



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 8, 2016

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

Called to order at 5:09 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker
 Attending Members: Williams, Coombs, McLaughlin, Pohl, Glazer, Camp, Oliver
 Absent Members: Kuhnert
 Late Arrivals: None
 Early Departures: McLaughlin, 8:39 p.m.; Camp, 9:49 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1. Fuller, Lizbet – 65439	4 Kelley Road	Shed & window changes	54-28	Self
2. Watterson, TJ – 65440	33 ½ Vesper Lane	Rev.64547: fenest & doors	55-908	Self
3. Watterson, TJ – 65441	33 ½ Vesper Lane	Hardscape: wall & A/C	55-908	Self
4. North Liberty LLC – 65442	32 Crooked Lane	Rev.65365: window wells	41-331	Concept Design
5. Michel, Lisa – 65443	2 Juniper Hill	Remove roofwalk	43-307	SMRD
6. SIV, LLC – 65444	19 Hummock Pond Rd Lot 2	Rev.64069: fenest. cabana	56-12	Concept Designs
7. SIV, LLC – 65445	19 Hummock Pond Rd Lot 2	Rev.65328: window wells	56-12	Concept Designs
8. Town of Nantucket – 65446	4 Bathing Beach Road	Rev.63546: fenestration change	29-1	Erika Mooney
9. Bollard, Richard – 65447	7 Curlew Court	Shed	68-516	Structures Unltd
10. Wasserbach, William – 65448	13 Henderson Drive	Hardscape: driveway & patio	66-200	Jardins Intl.
11. Nantucket Tents – 65449	39-45(odd) Tomahawk	Rev.64788: Alter & clarif mat.	63-327-330	CWA
12. Perelman, Jim – 65450	65A Milestone Road	Shed	54-263	Structures Unltd
13. Chavez, Juan – 65451	11 Bartlett Road	Rev.64875: change windows	67-12	Structures Unltd
14. Fisher, Karen – 65452	1 East Gardner Court	Replace existing deck	42.3.1-188.4	Chuck Lenhart
15. Williams Lane LLC – 65453	8 Williams Lane	Add window	55-138.2	Steven Phillip
16. Native Breeze LLC – 65454	30 Hummock Pond Road	Shed	56-85	Ethan McMorrow
17. Roberts, John – 65455	15 Helen's Drive	Deck	66-46	Newman Inc.
18. Roberts, John – 65456	15 Helen's Drive	Hardscape: fence	66-46	Newman Inc.
19. Watts, Michael – 65457	6 Goose Cove Way	Hardscape: pool, fence & deck	59.4-366	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	None			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 4-0//McLaughlin Abstain		Certificate #	65439 to 65457

III. SIGNS

1. VTT Management	9 Amelia Drive	Wall sign	67-433	Meagan Rohrer
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
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 approvable.			
Concerns	None			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65458	

2. Mally, Klaudia	1A Windy Way	Wall sign	67-553.1	Paul McCarthy
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
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 approvable.			
Concerns	None			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65459	

3. Nant. Cottage Hospital	61 Main Street	Wall sign	42.3.1-197	Jason Graziadei
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
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 at the applicant’s request.			
Concerns	None at this time.			
Motion	Motion to Hold. (Coombs)			
Vote	Carried unanimously	Certificate #		

4. Richmond Great Point	20 Dave Kim Road	Sign	68-156	Patty Roggeveen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – The applicant once again did not attend.			
Concerns	None at this time.			
Motion	Motion to Hold. (Coombs)			
Vote	Carried unanimously	Certificate #		

5. CRM Management	2 South Beach Street	Sign discussion	42.4.2-60	Jack Fritsch
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – They were in for a preliminary discussion so it is being held for next week.			
Concerns	None at this time.			
Motion	Motion to Hold. (Coombs)			
Vote	Carried unanimously	Certificate #		

