



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, March 1, 2016

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

Called to order at 4:09 p.m.

Staff in attendance: J. Hedden, Administrative Specialist
 Attending Members: Williams, Coombs, McLaughlin, Pohl, Glazer, Camp, Oliver, Kuhnert
 Absent Members: None
 Late Arrivals: None
 Early Departures: McLaughlin, 8:43 p.m.; Camp, 9:06 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1. Elliot, Dan – 65376	14 Masaquet Avenue	Dormer & stoop	80-257	Rowland & Assoc.
2. Wofford, John – 65377	20 Madequecham Valley Rd	Extend deck	89-16	Rowland & Assoc.
3. MHD Partners – 65378	4 Goose Cove	Raise house 6", fnst chgs & colr	59.4-30	Rowland & Assoc.
4. 34 Pochick Ave LLC – 65379	34 Pochick Avenue	Guest house/cabana	80-284	Val Oliver
5. Siebold, Sally – 65380	194 Cliff Road	Rev.64704: remove window	40-23.3	Val Oliver
6. Platt, Gerry – 65381	30 Appleton Road	Replace fnst & doors	66-36	Val Oliver
7. Boardman, Bill – 65382	150 Main Street	New shed	41-516	Rowland & Assoc.
8. Savetsky, Eric – 65383	8 Hickory Meadow Lane	Rev.63245: fnst chg shed	41-902	Self
9. McDermott, John – 65384	11 Lily Street	Move cottage on site	42.3.4-50	Rhoda Weinman
10. Kimball Avenue LLC – 65385	11 Kimball Avenue	New shed	30-31.1	Botticelli & Pohl
11. Callahan, Steve – 65386	10 Kelley Road	Move/demo 1969 house	54-31	Self
12. Clarfeld Financial – 65387	3 Lincoln Avenue	Rev.65225: chng roof shed	30-140	Botticelli & Pohl
13. Sunset Realty Trust – 65388	201 Eel Point Road	Rev.64066: move porch stairs	38-32	Botticelli & Pohl
14. Sabelhaus, Melanie – 65389	2 Quaise Pasture Road	Fenestration guest house chg	26-20.6	Botticelli & Pohl
15. Segall, Gregory – 65390	25 Starbuck Road	Rev.65185:addshower&fnst chg	60-121	Botticelli & Pohl
16. Denaut, James – 65391	16 Lincoln Avenue	As-built deck	30-181	Botticelli & Pohl
17. Wellen, Pamela – 65392	12 Swayze Drive	Change roof to dual black	66-160	NAG
18. Perry, Bruce – 65393	16 South Shore Road	Addition/basement	80-67	NAG
19. Peacock, Michael – 65394	46 W. Miacomet Road	Window wells & chg colors	86-6	BPC
20. Callahan, Peter – 65395	45 Fair Street	Door change 4 French to 3	42.3.2-156	Mark Hart
21. Mooney, Robert – 65396	175 Orange Street	Replace front door & color	55-180.5	Erika Mooney
22. Baybutt, Mary Louise – 65397	33 Dartmouth Street	Roof chng black to grey arch	76.4.2-378	Self
23. O'Callaghan, Brian – 65398	29 Brewster Road	Move off garage/apartment	54-293	Topham Design
24. Sanford, Chloe – 65399	6 Micheme	Move on fm 29 Brewster	67-162.2	Topham 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 **Coombs** – Item 21: asked about the door change (going to a 6 panel).
 Motion **Motion to Approve. (Coombs)**
 Vote Carried 4-0//McLaughlin abstain

Certificate # 65376 to 65399

III. CONSENT WITH CONDITIONS

1. Theodorakos, Valos – 65400	79 Pocomo Road	Hardscape: pool & fence	15-5	Mark Lombardi
*Due to lack of visibility.				
2. 34 Pochick Ave LLC – 65401	34 Pochick Avenue	Hardscape: pool & fence	80-284	Val Oliver
*Due to lack of visibility; needs apron at street of 4-10 feel of Belgian block; identify Vegetation at pool.				
3. Hoff, Frederick – 65402	99 Cliff Road	Rev.65118:porch,add,fnst,wells	30-627	Botticelli & Pohl
*No grade change beyond what was previously approved; ground porch on left of south with posts, not pent roof				
4. True, Linda – 65403	56 Fairgrounds Road	Window & door changes	67-300	Self
*Due to lack of visibility.				
5. Gracie Island LLC – 65404	62 Hulbert Avenue	Rev.64125: move window	29-57/164	Botticelli & Pohl
*Move window up to be even with top of doors to right or remove entirely.				
6. Sachems Path – 65405	95 Surfside Road	Temp security fence	67-513	Rowland & Assoc.
*For one year until March 1, 2017.				
7. Sachems Path – 65406	95 Surfside Rd	Hardscape: drives & walks	67-513	Rowland & Assoc.
*Per site plan on location of driveways; vegetative buffer between driveways up to the sidewalks.				
8. G&G Development – 65407	2 Old Mill Court	Add window wells	55-920	French 2D
*Sign application.				
9. Fredericks, Dave – 65408	7 Newtown Road (rear)	Cottage	55-212	Jason Perkins
*Side lights front door to be 3 vertical lights w/panel.				
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	No further concerns.			
Motion	Motion to Approve through staff per noted concerns. (Glazer)			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	65400 to 65408

