowland & Assoc.
7. Shepherd, John – HELD	10 Weymouth Street	Move garage off to 11 Wigwam	55.4.1-85	Susan Shepherd
8. Michel, Lisa – 65290	2 Juniper Hill Road	Porch addition,deck&pergola	43-307	SMRD
9. Whelden, Larry – 65291	23 Broad Street	Extend vent	42.4.2-77	Don Kulp
10. Catriona, Martin – 65292	17 Boulevarde	Rev.64317: fenestration change	80-246	Emeritus
11. Fogarty, Brian – 65293	10 Uncatena Street	Rev.65173: basement & wells	80-16	Emeritus
12. Rattner, David – 65294	55 Hummock Pond Road	Rev.63292: fenestration change	56-4	Emeritus
13. 35 N. Beach St. RT – 65295	35 North Beach Street	Extend porch & add stairs	29-38	Botticelli & Pohl
14. Oberg, Chris – 65296	30 Macys Lane	New 1-story dwelling	68-105	Self
15. Clotoret LLC – 65297	5 North Road	Rev.65114: add dormer	43-312	Botticelli & Pohl
16. Finnegan, Mark – 65298	36 Warrens Landing Road	Rev.64567:omit corrnrd&mod rail	38-44	BPC
17. Keefe, Jack – 65299	14 Maine Avenue	Move off dwell. to 10 Maine	60.3.1-463	SMRD
18. Keefe, Jack – 65300	14 Maine Avenue	Move off studio to 10 Maine	60.3.1-463	SMRD
19. Keefe, Jack/TON – 65301	10 Maine Avenue	Move on dwell. fm 14 Maine	60.3.1-459	SMRD
20. Keefe, Jack/TON – 65302	10 Maine Avenue	Move on studio fm 14 Maine	60.3.1-459	SMRD
21. Nantucket Land Bank – 65303	48 South Cambridge Street	Move/demo dwelling @1953	59.3-42	Val Oliver
22. Loftus, Chris – 65304	2 Essex Road	Rev.64484: dormr&basemnt wind.	67-595	Self
23. Glowacki, Walter – 65305	13 Woodland Drive	Reconstruct 1-story dwelling	79-208	Structures Unltd
24. Kouadas, Alexandra – 65306	53 Dukes Road	Basement access	56-185.4	Rowland & Assoc.
25. Valdur, Koha – 65307	24 Masaquet Avenue	Addition & fenestration	80-265	Thornewill Design
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert			
Alternates	Camp			
Recused	Pohl, Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	Item 7, see Public Comment; held at applicant's request.			
Motion	Motion to Approve Items 1-6 and 8-25. (Glazer)			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	65284 to 65307

III. CONSENT WITH CONDITIONS

1.	Shepherd, Susan – HELD	11 Wigwam Road	Move garage on fm 10 Weymouth	77-56	Self
	*Move location of the	garage back behind the	parking area farther from the	road	
2.	Houghton, James – 65308	4 Moors End Lane	Hardscape: pool, fence & walks	43-211	Mark Lombardi
	*Due to lack of visibility				
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	Item 1, see Public Comment; held at applicant’s request.				
Motion	Motion to Approve through staff Item 2 per noted concerns. (Glazer)				
Vote	Carried 4-0//McLaughlin abstain			Certificate #	65308

IV. EMERGENCY PERMIT REQUEST DUE TO EROSION

1.	Bathon, Daniel – 65309	9 Maine Avenue	Move house on site	60.3.1-412/425	Thornewill Design
2.	Bathon, Daniel – 65310	9 Maine Avenue	Move shed on site	60.3.1-412/425	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	Luke Thornewill, Thornewill Design				
Public	None				
Concerns	Williams – This was unanticipated by the chair and will be on the next agenda to ratify this motion.				
Motion	Motion to Approve both. (Coombs)				
Vote	Carried unanimously			Certificate #	65309 & 65310