6. Qureshi, Abrar	4 Bartlett Road	Hanging sign	67-14	Shay Maguire/NCH
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
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 approvable.			
Concerns	None			
Motion	Motion to Approve. (Coombs)			
Vote	Carried un an	Certificate #	65460	
7. Nantucket Skating Club	Various locations	Temporary event signs	Various	Kim Higgins
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – 4-color image; no representation.			
Concerns	Williams – Put a time limit on them last year up the Sunday before and down the Monday after. Okay with graphic. Staff – Read the sign locations.			
Motion	Motion to Approve with signs to be posted only between March 26 and April 4. (Coombs)			
Vote	Carried unanimously	Certificate #	65461	

IV. OLD BUSINESS

1. Harding, Abby	3 Winter Street	Hardscape: drive, patio & fence	43.3.4-73	Julie Jordin
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Julie Jordin , The Garden Design Company – Reviewed changes made per previous concerns. Doesn't think Mr. Kuester's suggestion of a second board fence behind a white picket fence and the layers of plantings makes for a cohesive design.			
Public	Kevin Kuester , 83 Main Street – The north side is what is seen coming out of the Coffin School; the whole surface is covered in hardscaping. Would like a 5&1 board fence off the corner of the house to screen that.			
Concerns (5:15)	Glazer –Noted that gates are proposed at the base of the driveway; they shouldn't be there. The air-conditioning units (A/C) need a fence. She's not convinced that a second fence behind the hedge would be necessary. Pohl – Agrees with Ms Glazer. Discussion about the how the fence, which goes around the block, will end. McLaughlin – No comments. Williams – The driveway gates will come off.			
Motion	Motion to Approve through staff with on the east side the A/C to be screened by a 4-foot natural to weather board fence; no gate at the driveway level but the fence on the right side will make the turn and have a 4-foot return. (Glazer)			
Vote	Carried unanimously	Certificate #	65462	
2. G & G Development	3 Old Farm Road	New dwelling	55-920	French 2D
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for March 22. (Coombs)			
Vote	Carried unanimously	Certificate #		

3. Rhodes, Gleaves	125 Main Street	Addition & fenestration chg	42.3.3-49	Thornewill Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill , Thornewill Design – Presented project; circa 1980s.			
Public	None			
Concerns (5:28)	<p>Williams – Read HSAB comments. West elevation, her problem is the overlap of the saltbox.</p> <p>Coombs – South elevation, the shed dormer with two windows is too heavy; it should be reduced to one window. North elevation, the same issue with the double shed dormers. West elevation, the right side should have two windows following the pattern of the rest of the house; the roof dies into the new addition and the rake is different.</p> <p>McLaughlin – The 12-inch overhang offsets the meeting rail; the meeting rails need to align.</p> <p>Glazer – The building is a simple box; the addition is inappropriate. East elevation, the added gable overwhelms the existing structure. Agrees with Ms Coombs about the dormers. The gable forward shouldn't be forward of the front door and the composition of the door is lost.</p> <p>Pohl – The gable canted off to the side causes the funny intersection of roofs. Agrees with Ms Coombs about the west elevation needing windows. East elevation, the shed dormer should not be flush. The roof pitch is drawn differently between the existing and proposed front elevation.</p> <p>Williams – The proposed eave and ridge are not indicated as changing yet they are going up a couple of feet; a frieze board is missing. South elevation, the flush dormers are inappropriate. Agrees about the east elevation and again flush dormers; the doors shouldn't be 8-light. North elevation, agrees about the dormers and something is wrong about the perspective.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
5. Callahan, Steve	10 Kelley Road	New dwelling	54-31	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Submitted site photos at the table. Redrew and corrected the plan generated by a modular company. Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:48)	<p>Pohl – No major concerns.</p> <p>McLaughlin – No concerns.</p> <p>Coombs – The chimney is corbelled too high.</p> <p>Glazer – Looking better. The columns at the front door exacerbate the lack of fenestration.</p> <p>Williams – Center the columns.</p>			
Motion	Motion to Approve through staff with the west elevation flanking columns to be centered between the door and windows. (McLaughlin)			
Vote	Carried unanimously		Certificate #	65463
6. Lonergan, Dan	23 Union Street	Hardscape: deck, patio & walls	42.3.2-201	Val Oliver
Sitting	Williams, Coombs, Pohl, Glazer			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Asked to be held.			
Public	None			
Concerns (9:55)	None at this time.			
Motion	Motion to Hold for March 22 at representative's request. (Pohl)			
Vote	Carried unanimously		Certificate #	