IV. SIGNS (4:13)

1. NIR	21 Main Street	Sign	42.3.1-214.4	Cam Grammill
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 – Being held for revisions. Also, they were informed that computer screens in the window are not permitted.			
Concerns	No comments at this time.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	
2. Qureshi, Abrar	4 Bartlett Road	Wall sign	67-14	S. Maguire/NCH
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 – This is multiple signs on one application; approved one of the signs, applicant to come back with separate applications and revisions. The wall sign over the main entrance is approvable.			
Concerns	None in regards to the main entrance wall sign.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously		Certificate #	65409

3.	Nant. Cottage Hospital	61 Main Street	Wall sign	42.3.1-197	Jason Graziadei
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 – This is a thermometer to be held for revisions to be more traditional.				
Concerns	Williams – Saw this application and suggested softer colors.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	
4.	Rohrer, Meagan	144 Old South Road	Wall sign	67-433	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 – Approvable as noted.				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff as noted per SAB. (Coombs)				
Vote	Carried unanimously			Certificate #	65410
5.	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 – They have not been back.				
Concerns	No comments at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Vote	Carried unanimously			Certificate #	

V. OLD BUSINESS

1.	Kelly, George	8 Lily Street	Demo garage	73.3.1-110	Emeritus
2.	Kelly, George	8 Lily Street	New dwelling	73.3.1-110	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	None				
Public	None				
Concerns (4:18)	Williams – Asked this be held until representative arrives.				
Motion	Motion to Hold for representative to arrive. (Coombs)				
Vote	Carried unanimously			Certificate #	
3.	Shepherd, John	10 Weymouth Street	Move garage off to 11 Wigwam	55.4.1-85	Susan Shepherd
4.	Shepherd, Susan	11 Wigwam Road	Move on fm 10 Weymouth	77-56	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 (4:19)	Motion to Hold for representative to arrive. (Glazer) Carried unanimously				
Motion (6:30)	Motion to Hold for March 15 meeting. (Coombs)				
Vote	Carried unanimously			Certificate #	

5. Nantucket Island Resorts	27 Broad Street	Hardscape: patio, fence & stps	42.4.2-78	Ben Champoux
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Champoux – Reviewed changes made per previous concerns. Reviewed the planting plan.			
Public	None			
Concerns (4:20)	<p>Glazer – There is a precedent where we often try to cut back on bluestone especially in the Old Historic District (OHD). Believes an attempt should be made to mix in grass with the bluestone terrace.</p> <p>Kuhnert – Agrees with Ms Glazer. Feels extending the paving to the right side is inappropriate.</p> <p>Williams – If this were a residence, she would agree; this is commercial downtown and with the screening proposed it is appropriate.</p>			
Motion	Motion to Approve per the plan presented at the table. (Oliver)			
Vote	Carried 3-2//Glazer & Kuhnert opposed		Certificate #	65411
6. Wesquo Properties LLC	57 Washington Street Lot A	Hardscape: fence, drive & patio	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 – Reviewed changes made pre previous concerns. Explained the garden.			
	Jamie Feeley , Cottage and Castle Construction – Explained the grading around the stone patio.			
Public	None			
Concerns (4:25)	<p>Williams – Went over the site; at grade from the street to the cottage. Grading up just behind the house at the base of the steps. The driveway should be brick; no shell. The apron must be 10 feet deep from edge of pavement. Don't want a garden that retains water.</p> <p>Coombs – The cobblestone drive is atypical for Fayette Street; it should be shell.</p> <p>Discussion about a cobble apron and tire runners with grass and grass parking. There would be four cobble tracks because Lots A & B have side-by-side parking.</p> <p>Clarification of the materials of the walls and patio as noted on the application after the motion was made and voted.</p>			
Motion	Motion to Approve through staff with cobblestone driveway tracks. (McLaughlin)			
Vote	Carried unanimously		Certificate #	65412
7. 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 – Reviewed changes made per previous concerns.			
	Elizabeth O'Rourke, Jardins International			
	Jamie Feeley , Cottage and Castle Construction – The air conditioning units (A/C) has to be out of the flood zone.			
Public	None			
Concerns (4:25)	Williams – They deleted the pergola and added a porch roof. The A/C can't be visible over the fence and the fence will not exceed 6 feet in height.			
Motion	Motion to Approve through staff with the A/C not to exceed height of 6-foot fence. (McLaughlin)			
Vote	Carried unanimously		Certificate #	65413

8.	Wesquo Properties LLC	57 Washington Street Lot B	Hardscape: fence, drive & patio	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 – Submitted revised plans at the table. Similar to Lot A. Jamie Feeley , Cottage and Castle Construction – The reason for the grade increase is to eliminate one of 9 steps up to the house.				
Public	None				
Concerns (4:43)	Coombs – Opposed to the 18” increase in grade; the only part that is left natural height is in between the buildings. The grade change will interrupt the natural flow of water towards the harbor. Glazer – Would like to see a photo of the 9” wood piece or note it on the plan. There is a line of pavers from the main house to the drive; that and the materials need to be noted on the plan. No concerns. Discussion about the parking for the two structures on Lot B. McLaughlin – The patio won’t be visible. This is approvable as submitted as none of it is visible. Oliver – No concerns.				
Motion	Motion to Approve through staff with cobblestone driveway tracks and a photo of the 9” wood retaining wall. (Glazer)				
Vote	Carried 4-1//Coombs opposed		Certificate #	65414	
9.	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 – Reviewed changes made per previous concerns. Elizabeth O'Rourke, Jardins International Jamie Feeley , Cottage and Castle Construction				
Public	None				
Concerns (4:43)	Coombs – The same issue with the A/C units; shouldn't be visible over the fence.				
Motion	Motion to Approve through staff with the A/C not to exceed height of 6-foot fence. (Glazer)				
Vote	Carried 4-1//Coombs opposed		Certificate #	65415	