V. SIGNS (5:13)

1.	Richmond Great Point	57 Old South Road	Sign	68-57	Patty Roggeveen
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	Kevin Kuester , Sign Advisory Committee – Recommend approval with colors to be grey and white and to be made of wood.				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per SAC comments. (Coombs)				
Vote	Carried unanimously			Certificate #	65311
2.	Richmond Great Point	20 Dave Kim Road	Sign	68-156	Patty Roggeveen
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	Kevin Kuester , Sign Advisory Committee – Recommend this be held for revisions.				
Concerns	No comments at this time.				
Motion	Motion to Hold. (Glazer)				
Vote	Carried unanimously			Certificate #	
3.	Davis, Mac	62 Old South Road	Sign	68-85.3	Sign Here Nant.
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	Kevin Kuester , Sign Advisory Committee – Recommend Approval as submitted.				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously			Certificate #	65312

4.	Margolis, Jay	22 Federal Street	Menu box	42.4.2-31	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	Kevin Kuester , Sign Advisory Committee – Recommend Approval as submitted.				
Concerns	No concerns.				
Motion	Motion to Approve. (Glazer)				
Vote	Carried			Certificate #	65313

VI. OLD BUSINESS (Held from 2/19)

1.	Sweedler	11 Monomoy Road	Rev.64384: hardscape chngs	54-196	Atlantic Landscape
Sitting	Williams, Coombs, Pohl, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Lindsey Congelton , Atlantic Landscaping – Reviewed changes made per previous concerns. The grade slopes west.				
Public	None				
Concerns (5:15)	<p>Williams – The parking is still in front of the house. Circular parking area is not the solution.</p> <p>Pohl – The idea is to provide parking near the front door without it being formal. Ms Camp’s suggestion is more amorphous and organic.</p> <p>Coombs – Bluestone edging on the parking area is too formal. It should be more relaxed; this is all squares; suggested a pull in with a backing area. The hedge and Bluestone should be eliminated; it calls attention to it.</p> <p>Camp – Asked why it can’t be more organic instead of square. Suggested a “U” shape.</p> <p>Discussion about driveway shapes that are less formal.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	

2.	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	Brook Meerbergen – Reviewed changes made per previous concerns. Sash & doors are to be Hamilton blue and the trim to be Quaker grey. Adverse to raising the height.				
Public	None				
Concerns (5:25)	<p>Williams – The eyebrow (gablette) dormers are a big concern.</p> <p>Coombs – No concerns but did like the diamond panes.</p> <p>Glazer – Liked the diamond-paned dormer windows. The painted vertical boards on the east should be shingle. West elevation, the two doors are the same. She can’t decide about the eyebrow (gablette) dormers.</p> <p>Pohl – Agrees about the painted vertical board. Other than that, no concerns.</p> <p>McLaughlin – The east and west elevation dormers should have 2-over-2 windows.</p> <p>Williams – Agrees about the vertical board. The center mass could go up two feet to get the eaves above the window and eliminate the gablettes; there is nothing like that in ‘Sconset. Looking at a photo, the dormers of another small house are 4 inches higher and have a small wall and don’t run into the eave. Eliminate the rake overhangs on dormers.</p>				
Motion	Motion to Approve through staff with a vertical cheek wall in the two east gable dormers and gable dormers on the north and south and the east elevation vertical board to be eliminated; should a letter regarding energy be needed for the windows and doors, the chair will write that. (Coombs)				
Vote	Carried 4-1//McLaughlin opposed			Certificate #	65314