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7. Nogueira, William	31 Daffodil Lane	Garage/apartment	68-744	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Reviewed changes made per previous concerns: lowered the roof over the dwelling section to 22’6”; the garage is at 24’6”.			
	William Nogueira			
Public	None			
Concerns (5:55)	Williams – South elevation, there is a negative mass under the front gable dormer; that should be a shed dormer moved back from the wall plain. The porch should be broken. North elevation, the cheek walls need to come in on the dormer.			
Motion	Motion to Approve through staff with the chair’s review with the railing corrected; correction of the site plan; the north and south elevation walk downs shown; north elevation dormer cheek walls brought in 6” each side; the south elevation dormer to become a shed and pulled back so as not to overhang the porch opening, and the left side of the roof to be broken; the pent roof over the garage doors to drop 8”. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65464	
8. Dalgaard, Hans	65 Surfside Road	New dwelling	67-222	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for March 22. (Glazer)			
Vote	Carried unanimously	Certificate #		
9. Rappaport, Leonard	47 Devon Street	Solar panels	76.4.3-83	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Casey Weaver Coats			
Public	None			
Concerns (6:03)	Pohl – The photo looks like black solar panels on a grey roof. The bottom tier should run across all the way.			
	Williams – The road ends at this property; the panels will face conservation land. The panels are different sizes and some run horizontally. It could go on the ground.			
	Coombs – Agrees with what’s been said. Would prefer lighter panels to blend into the roof.			
	McLaughlin – Agrees with Ms Coombs about the panels matching the roof.			
	Discussion about the various sizes of the panels and the odd orientation of them on the roof.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		

10. Benk, Paul	78 Center Street	Addition & alterations	42.4.3-98	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Submitted revised plans at the table reflecting HSAB and abutter concerns; reviewed changes per those concerns. Noted that the addition only adds 18 feet to the length.			
Public	None			
Concerns (6:11)	<p>Williams – Read HSAB comments. Circa pre-1806. Need a demolition plan and window inventory. Should have existing elevations on the pages for comparison; the drawings show the previous submission, which this board did not see and is without any clouding, and only the changes from that submission are clouded. She doesn't like the cross gable and the humongous gable on Lily Street. Should have one large addition out the back and get rid of the "Mickey Mouse" stuff.</p> <p>McLaughlin – This is confusing, he'd like to hold it for a viewing.</p> <p>Pohl – East elevation, the gable in the back needs to get wider as it looks too vertical. South elevation, likes the additive gable on the back but not the fact that it is flush with the west wall and the porch runs back flush with the gable.</p> <p>Glazer – The telescoping addition should follow the proper form and have a lower height.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
11. Knight, Rob	12 East Lincoln Avenue	New dwelling	42.4.1-47	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, 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	None			
Concerns (6:37)	<p>Glazer – Front elevation, the trim details are heavy and the 2nd-floor deck is too large; would like to see the trim details simplified. The sides look better. The length uses up the entire lot; the size of the structure is not in keeping with the houses around it; the addition is 18 feet long.</p> <p>Coombs – Agrees with Ms Glazer; this takes up the lot side to side and front to back; would like it reduced. South elevation, the trim is heavier than it needs to be. The roof walk shouldn't have a skirt; the house isn't that formal.</p> <p>Pohl – Appreciates the change from cross gable to shed. The house still looks big; its length and width should be decreased. Agrees about removing the roof walk skirt; that would help reduce its massiveness.</p> <p>McLaughlin – Meeting rails need to align. Would like the gutters to be shown as wood box.</p> <p>Williams – The rear deck is too high; should be lower. Given the diminutive size of houses on this road, there are only two roof walks; does not believe this should have a roof walk. Agrees with much that's been said. The overhangs need to be reduced.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
12. Kaplan, Bruce	9 Harbor View Way	Raise house, steps & A/C	42.4.1-28	Permits Plus
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor , Permits Plus – The front portion is in the velocity zone. Presented project.			
Public	None			
Concerns (6:51)	<p>Consensus is to keep the shingled railing on the porch and deck.</p> <p>Williams – The tops of the A/C are now 8 feet above the ground; they should be screened by natural to weather lattice. The foundation skirt should be natural to weather with posts on the outside.</p> <p>Glazer – Need to come up with a policy for the color foundation skirts; it should blend in.</p> <p>McLaughlin – Suggested continuing the skirt around the bottom of the A/C with a fascia board and more lattice above.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	