3.	Kelly, George	8 Lily Street	New dwelling	73.3.1-110	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	Oliver				
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	Sarah Alger , Sarah F. Alger P.C., the Braines family at 10 Lily Street – This is one of the oldest streets in ‘Sconset with small-scale properties. This is a large structure running lot line to lot line and overwhelms what was once a small ancillary structure. Does not believe this is appropriate for the street.				
Concerns (5:02)	<p>Pohl – He recalls a concern being that the front door and garage doors are on the same façade; that’s been rectified. The scale is good. The 12-light French doors should be 15-light or be a 12-light with a kick panel.</p> <p>Coombs – East elevation, the two little “B” window panes are too square; they look fine in the west elevation. North elevation, should look more like the original structure.</p> <p>Camp – North elevation, if the garage door were centered, it would look more traditional. S elevation, the far left window should come off the wall a little. West elevation, the preceding massing was better; the window is too tight to the corner board.</p> <p>Glazer – The east elevation “B” window are very different from the “B” window on the west elevation. West elevation, the 4-lights should be moved up a bit (a lot of paper noise) and be a tad shorter. The roof over the door competes with what’s going on in the north elevation.</p> <p>Williams – The “B” window on the west elevation should be 4 inches shorter; the “B” window on the east is appropriate. North elevation, there shouldn’t be a pent roof. Agrees with much that’s been said. North elevation, the “D” window should be centered under the ridge. South elevation, the “D” window is too low by about 6 inches; the flanking “A” windows should be equi-distance from the corner posts. No concerns about the garage doors not being centered. Agrees about the east elevation French doors.</p> <p>Discussion about the trim and door colors.</p>				
Motion	Motion to Approve through staff with north elevation, center the “D” window; east elevation, remove the pent roof and French doors to be 12-light with panels; west elevation, “B” window to match the one on the east and the “A” window of the triple of the left of the rear addition to move left 6 inches; south elevation, window well to have black grate and “D” window to move up 6 to 8 inches and all back windows centered and equal distance; doors to be Quaker grey and trim and sash to be white, per Exhibit A. (Glazer)				
Vote	Carried unanimously		Certificate #	65416	
Concerns (5:28)	Motion to reopen. (Coombs) Carried unanimously				
	Discussion about the color matching the original garage.				
Motion	Motion to modify the motion to approve to have colors to match existing. (Coombs)				
Vote	Carried unanimously		Certificate #		
4.	Kelly, George	8 Lily Street	Demo garage	73.3.1-110	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – This is actually a move/demo; might have a place to put it. There is no construction to indicate that it is anything historical. The assessors dates the garage to 1987.				
Public	Sarah Alger , Sarah F. Alger P.C., the Braines family at 10 Lily Street – This garage is at least 65 years old that is being allowed to be demolished. Allowing the move/demo without regards to its age will alter the streetscape of Lily Street. The assessor date is wrong.				
Concerns (5:02)	<p>Williams – Wants to know its exact age. According to Town Counsel, the age if a structure is immaterial as a stand-alone reason not to move or demolish. We can’t ascribe historical significance to something that is not historical. This is post-war (WWII) construction. This structure is wider than Lily Street.</p> <p>Coombs – It’s not contributing but in her opinion it is part of the Lily Street streetscape. Would like to discuss with Town Counsel what he has said about the age of a building possibly conflicting with the charge of the HDC. This is at least 65 years old and should not be demolished. We are losing all the little barns across the Island; which were a focal point of most houses from the 1750s to the 1850s.</p> <p>Glazer – For her it is about the massing; the massing substituting this structure is appropriate. Wishes some features from the garage were being reused into the new structure. There is no record of this being a historically significant.</p> <p>Pohl – Agrees with Ms Glazer. Asked the chances for a move (50/50).</p> <p>Camp – Thinks this should have been approved before the house was so that this could be incorporated into the house.</p>				
Motion	Motion to Approve as a move only. (Coombs)				
Vote	Carried unanimously		Certificate #	65417	