3.	Minella, Sarah	15 Gingy Lane	New dwelling	41-849	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Robert Newman , Sandcastle Construction Inc. – Presented 3D models of original structure and proposed at the table. Reviewed changes made per previous concerns. Doesn't feel the opinion that it is too complicated and shouldn't go back at an angle is inappropriate. Reviewed the lack of any context of design along the street.				
Public	None				
Concerns (5:41)	<p>Williams – The main four-bay is fine; the two wings angled off the back is a problem. The addition should telescope out the back like the other houses; forget this “convoluted” two-story mass. Other houses along the street have a main mass with the additive mass telescoping straight out the back. Would be willing to allow an angle to the single mass off the back due to the shape of the lot. Not in favor of the cross gable in the back. Read into the record a letter of concerns from MaryAnne Easley of 57 West Chester Street.</p> <p>Coombs – This structure lacks additive massing.</p> <p>Pohl – Suggested the small bump on the right front became part of the main mass.</p> <p>Glazer – Programmatically, this is attempting to construct a garage which will double as a pool house; the house has been angled to allow space for the pool. We should look at the pool.</p> <p>Discussion about the view of this proposed structure from Brooks Farm Road.</p> <p>McLaughlin – Asked about the screening for the air conditioning unit (A/C). Feels there is no consistency in design of houses along Gingy Lane.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
4.	Minella, Sarah	15 Gingy Lane	New garage	41-849	Rob Newman
5.	Minella, Sarah	15 Gingy Lane	Hardscape: pool, fence & patio	41-849	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold to track with the main house. (Coombs)				
Vote	Carried unanimously		Certificate #		
6.	Manning Associates	19 Amelia Drive	Rev.: dormers	67-429	Rob Newman
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	Robert Newman , Sandcastle Construction Inc. – Presented project.				
Public	None				
Concerns (6:04)	<p>Williams – The building has been approved; we asked them to split the dormer so a run-on dormer wouldn't die into the center gable; the cheek walls need to be tight to the windows.</p> <p>Pohl – Suggested letting it go on the back; just leave the Amelia Street side dormers as previously approved.</p>				
Motion	Motion to Approve through staff with the run-on dormer change only allowed on the west elevation and no change to the dormers on the front. (Pohl)				
Vote	Carried unanimously		Certificate #		65315

VII. NEW BUSINESS

1.	Billy Built Automotive	23/25 Tomahawk	New commercial building	69-319/320	Val Oliver
Sitting	Williams, Coombs, Pohl, Glazer, Kuhnert				
Alternates	Camp				
Recused	Oliver, McLaughlin				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project: height is 21’4”. William Trott, co-owner Trisha Trott , co-owner – Feels the roof color is too dark; would like it to be lighter, perhaps battleship grey. Garage doors are 12 feet and one door 14 feet.				
Public	None				
Concerns (6:08)	Williams – There were no details on the windows. Most roofs are gun-metal grey.				
Motion	Motion to Approve. (Glazer)				
Vote	Carried unanimously		Certificate #	65316	
2.	Billy Built Automotive	23/25 Tomahawk	Hardscape: parking & walkways	69-319/320	Val Oliver
Sitting	Williams, Coombs, Pohl, Glazer, Kuhnert				
Alternates	Camp				
Recused	Oliver, McLaughlin				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project. William Trott, co-owner Trisha Trott, co-owner				
Public	None				
Concerns (6:12)	No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate #	65317	
3.	Davidson, Toby	5 Long Pond Drive	Rev.64945: rdce height dwell	59-31	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 and reviewed the changes since the original approval. The houses along Long Pond Drive don’t have a hierarchy of massing; they are a hybrid developed for upside-down houses.				
Public	None				
Concerns (6:14)	Williams – Read MAB comments. The real problem is the Madaket Road side; the ancillary mass eave is higher than the main mass eave because the main mass ridge had to drop. Dormers are flush all the way around. The east and west got flat and wide. South elevation, the right dormer got much bigger; the same on the north left dormer. There are now seven dormers. The south elevation main mass right dormer windows need to be ungangled to fill the dormer. Coombs – Doesn’t think the dormers will be apparent; feels keeping the height down is more important. Glazer – Asked about maintaining the original shed dormer on the south elevation. Pohl – Despite all the dormers, the floor space has been reduced.				
Motion	Motion to Approve through staff with the south elevation main mass right dormer windows separated. (Glazer)				
Vote	Carried unanimously		Certificate #	65318	
4.	Conway, Ryan	21 Ticcoma Way	Hardscape: pool, remce & patio	67-162	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				
Public	None				
Concerns (6:24)	Williams – Said she worked out all problems with Mr. Conway. Asked for a motion to approve.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate #	65319	