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13. Lampe, John	64 Walsh Street	New dwelling	29-94	Self
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe – This has the same massing as a house on North Beach Street which was approved in 2013. Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:01)	Williams – The center thing with two wings is atypical. The railing won't work for code. The center mass is too narrow and vertical. The dormers need to be off the outer walls by 2 feet. Still too many window types: Types A-G; there are seven different types on the front. There is a 10-light next to a 6-light facing the road; in this neighborhood that isn't appropriate. Staff – Read previous concerns from January 26, 2016 at Mr. Lampe's request. Pohl – The dormer setback measures only 2 feet wall plain to wall plain. Camp – The trim over the doors and windows is too heavy. The fascia and frieze boards looks too wide. Coombs – Asked about screening for the chain-link fence.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
14. Lampe, John	64 Walsh Street	New cottage	29-94	Self
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously		Certificate #	
Break 7:16 to 7:21 p.m.				
8. Jelleme, Carl (view)	112/114 Hinsdale Road	Solar panels	69-30.2/30.3	Sunwood LLC
Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Camp			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Timothy Holmes , Sunwood LLC – Presented project.			
Public	None			
Concerns (7:22)	Williams – Thinks in this location the grey roof and black panels are not an issue.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously		Certificate #	65465
9. Jelleme, Carl (view)	109 Hinsdale Road	Solar panels	69-108	Sunwood LLC
Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Camp			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Timothy Holmes, Sunwood LLC			
Public	None			
Concerns	None			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously		Certificate #	65466

15. Mitchell, Andrew	16 Delaney Road	New dwelling	30-616	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Cutone , BPC – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:25)	<p>Williams – South elevation, the “A” windows don’t line up; Left “A” windows should be deleted and the other windows lined up; the French doors should be centered under the “B” windows above them; right dormer is set back only 2 feet. West elevation, the left “B” window needs to be eliminated; it should be a single window and away from the cornerboard. North elevation, the dormer cheek walls need to come in or the windows split. The skylight is in the wrong place; it needs to move up two feet.</p> <p>Pohl – Suggest centering the south elevation “A” windows in the bay.</p> <p>Coombs – South elevation, the 1st three panes of glass of the basement door are visible.</p> <p>McLaughlin – South elevation, the cross bucks on the stairwell won’t meet code.</p> <p>Oliver – Likes the cross bucks.</p>			
Motion	<p>Motion to Approve through staff with the north elevation the right rear dormer windows split so the distance between the cheek walls matches the other two dormers, skylight to move up 18 inches the roof plain; west elevation, 1st floor left “B” window eliminated; south elevation, the four French doors aligned evenly under the “B” windows above, a shingled wall on the porch on the gable section, the middle “A” window behind the post to be eliminated and the left “A” window centered in the space between the posts and the “C” window muntins to be corrected, per Exhibit A. (Glazer)</p>			
Vote	Carried unanimously		Certificate #	65467
16. Mitchell, Andrew	16 Delaney Road	New studio	30-616	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Cutone , BPC – Asked this be held for revisions.			
Public	None			
Concerns (7:37)	No comments at this time.			
Motion	Motion to Hold for revisions at representative’s request. (Glazer)			
Vote	Carried unanimously		Certificate #	
17. Esposito, John	14 Eat Fire Springs Road	Studio/office	20-61	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:37)	<p>Discussion about the site plan.</p> <p>Camp – No concerns with the new location.</p> <p>Williams – West elevation, the square window should be a 20-light.</p>			
Motion	Motion to Approve through staff with the west elevation window to be a 20-light window. (Coombs)			
Vote	Carried unanimously		Certificate #	65468
18. Town of Nantucket	39 Nonantum Avenue	Deck – Patio	87-46	Rob Anderson
Sitting	Williams, Coombs, Glazer, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Rob Anderson – This is Fisherman’s Beach surrounded by big houses; in his opinion it is not rural.			
Public	None			
Concerns (7:44)	<p>Williams – The deck needs to be squared off; this is too cute for this rural area. We’re not here to do fun or whimsy.</p> <p>Oliver – Doesn’t mind the curved bench but doesn’t think the platform is necessary.</p> <p>Coombs – They need a hard surface but it doesn’t need to be that big.</p> <p>Glazer – No concerns with the curved bench; but agrees the deck would look better squared off.</p>			
Motion	Motion to Approve through staff with the deck squared off and natural to weather. (Glazer)			
Vote	Carried unanimously		Certificate #	65469