10. Osgood, Ward	43 Tennessee Avenue	Add, reno, fenestration	59.4-310	Rowland & Assoc.
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Milton Rowland , Rowland & Associates – Presented project. All the windows will be replaced but will match existing. Ward Osgood			
Public	None			
Concerns (5:30)	<p>Williams – Read MAB comments. North elevation, the gable dormer it is the same height as the main ridge; it wasn't like that originally. West elevation, the 10-light door is not happening. There is too much oddity and ganging that it should remain natural to weather; should be Nantucket grey or Cobblestone grey. West elevation, the skylights are too big and too horizontal and should not exceed 2X3 vertically oriented; the guideline is one skylight per roof plane. North elevation, the front door should be a craftsman 2/3 door with the top third lights. Shouldn't ever do corner boards on shingled rail.</p> <p>Pohl – West elevation, the vertical door shows up under existing conditions. North elevation, the gable dormer should go up to the ridge. Would be okay with it going grey but not a light grey.</p> <p>Coombs – West elevation, there are two skylights on the same elevation.</p> <p>Glazer – North elevation, the 9-light front door should remain and not be replaced by a 12-light French door. Discussion about the color pallet.</p>			
Motion	Motion to Approve through staff with north elevation, the front door to be 2-3 with 6-light top sash and no corner boards on the 2nd-floor deck; west elevation, the skylights to be no more than 2X3 feet vertically oriented; trim sash and doors to be Quaker grey. (Coombs)			
Vote	Carried unanimously	Certificate #	65418	
11. Sachems Path	95 Surfside Road	A/C units	67-513	Rowland & Assoc.
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland & Associates – Units to be screened by 4-foot, cedar, natural to weather board fence. These units are the smallest that can be used for these houses. Units are 41" high.			
Public	None			
Concerns (5:44)	Williams – We were looking for a planting plan and picture of the units. Reminded the board a memorandum of agreement was signed to allow the Certificate of Occupancy signoff before painting is complete.			
Motion	Motion to Approve as a 4-foot natural to weather board fence through staff with a planting plan. (Coombs)			
Vote	Carried unanimously	Certificate #	65419	
12. ACK Last LLC	7 Judith Chase Lane	Garage	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	Steven Theroux , Nantucket Architectural Group Inc. – Reviewed changes made per previous concerns. Peter Georgantas, owner			
Public	None			
Concerns (5:48)	Discussion about the trim and sash matching the house and cottage. No other concerns.			
Motion	Motion to Approve through staff with the trim and sash to be white and both sets of garage doors to be natural to weather. (Coombs)			
Vote	Carried unanimously	Certificate #	65420	

13. ACK Last LLC	7 Judith Chase Lane	Cottage	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	Steven Theroux , Nantucket Architectural Group Inc. – Reviewed changes made per previous concerns. Peter Georgantas, owner			
Public	None			
Concerns (5:48)	Williams – She will need a write letter for the Building Department in order to get true divided light (TDL) windows. Would like a couple of windows added to the south elevation right element. Coombs – The “B” window panes need to be vertical. The north elevation won’t be visible. Discussion about the pergola.			
Motion	Motion to Approve through staff with all the “B” windows reduced in width by 4 inches; south elevation back ell add a window to the right 2nd floor. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65421	
14. Boyajian, Lynn	27 Pine Street	Roof walk	55.4.1-4	NAG
Sitting	Williams, Coombs, Glazer, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steven Theroux , Nantucket Architectural Group Inc. – Provided supplemental information on 3-bay structures with roof walks between Orange and Pleasant Streets.			
Public	None			
Concerns (6:00)	Williams – Read HSAB comments. No one supports a roof walk on this house.			
Motion	WITHDRAWN			
Vote	N/A	Certificate #		
15. 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 Inc. – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:03)	No one is in favor of the pergola on the front. Coombs – This is not visible.			
Motion	Motion to Approve through staff without the pergola. (Coombs)			
Vote	Carried unanimously	Certificate #	65422	
16. Reiland, William	5 Pond View Drive	New 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 Inc. – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:08)	Pohl – The “D” windows are too low; should move up about 8 inches on the both the north and south elevation. Coombs – This is not visible. McLaughlin – This does not meet the 1.5:1 width-height ratio.			
Motion	Motion to Approve through staff with the north and south elevation “D” windows to move up 8 inches.			
Vote	Carried unanimously	Certificate #	65423	

VI. NEW BUSINESS

1.	Battisti, Kristina	21E Greglen Avenue	New dwelling	68-142	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 – Presented project.				
Public	None				
Concerns (6:12)	<p>Glazer – North elevation, the shed dormer sits on the ridge and meeting rails don't align. Discussion about how to move the dormer above the eave.</p> <p>Williams – Skylight has to be vertically oriented. S elevation, from DaveKim, is not split; it's the same wall going all the way across; the corner board has to come all the way down.</p>				
Motion	Motion to Approve through staff with the south elevation corner board trim running all the way down on the rear addition; the north elevation eave to run all the way across and the windows to become 9-light casements; the skylight to be no more than 2X3 and vertically oriented. (Pohl)				
Vote	Carried unanimously		Certificate #	65424	
2.	Hoff, Frederick	99 Cliff Road	Hardscape: pool, fence & walls	30-627	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	Elizabeth O'Rourke , Jardins International – Submitted revised plans at the table. Presented project. Asked for the fence to be 1 foot off the property line.				
Public	Lisa Botticelli , Botticelli & Pohl – Contends the gates aren't visible from a public way.				
Concerns (6:17)	<p>Williams – By the Building Code, properties cannot share the pool fence and two fences can't be beside each other; need to pull the fence at least 3 feet off the property line enough to control both sides off the screening. The gates aren't going to be white; this is supposed to be rural. There are 5 large A/C; in front of the house isn't going to happen. The A/C cannot be higher than the 4-foot fence.</p> <p>Glazer – This lot rises from Cliff Road; as long as there is a proper fence with vegetation, she's okay with the A/C in front of the house.</p> <p>McLaughlin – When there is a problem of one fence between two properties; asked why don't the neighbors put in for a shared fence.</p>				
Motion	Motion to Approve through staff with the wire fence in double privet 1 foot off the property line, the gates to be natural to weather, and all A/C screened by 4-foot, natural to weather board fence. (Glazer)				
Vote	Carried unanimously		Certificate #	65425	
3.	Hoff, Frederick	99 Cliff Road	Pool cabana	30-627	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 – Submitted revised plans at the table.				
Public	Elizabeth O'Rourke, Jardins International				
Concerns (6:30)	None				
Concerns (6:30)	No concerns with the revised cabana.				
Motion	Motion to Approve Exhibit A. (Oliver)				
Vote	Carried unanimously		Certificate #	65426	