5. 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	Lisa Botticelli, Botticelli & Pohl Elizabeth O'Rourke , Jardins International – Presented project.			
Public	None			
Concerns (6:25)	<p>Williams – The grade in these lots is not being changed; it is a flat lot and should remain so; this shows a 3-foot grade change and retaining walls; that is totally inappropriate. Half this lot has been covered by bluestone; it's the biggest patio she's seen in the old historic district (OHD). This whole hardscaping is completely out of context for the neighborhood.</p> <p>Coombs – This is in the OHD and these properties should be simple; this house has been there a long time and this is totally unacceptable in the OHD along the water front. This area from Fayette to Meader is absolutely flat and is not a formal part of Downtown. Noted that raising the grade won't allow the water to drain properly from Union Street.</p> <p>Glazer – Agrees with Ms Coombs. Needs to have more grass and no grading; this hardscaping is “invasional” and over formal.</p> <p>McLaughlin – This land was level; asked why the steps are necessary. Should have a description of the garden. Would like to see a topographical plan showing the grade contour changes. Of the 2-foot retaining wall on the south, about 5 feet of it will be visible.</p> <p>Oliver – She's not sure the wall will be visible behind the fence.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
6. Wesquo Properties LLC	57 Washington Street Lot B	Rev.64486: MH fen & trim chg	42.2.3-37	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	Lisa Botticelli , Botticelli & Pohl – Presented project. Elizabeth O'Rourke, Jardins International			
Public	None			
Concerns (6:43)	<p>Williams – Will have to show no grade change. N elevation, the dormer windows were aligned, now they aren't.</p> <p>Oliver – Likes it better split.</p> <p>Coombs – Agrees with Ms Oliver.</p> <p>McLaughlin – No comments.</p>			
Motion	Motion to Approve through staff with no grade change. (Oliver)			
Vote	Carried unanimously		Certificate # 65320	
7. Wesquo Properties LLC	57 Washington Street Lot B	Rev.64969: GH perg.roof& dck	42.2.3-37	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	Lisa Botticelli, Botticelli & Pohl Elizabeth O'Rourke, Jardins International			
Public	None			
Concerns	Williams – The pergola of this scale is not appropriate.			
Motion	Motion to Hold. (Coombs)			
Vote	Carried unanimously		Certificate #	

8. Wesquo Properties LLC	57 Washington Street Lot A	Rev.62562: MH storage doors	42.2.3-37	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	Lisa Botticelli , Botticelli & Pohl – Presented project. Elizabeth O'Rourke, Jardins International			
Public	None			
Concerns (6:46)	Williams – The grade is not changing on this one either. Trim should be natural to weather.			
Motion	Motion to Approve through staff with the trim and door to be natural to weather and no grade change. (Oliver)			
Vote	Carried 3-2//McLaughlin & Coombs opposed		Certificate #	65321
9. Wesquo Properties LLC	57 Washington Street Lot A	Rev.64963: GH perg & deck	42.2.3-37	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	Lisa Botticelli, Botticelli & Pohl Elizabeth O'Rourke, Jardins International			
Public	None			
Concerns	Williams – The pergola of this scale is not appropriate.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried Unanimously		Certificate #	
10. Wesquo Properties LLC	57 Washington Street Lot A	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	Lisa Botticelli, Botticelli & Pohl Elizabeth O'Rourke, Jardins International			
Public	None			
Concerns (6:50)	Williams – Same grading issues as the hardscaping application for Lot B.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
11. Chen	1 Paul Jones Road	Chg door & A/C	30-617	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	Carrie Thornewill , Thornewill Design – Presented project. The A/C would be behind a hedge and fence. Suggested extending the fence past the A/C.			
Public	None			
Concerns (6:51)	Williams – The front door is okay; the east elevation window wells were approved; now they want to put A/C sunken between them; that means the side will have a 20-foot grate. They should not be in this location at all; they need to go in the back. We need a picture of the A/C. Glazer – There is ample opportunity to put the A/C at the rear of the house. Discussion about various locations where the board feels the A/C could go. Pohl – Believes that Ms Thornewill's suggestion of extending the fence is viable; the A/C could then be left at grade. Coombs – The A/C should go in the back.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	