19. Minella, Sarah	15 Giny 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. – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:52)	<p>Williams – South elevation, the gable dormer on the left side should be a shed; the basement access should be drawn in. There are flush dormers all the way around so eave heights are all the same.</p> <p>Glazer – There is no significant additive massing; the break on the east elevation is miniscule. North elevation, the “A” windows flanking the front door are too large. Agrees with Ms Williams about the south elevation gable dormer.</p> <p>Coombs – Agrees with Ms Glazer that it needs more additive massing. South elevation, the three windows below the gable should be separated; this will be visible from Brooks Farm Road.</p> <p>Pohl – North elevation, the 1½-story element comes down and has a notch in it; that should all come down to 1½ story then replace the flush dormer with a small inset dormer.</p> <p>McLaughlin – The overhangs are too heavy.</p> <p>Williams – The “B” window panes are too wide. North elevation, the main mass fenestration spacing needs to be evened out.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
20. Minella, Sarah	15 Giny Lane	New garage	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 (8:09)	Williams – Eliminate the transoms over the door and replace the “A” window with one to match the other window.			
Motion	Motion to Hold for revisions and to track with the main dwelling. (Glazer)			
Vote	Carried unanimously		Certificate #	
21. Minella, Sarah	15 Giny 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 (8:11)	Williams – The pool equipment and A/C need to have a 4-foot natural to weather fence screen.			
Motion	Motion to Hold to track. (Glazer)			
Vote	Carried unanimously		Certificate #	
22. Beach Nut LLC	1A Crow’s Nest Way	New dwelling	12-24.1	JGGA
Sitting	Williams, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Michelle Bellerjeau , J. Graham Goldsmith Architects – Submitted revised site plan at the table.			
Public	None			
Concerns (8:12)	<p>Williams – North elevation, the rafter tails in the dormers need to match the rest. Not white trim.</p> <p>No one has concerns with the white trim.</p>			
Motion	Motion to Approve through staff with the north elevation dormer rafter tails to match the rest. (Coombs)			
Vote	Carried unanimously		Certificate # 65470	