4.	14 Tennessee LLC	14 Tennessee Avenue	Chimney alterations	60.1.2-6	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project. Houses around this are old and the Maddequet Admiralty Club has 3 owls and the owl makes the chimney draw better.				
Public	None				
Concerns (6:38)	<p>Williams – Should not have an owl on this house. We have had people take them off; we have been taking them off for 20 years. Had the owl come in on the original drawing, the house would not have been approved.</p> <p>McLaughlin – Doesn't agree with Ms Williams; they were put on in the 1920s and 1930s.</p> <p>Pohl – Agrees with Mr. McLaughlin; also they serve a purpose.</p> <p>Coombs – Okay with owls if they go; doesn't see that this house needs it.</p>				
Motion	Motion to Approve through staff without the owl. (Coombs)				
Vote	Carried unanimously		Certificate #	65427	
5.	Fanning, Anthony	81 Tom Nevers Road	Rev: change dormer	91-12	Brook Meerbergen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (6:42)	Williams – Two separate dormers looked awful so the original dormer went back on with the windows split. No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate #	65428	
6.	Hart, Donald	2 Gloucester Street	As-build deck revisions	71.3.2-351	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 (6:43)	Williams – This is not the way the deck was to be built; it was approved with just 3 posts and push the posts flush to the corners with standard balusters. Suggested holding to speak with the applicant. There is no way that deck will stay there.				
Motion	Motion to Hold for representation. (McLaughlin)				
Vote	Carried unanimously		Certificate #		
7.	Fusaro, Tom	17 Old South Road	Awning over patio	67-41.2	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Tom Fusaro , owner – This is the same awning as at Jetties Beach. All the awnings are vinyl fire-retardant and will stay up year round.				
Public	None				
Concerns (6:46)	Williams – Sited other awnings over front patios in the mid-island; this awning will be permanent. It is proposed as sand colored.				
Motion	Motion to Approve. (Glazer)				
Vote	Carried unanimously		Certificate #	65429	

VII. VIEWS

1. Rhodes, Gleaves	125 Main Street	Addition & fenestration chg	42.3.3-49	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 (6:51)	Williams – There are problems with this design; should not move forward without representation.			
Motion	Motion to Hold for March 8. (Glazer)			
Vote	Carried unanimously		Certificate #	
2. Callahan, Steve	10 Kelley Road	New dwelling	54-31	Self
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 – This was drawn by a modular company.			
Public	None			
Concerns (6:52)	Williams – There are a lot of problems with this design. Asked Ms Oliver if she could redraw this and the company reproduce her drawing. Windows too large; pitch too shallow; chimney should be interior; deck; lacks trim. Glazer – This is too big for that area; it's almost 29 feet tall. Coombs – The skylight is wrong.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
3. Great State Prop. LLC	92 Washington Street	Garage	42.2.3-22	Scott Hutton
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	Scott Hutton			
Public	Jennifer Smith – The front door of the main house is black.			
Concerns (6:55)	Williams – Read HSAB comments. The elevations are mislabeled: south faces Washington Street. This is way too big. Coombs – As visible from Washington Street, this should be appear no taller than the building behind it; it should be pulled down to 1 story. The main house from Washington Street looks to be only 1 story. McLaughlin – The doors shouldn't be black. Pohl – There is a dormer on the back that makes it 1½ story. Ms Coombs makes a good point. If the dormer were moved to the water side, the perception from the street would be of a 1-story structure. The casement windows at the gable end are very large. The garage door light layout is very atypical. Glazer – This overwhelms the main dwelling. Agrees with what's been said.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
4. Dalgaard, Hans	65 Surfside Road	New dwelling	67-222	JB Studio
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 (7:07)	No comments at this time.			
Motion	Motion to Hold. (Glazer)			
Vote	Carried unanimously		Certificate #	