12. Nantucket Land Bank	158 Orange Street	Dock and walkway	55-61.1	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			
Public	Paul Santos , Nantucket Surveyors – Presented project. They will be back for H/C access.			
Concerns (7:02)	Williams – This project is presented as approved by Conservation Commission. McLaughlin – Asked about wheelchair access across the lawn to the public dock.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65322	
Break 7:07 to 7:16 p.m.				

VIII. VIEWS

1. MacDonald, Brian	11 Cottage Avenue	New basement, porch & fenst	73.3.1-52	Elizabeth Churchill
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	Marsh Fader – Presented project. Noted the structure is more than 200 feet from the road behind hedge and houses.			
Public	None			
Concerns (7:16)	Williams – There will be a problem with the whole north end and the 44-foot long walk down; the height will be calculated from the lowest grade to the ridge. The cable-rail in the ‘Sconset OHD is inappropriate. South elevation, all the glass will be visible up the driveway and it is excessive; it is now solid glass; sliders are not appropriate in the OHD. The connector is over fenestrated and with glass on both sides is see-through. The breezeway should have one 12-light door and no windows on the south side. Pohl – Disagrees, the height is averaged out along the entire side; pointed out that is not germane to the HDC, that is a zoning issue. He has no objection except the cable rail. Given the distance from any public way, no one will be able to see this. Suggested approving this with baluster rails; the applicant can come back when it is framed out. Glazer – You have to go around to another property to see the north side; the south and east are visible from the road. The west is a little visible. The breezeway is visible. Coombs – Agrees sliders are not appropriate. The percentage of glass to wall on the south elevation exceeds guidelines. McLaughlin – This board has approved a cable rail and wire fence on Maury Lane; we started a precedent. North elevation, this will not be visible. Agrees with Mr. Pohl’s suggestion.			
Motion	Motion to Approve through staff with the north side railing to be picket railing and reduce the south elevation connector glass to a 12-light door and no windows. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65323	
2. Blair-Valero, Meghan	12 First Way	Rev. 62577: as-built dormer	55-99.1	Aaron Norton
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Aaron Norton , AB Norton Construction Inc. – Presented project.			
Public	None			
Concerns (7:33)	Williams – The dormer meeting rail is too high; it is visible but this is in an eclectic area. The only way to solve this problem would be to rip the dormers out and reset them. No one supports rebuilding the dormers.			
Motion	Motion to Approve due to the neighborhood context and the design of the original house. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65324	