23. Beach Nut LLC	1A Crow's Nest Way	New cottage	12-24.1	JGGA
Sitting	Williams, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Michelle Bellerjeau , J. Graham Goldsmith Architects – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:17)	Williams – The cross bucks are drawn wrong; sections should all be four feet wide. Pohl – If the low hip became a shed, the issue with the cross bucks would disappear.			
Motion	Motion to Approve through staff with all cross buck sections to be 4 feet in width. (Camp)			
Vote	Carried unanimously	Certificate #	65471	
24. Pasten, Phil	1 Greglen Avenue	Hardscaping	68-194	Patty Roggeveen
25. Pasten, Phil	3 Greglen Avenue	Hardscaping	68-194	Patty Roggeveen
26. Pasten, Phil	5 Greglen Avenue	Hardscaping	68-194	Patty Roggeveen
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen – Reviewed the hardscaping plan for this apartment complex.			
Public	None			
Concerns	Williams – The post and rail fence has to be changed to split rail. All A/C units will have to be enclosed in Type II capped pickets of the height of the units and the one on lot 6 needs to move left. 12-foot-tall light posts are too tall; should be no taller than those at Sherburne Commons. The board fences should be 6 feet with gates. The trees will have to be 4” caliper. Oliver – This is very housing project like and pulling bushes away from the building will make it more so and not in keeping with Nantucket; she doesn't think bushes against the building are a safety issue. This won't have a sense of home or place; this is very generic and sterile. Glazer – Agrees that there needs to be foundational plantings and forward plants near the sidewalk.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		
27. Greywoods LLC	63 Hummock Pond Road	New secondary dwelling	56-466	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Doug Mills , BPC – Completely changed the design. The garage door would be natural to weather.			
Public	None			
Concerns (8:38)	Williams – The garage and gable both face the road; that won't work. The deck railing and garage door should be natural to weather. Pohl – If the garage roof is changed to 12/12 pitch, the gable window would be eliminated. A guest house should not exceed 22 feet; however, if the pitch is changed to reduce the height, it would not match the main house. Coombs – A secondary dwelling should be kept down to 22 feet.			
Motion	Motion to Approve through staff with the pitch dropped to a maximum 11/12 on the garage and main mass. (Glazer)			
Vote	Carried unanimously	Certificate #	65472	
28. Greywoods LLC	63 Hummock Pond Road	Hardscape: pool & fence	56-466	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Doug Mills , BPC – The site plan is wrong; asked this be held.			
Public	None			
Concerns (8:45)	None at this time.			
Motion	Motion to Hold for a corrected site plan. (Glazer)			
Vote	Carried unanimously	Certificate #		

29. Kimball-Sherburne LLC	9 Kimball Avenue	New dwelling	30-31	Fergsn Shamamian
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom McManus – Reviewed changes made per previous concerns. Oscar Shamamian Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger, Sarah F. Alger P.C., for Clark Fork Partners NT at 17 Kimball Avenue			
Concerns (8:48)	<p>Williams – South elevation, the ganged windows need to be separated by a shingle course; the entablature has one too many pieces; the top lights in the door should have vertical panes. North elevation, visibility of the 1st floor is slim to none so splitting the 2nd-floor and not the 1st-floor windows will look wrong. West elevation, not a lot of visibility of this side. East elevation, this side has even less visibility.</p> <p>Coombs – South elevation, the front door needs another piece of trim; the ganged windows will be separated; the pilasters dead end. North elevation, nothing to add. East elevation, no concerns.</p> <p>Oliver – South elevation, there should be a piece of trim along the base of the structure. North elevation, nothing to add.</p> <p>Camp – Appreciates the simplification of the design. South elevation, the entablature on the columns looks too heavy. North elevation, nothing to add. East elevation, no concerns.</p> <p>Glazer – South elevation, nothing to add. North elevation, suggested splitting the four 1st-floor windows and separating the 2nd-floor windows a bit more. East elevation, no concerns.</p>			
Motion	Motion to Approve through staff with the subterranean elements covered by grates; south elevation, the front door to have a standard heavier surround, the windows to right separated by 12 inches, the extra entablature removed over the front door and posts, and glass in the front door to be 3- or 4-light and to be more vertical; all the frieze will be boxed. (Oliver)			
Vote	Carried unanimously	Certificate #	65473	
30. Kimball-Sherburne LLC	9 Kimball Avenue	New secondary dwelling	30-31	Fergsn Shamamian
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom McManus – Submitted revised plans at the table. Reviewed the revised design. Oscar Shamamian Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger, Sarah F. Alger P.C., for Clark Fork Partners NT at 17 Kimball Avenue			
Concerns (9:08)	<p>Oliver – West elevation, drop the roof of the back shed to break the line.</p> <p>Coombs – The garage doors are natural to weather.</p> <p>Camp – South elevation, shed dormer windows should be spaced equally.</p> <p>Williams – South elevation, the elongated casements in the dormers should be 6-light top sash. There is an over-use of 9-light awning windows; some should be changed to 3-over-3 double-hung windows.</p>			
Motion	Motion to Approve through staff with a corrected application; the south elevation dormer windows to be 3-over-6 double hung and equally spaced; west elevation 9-light awnings to be 3-over-6 double hung; and garage doors to be natural to weather. (Oliver)			
Vote	Carried unanimously	Certificate #	65474	
31. Kimball-Sherburne LLC	9 Kimball Avenue	Cabana	30-31	Fergsn Shamamian
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom McManus – Reviewed changes made to the design. Oscar Shamamian Steven Cohen, Cohen & Cohen Law PC – The chimney is a single flue and can be reduced.			
Public	Sarah Alger, Sarah F. Alger P.C., for Clark Fork Partners NT at 17 Kimball Avenue – Asked about grade changes.			
Concerns (9:20)	Oliver – The chimney is wide for such a small building.			
Motion	Motion to Approve through staff with a corrected application and the chimney width reduced by 1 foot. (Oliver)			
Vote	Carried unanimously	Certificate #	65475	