5. Choma, Christopher 29 Monomoy Road New dwelling 54-209 Rowland & Assoc.
 Sitting Williams, Coombs, McLaughlin, Pohl, Glazer
 Alternates Camp, Oliver, Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Milton Rowland**, Rowland & Associates – Old Monomoy had lots of overhangs.
 Public None
 Concerns (7:07) **Williams** – The chimney has to go inside the structure; traditionally, chimneys are in the middle. Doesn't see a front door. We don't approve corner boards on shingle rails. Left dormer isn't set back 3 feet from the edge of the roof and the heavy overhangs should be removed. The head heights are different. The two decks on the front are tough. The diamond light window on the south doesn't belong there at all; should be a 6-light.
Pohl – The chimney could be brought down to only 2 feet above the ridge. The massing is calm, but the north wing is very narrow in relation to the height creating an issue with the dormer. The scalloped roof walk is too opulent for this structure.
Coombs – There are too many ganged windows on the west and east elevations; there is plenty of room to spread them out. Would prefer the addition to be 1 story; this is a big, tall house. The front door should be more pronounced and not a craftsman door.
Glazer – This is new Monomoy. West elevation, the scallop skirt isn't appropriate (paper noise, something about the triple on the main mass 2nd-floor); 4-over-4 are not appropriate on this elevation; the deck right of the main mass is not appropriate. South elevation, the diamond window is not appropriate out there. Agrees about the chimney.
McLaughlin – The roof walk is appropriate as to size.
Williams – Massing is okay. The left wing with the flush dormer is a problem. Agrees no scallops and the roof walk is too big; should be no more than 14 feet long. West elevation, the flanking 4-lights are lower than all the other windows and don't work for her at all; agrees no right-hand deck; agree about the 4-over-4 window. The front door isn't dead center, which would allow a slightly large 2nd-floor deck.

Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously **Certificate #**

6. Lonergan, Dan 23 Union Street Hardscape: deck, patio & walls 42.3.2-201 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** – Asked this be held.
 Public None
 Concerns (7:21) No comments at this time.

Motion **Motion to Hold for March 8 at the applicant's request. (Coombs)**
 Vote Carried unanimously **Certificate #**

Break 7:22 to 7:34 p.m.

7. Raftery, Williams 78 Madaket Road Guest house/cabana 41-462.6 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. The French doors don't face the pool.
 Public None
 Concerns (7:35) **Williams** – The main house has been approved with 2-over-2 windows. This is going on the back of the lot.
Glazer – This lot will need some landscaping. The French doors shouldn't face on the outside.
McLaughlin – There is no front door.
Pohl – If the French doors faced the pool, they'd be facing the street.

Motion **Motion to Approve. (Coombs)**
 Vote Carried unanimously **Certificate # 65430**

8.	Raftery, William	78 Madaket Road	Hardscape: pool, apron & fence	41-462.6	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. She is not applying for a retaining wall.				
Public	None				
Concerns (7:38)	Williams – Make the pool interior grey. Her only concern is that the fence is an open picket.				
Motion	Motion to Approve through staff with the interior of the pool to be grey and no retaining wall. (McLaughlin)				
Vote	Carried unanimously		Certificate #	65431	
9.	Nogueira, William	31 Daffodil Lane	Garage/apartment	68-744	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	William Nogueira				
Concerns (7:42)	Williams – Her main issue is with the width dormer. The part over the garage can be 24 feet, but the rest has to be pulled down to 22 feet. It can't be clapboard on a garage. North elevation, the windows can be bigger.				
	Glazer – The garage door is atypical; that needs to be changed.				
	Coombs – North elevation, 1 st floor windows and triple ganged are kind of square. East elevation right, the windows are squeezed.				
	Pohl – The windows in the dormer will come down due to the change in ridge height.				
	Discussion about the color pallet.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
10.	Rappaport, Leonard	47 Devon Street	Solar panels	76.4.3-83	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 (7:48)	No comments at this time.				
Motion	Motion to Hold for March 8. (Coombs)				
Vote	Carried unanimously		Certificate #		
11.	Nantucket Land Bank	21/23 Tennessee Avenue	Demo/move 1959 dwelling	60.1.2-56/57	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, circa 1956 to 1959.				
Public	None				
Concerns (7:48)	Williams – Read MAB comments.				
Motion	Motion to Approve as a move or demolition. (McLaughlin)				
Vote	Carried unanimously		Certificate #	65432	
12.	Nantucket Land Bank	21/23 Tennessee Avenue	Demo shed #1	60.1.2-56/57	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; built after the house.				
Public	None				
Concerns (7:51)	Williams – Read MAB comments. Need better documentation of the four sides and interior.				
Motion	Motion to Approve as a move or demolition through staff with photo documentation. (McLaughlin)				
Vote	Carried unanimously		Certificate #	65433	

13. Nantucket Land Bank	21/23 Tennessee Avenue	Demo shed #2	60.1.2-56/57	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; built after the house; used to be a chicken coop and made up of bits and pieces.			
Public	None			
Concerns (7:53)	Williams – Read MAB comments. Would like photo documentation if the 4 sides and interior.			
Motion	Motion to Approve as a move or demolition through staff with photo documentation. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65434	
14. Nantucket Land Bank	21/23 Tennessee Avenue	Demo shed #3	60.1.2-56/57	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; built after the house.			
Public	None			
Concerns (7:54)	Williams – Read MAB comments. Would like photo documentation if the 4 sides and interior.			
Motion	Motion to Approve as a move or demolition through staff with photo documentation. (Glazer)			
Vote	Carried unanimously	Certificate #	65435	
15. Spivy, Greg	36 Main Street	New garage	73.3.1-3	SMRD
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 Roethke , Steve M. Roethke Design – This is the historic telegraph property. Presented project.			
Public	None			
Concerns (7:55)	Williams – Read SAB comments. Discussion about the south elevation casement dormer windows being awning.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65436	
16. Spivy, Greg	36 Main Street	New cabana	73.3.1-3	SMRD
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 Roethke , Steve M. Roethke Design – This is the historic telegraph property. Presented project. Contends lack of visibility.			
Public	None			
Concerns (8:02)	Williams – Read SAB comments. The schedule says overhead garage doors but drawn as hinged. Doesn't think she can take the chance the cabana isn't visible; the windows are too squat and the doors are wrong. Okay with the hipped roof. Glazer – The "B" windows. This is a large departure from the main house in the windows and doors. Okay with the roof. Coombs – Agrees about the fenestration. Also okay with the roof. McLaughlin – This will be visible from the west and feels the hipped roofs will stand out; prefers gable. Discussion about the fenestration. No concerns about the massing.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
17. Spivy, Greg	36 Main Street	Hardscape: pool, fence & patio	73.3.1-3	SMRD
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 Roethke , Steve M. Roethke Design – Contends the pool won't be visible.			
Public	None			
Concerns	Williams – Read SAB comments. Coombs – A 60-foot pool is too long; not visible from Main Street but may visible from Morey Lane.			
Motion	Motion to View with stake. (Coombs)			
Vote	Carried unanimously	Certificate #		