3.	Von Kampen, Robert	3 Perry Lane	Solar panels on roof	67-903	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				
Public	None				
Concerns (7:37)	Williams – This runs the full length of the roof along Perry Lane. Glazer – We need to talk to the representative about this.				
Motion	Motion to Hold for representation. (Glazer)				
Vote	Carried unanimously		Certificate #		
4.	Shepard, Paul	41 Nonantum Avenue	New dwelling	87-41	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	Twig Perkins – Presented project; lot has been subdivided.				
Public	None				
Concerns (7:38)	Williams – The site plan doesn't track the GIS; this lot was subdivided. The ridge break should be farther down the roof. The foot print looks bigger than the ones around it; but this is one story. Coombs – The driveway into the house is not in a typical location; a small portion of the house is visible from Nonantum. Glazer – East elevation, something is wrong with the little broken back. Pohl – Could let the roof run across and add a shed roof porch onto the end.				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously		Certificate #	65325	
5.	EK Associates LLC	17 Finback Lot 9	New dwelling	66-515	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 – Presented project. Presented an alternate dormer for SE elevation at the table.				
Public	None				
Concerns (7:45)	Williams – The ridge is 44 feet long without a break. The top of the chimney needs to be fixed. The southeast elevation dormers should be shed. McLaughlin – Awning windows should be fixed or 3-over-3 double hung.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
6.	Reindel Trust	18 Shell Street	Fenest, porch & roof chgs	73.1.3-85	Burr Tupper
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	Burr Tupper – Presented project.				
Public	None				
Concerns (7:50)	Williams – Read SAB comments. West elevation, the windows are 4-feet off the floor; in 'Sconset the windows would be small with a lot of wall space. Asked for a consensus on the appropriateness of the 9-over-6 windows; windows headers should all be at the same height; this is one of the oldest structures out there. McLaughlin – There is a lack of visibility; most can't be seen. North elevation, only the roof could be seen. Pohl – Doesn't mind the 9-over-6; all the 9-over-9 windows should go to 9-over-6. Glazer – East elevation, the windows should get shorter with the head height to match the door; she will entertain 9-over-6 windows. Coombs – Agrees about the 9-over-6 windows working better. South elevation, the window in the living room is no concern.				
Motion	Motion to Approve through staff with the two east elevation left windows to go to 9-over-6 with their header height no higher than the door and other windows. (Glazer)				
Vote	Carried unanimously		Certificate #	65326	

7. Old Thumper LLC	29 Youngs Way	Commercial building	67-690	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. Only the southeast elevation is visible.			
Public	None			
Concerns (8:03)	Glazer – There are very simple eaves facing the street in this area. Williams – The northeast elevation is visible. Looks like the 1 st -floor height is too much; the eaves are too high. The flush dormers should be regular. Pohl – Of the context photos, only one house has dormers and it is small. The front should be a simple façade. Coombs – Concerned about the northwest dormer.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	

IX. OLD BUSINESS

1. 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	None			
Public	None			
Concerns (8:08)	Williams – He submitted new drawings doing what the board asked and specified the planting types, numbers, and heights. Camp – Would like more trees toward the street; three is not very many.			
Motion	Motion to Approve through staff with two more blue spruce added toward Walsh Street on the east property line. (Coombs)			
Vote	Carried unanimously		Certificate #	65327
2. 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. Submitted at the table an alternate plan for west elevation bumpout out roof pitch.			
Public	None			
Concerns (8:11)	No concerns with the alternate submission.			
Motion	Motion to Approve through staff per Exhibit A. (Pohl)			
Vote	Carried unanimously		Certificate #	65328
3. 1 Little Isle Ln Coop, Inc.	1A Little Isle Lane	Addition to existing dwelling	68-758.1	Brook Meerbergen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:14)	Williams – The west elevation faces daffodil; it needs another window and the meeting rails are wrong. Discussion about dropping the pitch to lower ridge and bring the meeting rails into alignment.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	

4. 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	Bo Wilson, Wilson Co			
Public	John Shafer – Reviewed changes made per previous concerns.			
Concerns (8:20)	None			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65329	

X. HDC BUSINESS	
Approve Minutes	February 2, 2016: Motion to Approve. (Coombs) 3-0//McLaughlin & Williams abstain
Review Minutes	February 9, 2016
Other Business	Discussion about legal representation for HDC at BOS appeals Borel Policy/Body Guard Policy Organizational meeting for March 28 th , thoughts on agenda items/Town Counsel coming
Commission Comments	None

Motion to Adjourn: 8:26 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village