VI. VIEWS

1. Wiggan, Kenneth	12 Miacomet Avenue	Secondary dwelling	67-213	Self
Sitting	Williams, Coombs, Glazer, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (9:53)	None.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	65479	
2. Spivy, Greg	36 Main Sias Street	New garage	73.3.1-3	SMRD
3. Spivy, Greg	36 Main Sias Street	New cabana	73.3.1-3	SMRD
4. Spivy, Greg	36 Main Sias Street	Hardscape: pool, fence & patio	73.3.1-3	SMRD
5. Meyer, Tom	2 North Beach Street	Hardscape: pergola & deck	42.4.1-64	Mirka Ahern
6. Clotoret LLC	5 North Point	Hardscape: stone walls & drive	43-312	Waterscapes
7. RC Nosegay LLC/Casseells	Zero Sankaty Avenue	Access, shutters, color & fenest	73.1.4-15.3	JB Studio
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for March 15. (Coombs)			
Vote	Carried unanimously	Certificate #		
10. Moonlight Dance LLC	4/8 Nobadeer Avenue	New dwelling	80-35/37	Ethan McMorrow
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for March 15. (Coombs)			
Vote	Carried unanimously	Certificate #		
11. 12 Oak Hollow NT	12 Oak Hollow	New dwelling	56-128.1	Topham Design
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham , Topham Design – Presented project.			
Public	None			
Concerns (9:56)	Williams – The main mass isn't called out. The roof has to be black 3-tab with black solar panels. Shutters must be wood and operational. The front door sidelights are too wide; should match the panes on the "A" windows; and sidelights should be 3-lights high with a panel and the front door should be wood 3 panel. No one else has concerns.			
Motion	Motion to Approve through staff with a black 3-tab roof, pargetted chimney, 3-panel wood door, and sidelights to be 3-lights high with a panel and no wider than the "A" window panes, and shutters to be wood and operational. (Oliver)			
Vote	Carried unanimously	Certificate #	65480	

VII. HDC BUSINESS	
Approve Minutes	None
Review Minutes	February 23, 2016
Other Business	<ul style="list-style-type: none"> • Meeting preliminary review meeting for Richmond Development, multiple structures 3/10/2016: Williams – rescheduled for March 31st. • Meeting to review 106 Surfside 40B proposal, make recommendation to Zoning Board of Appeals prior to 3/17/2016: Williams – Trying to get this rescheduled. • Organizational meeting for March 29th, thoughts on agenda items/Town Counsel coming: Williams – Need agenda items emailed to her as well as questions for Town Counsel.
Commission Comments	None

Motion to Adjourn: 10:05 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

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Old Madaket Village