18. Hakes, Tom	27 Shell Street	Hardscape: generator & fence	73.1.3-5.7	SMRD
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 Roethke , Steve M. Roethke Design – Presented project.			
Public	None			
Concerns (8:11)	<p>Williams – Read SAB comments. The generator has to go behind the garage away from the road. The pergola should not be going out to the street. The arbor is 5 feet wide; it should be between 3 and 4 feet wide. The detail information isn't on the site plan, which is the page that would be stamped. There are four different fences but she can't tell which is which and where they are going.</p> <p>Glazer – The generator shouldn't be on the road even with a fence. Nr. 4 fence is a 6-foot board seems very heavy; others in the area are small and lighter; this should be a 5-and-1 fence.</p> <p>McLaughlin – With the 6-foot board fence, he has no concerns about the generator.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
19. Knight, Rob	12 East Lincoln Avenue	New dwelling	42.4.1-47	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. Explained there are retaining walls on the left side; the intent is to emulate that.			
Public	None			
Concerns (8:24)	<p>Williams – This is a big house; it's much fancier than others on the street. When it comes out of the ground, it will be way higher than others on the street. It's got a roof walk and flush dormers with a 3rd floor. The cut and fill has to be shown on these lots; she's not going for a cut and fill. This runs setback to setback and side to side and front to back.</p> <p>Glazer – this street is composed of much smaller scale houses except for the two flanking this property; they are the only two that are out of scale and the only two with roof walks, which she does not feel is appropriate. This lot has an embankment on the left and wants to know will happen to it as it is shown flat. The design is nice but it is overwhelming for the lot; should be reduced in height. West and east elevations are the best. North elevation, the window arrangement is chaotic. West elevation the pent roof over the side door competes with the sun porch behind it and should be eliminated. The south elevation will have visibility from Swain Street; the outdoor fireplace will be visible.</p> <p>McLaughlin – The southeast 2½ story element should be dropped down to 1½ story to match the rest of the house. The roof walk should be eliminated.</p> <p>Pohl – It is a 1½ story structure with a roof walk; that's not appropriate. From the northwest perspective, shouldn't be gables facing all four directions; would prefer the eave facing the street. There is enough space for a 3rd floor that should be reduced. Double sided gable on the west elevation telescopes flat back.</p> <p>Coombs – The front deck is two feet too large; should be brought in both sides. The whole building is running at 31 feet; agrees that's too big for that area. The roof walk, if it is permitted, shouldn't have a skirt. Agrees with Mr. Pohl about the gables. Should be a simpler building. West elevation, suggest eliminating one of the windows and removing the pent roof.</p> <p>Williams – This has no identifiable style; should pick a style and keep it small. Agrees with Mr. Pohl. It's too volumetric. It goes against the Brant Point Area plan. It's 84 feet long. The flush dormers all the way around create a full 2nd floor. The deck in the rear is too large and goes right to the setback. The volume of the house needs to be substantially reduced and needs to find a character; it can't be two cross gables. The roof walk is inappropriate.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
20. Benk, Paul	78 Center Street	Addition & alterations	42.4.3-98	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Asked this be held for revisions per feedback received.			
Public	None			
Concerns (8:43)	No comments at this time.			
Motion	Motion to Hold for revisions for March 8. (Glazer)			
Vote	Carried unanimously		Certificate #	

