



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, John Hedden

~~ MINUTES ~~

Tuesday, March 22, 2016

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

Called to order at 4:07 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker
 Attending Members: Williams, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert
 Absent Members: Glazer
 Late Arrivals: None
 Early Departures: McLaughlin, 8:42 p.m.; Pohl, 10:37 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1. Leclaire, John – 65524	6 Ames Avenue	Door replacement	60.2.4-58	John Kuszpa
2. Lipton LLC – 65525	31 Woodbury Lane	Color change front door	41-276.3	CWA
3. Griswold, Jack – 65526	14 Sachem Road	Hardscape: arbor, walls & patio	30-240	Atlantic Landscape
4. NCEA – 65527	83 Washington St. Extension	Repaint trim	42.2.3-23	Jean Grimmer
5. Michael Watts – 65528	6 Goose Cove Way	Rev.65166: fnst chng & posts	59.4-366	JB Studios
6. 23 Broad Street LLC – 65529	23 Broad Street (Broho)	Renew & chg previous awning	42.4.2-77	Ethan McMorrow
7. Sachems Path – 65530	95 Surfside Road	Trim color changes	67-513	Rowland & Assoc.
8. Chapman, Jeffrey – 65531	14 Curlew Court	Hardscape: extend fence	68-520	Marcus Golding
9. Richmond/Shepley – 65532	6 & 8 Lovers Lane	Chng to arch & move doors	68-200 & 201	Tim Sawyer
10. Von Summer – Moller – 65533	12 Monomoy Creek Road	Rev.64521:MH fnst & drmr chng	54-54.1	JGGA
11. Hamlen, William – 65534	53 Vestal Street	Window well	41-185.3	Wilson Co.
Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	Item 9: Presentation about the roofing shingle.			
Motion	Motion to Approve Items 1-8 and 10-11. (Coombs)			
Vote	Carried 4-0//McLaughlin abstain			
Motion	Motion to Approve Item 9. (Coombs)			
Vote	Carried 4-0//McLaughlin abstain			
		Certificate #	65524 to 65534	

III. CONSENT WITH CONDITIONS					
1. Braman, Darren – 65535	4 Piccadilly Road	Fenestration & relocate a/c	41-145-148	Ethan McMorrow	
*French doors to be 2-light	with bottom panel, wood				
2. Cliff ACK RT – 65536	96 Cliff Road	Rev: addtn&chng drmr wndws	41-15	Ethan McMorrow	
*Left window in west dormer	only to change to 4 lt.				
3. Nutt, Karin – 65537	9 Wright’s Landing	Rev: move pool &generator	91-124	Atlantic Landscape	
*6-ft NTW fence around	generator and pool	equipment			
4. Dean, James M. – 65538	11B Witherspoon Drive	Shed	68-478.2	Self	
*Vertical board v-groove	garage doors; 6/6 windows;	colors to match house			
5. Williams, Brent – 65539	13 Folger Avenue	Rev.64709: fenestration change	80-157	Concept Design	
*Lights in front door to be	vertical panes whether 6 or	8 panes in pattern			
6. Von Summer – Moller – 65540	12 Monomoy Creek Road	Rev.64219:boaths fnst&site chg	54-54.1	JGGA	
*No pool equip, A/C, fencing/	pool, hardscape is included	with this application			
Sitting	Williams, Coombs, McLaughlin, Pohl , Oliver				
Alternates	Camp, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No additional conditions.				
Motion	Motion to Approve through staff per noted conditions. (Coombs)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	65535 to 65540	

IV. SIGNS					
1. 20 Straight Wharf LLC	20 Straight Wharf	Wall sign	42.3.1-86	Emeritus	
2. 20 Straight Wharf LLC	20 Straight Wharf	Fence sign	42.3.1-86	Emeritus	
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – Explained the fence sign, “for residents only.”				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Approved the wall sign but not the fence sign. Concern that every gate and entrance would end up being labeled and that is “unfriendly.” Withdrew the fence sign.				
Concerns (4:42)	Discussion about whether or not the fence sign is necessary with the addition of the wall sign.				
Motion	Motion to Approve the wall sign only. (Pohl)				
Vote	Carried unanimously		Certificate #	65544	
3. Richmond Great Point	20 Dave Kim Road	Sign	68-156	Patty Roggeveen	
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp				
Alternates	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 – Once again there was no one representing this.				
Concerns (4:46)	None at this time.				
Motion	Motion to Hold. (Coombs)				
Vote	Carried unanimously		Certificate #		
4. GEM RT/AK Diamonds	5 Macy Lane	Sign	68-40.1	Jeanne Diamond	
Sitting	Williams, Coombs, McLaughlin, Pohl				
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 with SAC recommendations				
Concerns (4:47)	No additional concerns				
Motion	Motion to Approve through staff per SAC recommendations. (Coombs)				
Vote	Carried unanimously		Certificate #	65545	