21. Raith, Jonathan	14 Easy Street	Rev.64490: dormer & fenest	42.3.1-13	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, (fifth sitting member not named)			
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. South elevation, asked to use horizontal buck board white painted like the Whaling Museum.			
Public	None			
Concerns (8:44)	<p>Williams – Read HSAB comments. The utilities have been pulled out of the building and moved to the side; the pergola is not appropriate. East elevation, the dormers should be eliminated. The A/C units should be screened with lattice. Suggested the 6” lattice such as is used on the side of a house for plants. The window should be a 3-over-3 top sash. Not in favor of the 3rd-floor dormer on the Easy Street side; a roof walk would be appropriate here.</p> <p>Pohl – The pergola is too elaborate and the utilities are higher than the fence; simplify the pergola and infill it with lattice. Agrees a roof walk would work here.</p> <p>Glazer – The pergola squares are too large and won’t screen anything. Agrees with Mr. Pohl’s suggestion. Would be okay with the buck board but not white. Agrees about the roof walk.</p> <p>Coombs – Asked about the changed window.</p>			
Motion	Motion to Approve through staff with no dormer on the east elevation; platinum grey on horizontal board under the south elevation porch; north elevation window to be a 3-over-3 top sash; and rear pergola to be natural to weather, simplified design with lattice to be 6” square.			
Vote	Carried unanimously	Certificate #	65437	
22. Ferguson, Darrell	134C Main Street	Rev.65101: fenest. changes	41-37.2	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, (fifth sitting member not named)			
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. Asked if he could go two 6-wide 12-light one panel on the west elevation.			
Public	None			
Concerns (8:58)	<p>Williams – Read HSAB comments. The 8-light French doors aren’t approvable; six of the doors are in one room and some could be replaced with windows. No change to the south elevation. West elevation to have two doors that match the ones on the south.</p> <p>Pohl – Can’t have a two 6-wide door that’s a 12-light; the panes will be too small; it should be 2 lights wide by 6 high with a panel.</p> <p>Glazer – Agrees with Ms Williams.</p>			
Motion	Motion to Approve through staff with no change to the south elevation; two west elevation doors to match the previously approved south elevation doors. (Coombs)			
Vote	Carried unanimously	Certificate #	65438	
23. Kaplan, Bruce	8 Harbor View Way	Raise house, add steps & A/C	42.4.1-28	Permits Plus
Sitting	Williams, Coombs, Pohl, Glazer, (fifth sitting member not named)			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (9:02)	Williams – Stated the representative should be present.			
Motion	Motion to Hold for March 8. (Coombs)			
Vote	Carried unanimously	Certificate #		

Minutes for March 1, 2016, adopted Mar. 22

24. Pastan, Phil	63 Old South Road	New commercial building	68-157	Patty Roggeveen
Sitting	Williams, Coombs, Pohl, Glazer, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<p>Patty Roggeveen, Richmond Development – Gave general layout overview. Have not yet been to the Planning Board.</p> <p>Dinah Kalmert, KOH Architecture, Pllc – Presented the design aspects: eave height is 9 feet and ridge is at 22’2” with 7/12 pitch.</p>			
Public	None			
Concerns (9:03)	<p>Williams – Referring to these as liner buildings; they are closer to the street than anything else. They are made to be lower on the street side. 108X60 gable forward. North elevation, need a door facing Old South Road. South elevation, the entry gable is not open as drawn; it is closed as on the new elementary school. Should to get an idea on the walkway and screening before this goes to the Planning Board. Suggested a portico on the 108-foot side facing the markets to facilitate foot traffic. (Allowed Ms Oliver to weigh in at this time.) The roof is too large for black; should be dual grey 3-tab.</p> <p>Glazer – The east elevation coming down Old South is very important; the little stores beside it are set way back on their lot. The thickness of the corner boards is a concern.</p> <p>Pohl – Don’t need the intermediate pilasters on the corner boards. One side has a Dutch hip while the other has just a hip; suggested a Dutch hip on both the left and right. Where the gable happens on the Dutch hip there shouldn’t be a window under the end of the gable; should move left. The objective now is to break up the monotony of the west elevation.</p> <p>Oliver – Concerned that Mr. Pohl’s suggestion about the Dutch hip would look like Pizza Hut®.</p> <p>Kuhnert – Everything’s been said.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
25. Pastan, Phil	63 Old South Road	New commercial building	68-157	Patty Roggeveen
Sitting	Williams, Coombs, Pohl, Glazer, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<p>Patty Roggeveen, Richmond Development</p> <p>Dinah Kalmert, KOH Architecture, Pllc – Presented the design aspects: 80’8”X39’10”, height 22 feet, pitch 7/12.</p>			
Public	None			
Concerns (9:27)	<p>Williams – This is smaller running parallel to Old South. There should be an entry facing Old South Road. South elevation, the four windows should be 2 and 2. East elevation, the triple ganged are not as egregious and the quad-ganged. The A/C has to go on the parking side with some kind of screening. Again need a landscape plan and also the walkways and materials and lighting. Suggested carrying the same lighting fixtures all through the development.</p> <p>Pohl – This doesn’t have an ell; the entry has a way to handle the portico.</p> <p>Coombs – Noted that they should consider a sidewalk along the property.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	

VIII. HDC BUSINESS	
Approve Minutes	February 16, 2016: Motion to Approve. (Coombs) 4-0//Williams abstain
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Meeting preliminary review meeting for Richmond Development, multiple structures 3/10/2016 • Meeting to review 106 Surfside 40B proposal, make recommendation to Zoning Board of Appeals prior to 3/17/2016: Williams – Asked board members to pick up the packets for this project before the meeting. • Organizational meeting for March 29th: Williams – Asked member to email agenda items/Town Counsel coming. • Minimum maintenance brick structures: National Grid property 10 New Whale Street and 5 Candle Street: Motion to Permit the chair to ask for an Request for Legal Services for Town Counsel to write a letter to National Grid. (Coombs) Carried unanimously
Commission Comments	None

Motion to Adjourn: 9:38 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Scotset Old Historic District

Tuckernuck

Old Madaket Village