5.	Pearl, John	10 Main Sias Street	Sign	73.2.4-32.1	Paul McCarthy
Sitting	Williams, Coombs, McLaughlin, Pohl				
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.				
Concerns (4:47)	None				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously			Certificate #	65546
6.	NIR RT	0 Main Street	Sign	42.3.1-181	Paul McCarthy
Sitting	Williams, Coombs, McLaughlin, Pohl				
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				
Concerns	None				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously			Certificate #	65547
7.	Pavie, Luciana	3 West Creek Road	Sign	55-168	Laurent Araujo
Sitting	Williams, Coombs, McLaughlin, Pohl				
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				
Concerns	None				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously			Certificate #	65548
8.	Kaschuluk, Jeff	88 Old South Road	Club sign	68-400	Self
Sitting	Williams, Coombs, McLaughlin, Pohl				
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 – The applicant is working on revisions				
Concerns	None				
Motion	Motion to Hold. (Coombs)				
Vote	Carried unanimously			Certificate #	
9.	Giorgio, Paul	48 Center Street	Sign	42.3.1-1	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – Explained the sign directs people to the handi-capped (H/C) entry; looks like a menu box				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Asked Mr. MacEachern to come back and discuss at the next SAC meeting; this is the first of its kind and could potentially put a 3 rd sign on a lot of buildings.				
Concerns	None				
Motion	Motion to Hold. (Camp)				
Vote	Carried unanimously			Certificate #	

10. Udelson, John	9 Center Street	Sign	42.3.1-203.1	Dalton Frazier
Sitting	Williams, Coombs, McLaughlin, Pohl			
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 – Hold for revisions; SAC made some recommendations.			
Concerns (4:53)	Staff – Read SAC comments.			
Motion	Motion to Hold for revisions per SAC recommendations. (Coombs)			
Vote	Carried unanimously	Certificate #		
11. Brix	1A Windy Way	Move location of sign	67-553.1	Paul McCarthy
Sitting	Williams, Coombs, McLaughlin, Pohl			
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			
Concerns (4:54)	None			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65549	

V. OLD BUSINESS

1. Moonlight Dance LLC	4/8 Nobadeer Avenue	New dwelling	80-35/37	Ethan McMorrow
Sitting	Williams, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow – Presented the redesign of the project. The “C” & “H” windows are fixed.			
Public	None			
Concerns (4:11)	Williams – This lot has changed owners, who changed the design. No concerns with the redesign.			
Motion	Motion to Approve through staff with the “C” & “H” windows to be fixed. (Pohl)			
Vote	Carried unanimously	Certificate #	65541	

2. Shepherd, John	10 Weymouth Street	Move garage off	55.4.1-85	Susan Shepherd
Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Susan Shepherd , owner 10 Weymouth Street – Presented project; didn’t realize the garage was considered historical. They are asking for a move only. They talked to Toscana and have a quote to move it; reviewed Toscana’s recommendations. They want to save the building; demolition is not their first choice.			
Public	Susan Shepherd, owner 11 Wigwam Road Sarah Alger , Sarah F. Alger P.C., for Ms Pugil, James & Claire Walker, 1 Weymouth Street and Jeffrey & Susan Rimland, 5 Weymouth Street – Agree with HSAB that this is not an ancillary structure as it is now on its own lot. The setback should be maintained for future structures. The 1940 aerials aren’t clear that the structure shown is not this one. Wants it on the record that there were older structures on the lot that were demolished and she could not find any approvals for those demolitions. According to the 2011 survey done by the Federal government, this building is contributing; this is at least 65 years old and contributes to the historic streetscape and character of Weymouth Street; moving it without knowing what will replace it is a disservice to this historic street. Also she questions the ability to move this and if it can’t be moved, the applicant should come back to the HDC so it doesn’t end up being an “accidental demo.”			
Concerns (4:16)	Williams – Until there is a property line filed under separate ownership, HDC looks at it as one lot and this as an ancillary structure; it is a garage built after 1945. McLaughlin – In his opinion, there is nothing historical about that structure; it is of modern construction. Pohl – The subdivision aspect is germane to his argument in favor of moving this off; if these building predate 1955, they are entitled to 41-81 subdivision; this will become two lots. The fact that the garage is in the back of the lot, he would prefer the move off which would allow the in-fill building to occupy the space now occupied by the garage set back off Weymouth. If it couldn’t be moved, Toscana would have said so. Coombs – Not in favor of moving this garage. A house, even back off the street, does not affect the streetscape in the same way. We are losing all the small structures in the old historic district (OHD) Oliver – No concerns with moving this. Williams – No concerns with moving this. Feels it inappropriate to contribute architectural significance to a structure that doesn’t have any. Agrees with Mr. McLaughlin that there is nothing old about it. Feels the affect on the streetscape is not a logical argument. The applicant will have to come back and ask for a demolition if it can’t be moved.			
Motion	Motion to Approve with the findings it is architecturally insignificant and the age is post war. (McLaughlin)			
Vote	Carried 4-1//Coombs opposed	Certificate #	65542	
3. Shepherd, Susan	11 Wigwam Road	Move garage on	77-56	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Susan Shepherd, owner 11 Wigwam Road Susan Shepherd, owner 10 Weymouth Street			
Public	None			
Concerns (4:41)	Williams – This should at the back of the parking.			
Motion	Motion to Approve through staff with the structure located on the back side of the parking area. (McLaughlin)			
Vote	Carried 4-1//Coombs opposed	Certificate #	65543	

4. Ack Last LLC	7 Judith Chase Lane	Rev: fenestration & porch chgs	42.3.2-2	NAG
Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Reviewed the project and changes made per HSAB comments.			
Public	None			
Concerns (4:55)	<p>Williams – Read HSAB comments.</p> <p>Coombs – West elevation, the section with the trellis has too many windows on the 2nd floor; the middle window should be eliminated. The two-flue, exterior chimney should be interior.</p> <p>Oliver – Would prefer the porch hipped roof be a simple shed. Agree about too many windows on the west section but that’s not visible.</p> <p>Pohl – No concerns if the chimney cap replicates the cap of the existing chimney.</p> <p>McLaughlin – Nothing to add.</p> <p>Williams – If there is a chimney on the porch, it should be a single flue; this is exterior and too big. Main concern is the exterior fire box.</p>			
Motion	Motion to Approve through staff with the removal of the exterior fire box, reduction of chimney to one flue, and the cap to match that of the smaller existing chimney. (Coombs)			
Vote	Carried unanimously	Certificate #	65550	
5. Rappaport, Leonard	47 Devon Street	Solar panels	76.4.3-83	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Casey Weaver Coats			
Public	None			
Concerns (5:09)	Williams – This was held for revisions and none were made; plus we don’t approve solar panels on the northeast side of a structure.			
Motion	Motion to Hold for clarification and to come back April 5. (Coombs)			
Vote	Carried unanimously	Certificate #		
6. Spivy, Greg	36 Main Sias Street	New cabana	73.3.1-3	SMRD
Sitting	Williams, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Reviewed changes made per previous concerns. Trim is cobblestone to match the house and garage.			
Public	Jivko Kalpazanov			
Concerns (5:11)	<p>Pohl – No concerns due to lack of visibility.</p> <p>Williams – The trim should be natural to weather.</p> <p>Coombs – The windows are inappropriate but no additional concerns as long as it isn’t visible.</p>			
Motion	Motion to Approve due to lack of visibility. (Pohl)			
Vote	Carried unanimously	Certificate #	65551	
7. Spivy, Greg	36 Main Sias Street	Hardscape: pool, fence & patio	73.3.1-3	SMRD
Sitting	Williams, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – The double line of vegetation was for a mesh fence, but now it is a board fence.			
Public	Jivko Kalpazanov – Reviewed the hardscaping and the view corridor. There is thick existing growth between this lot and 34 Main Street. Willing to continue the existing board fence instead of using a mesh fence.			
Concerns (5:11)	<p>Williams – The mesh fence has to come in off the property since these are separate lots. The pool won’t be visible. Privet is not an adequate screen.</p> <p>Discussion about the vegetation in relation to a board fence and positioning of the board fence within the property line.</p>			
Motion	Motion to Approve through staff with, along the east side, a natural-to-weather board fence to match the existing placed inside the property line with year-round vegetation on the outside and due to lack of visibility. (Pohl)			
Vote	Carried unanimously	Certificate #	65552	

8.	Fooshee, Ben	13 Massachusetts Avenue	New addition	60-75	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – Presented project. Presented corrected plans at the table. Wants to discuss an appropriate skirting.				
Public	None				
Concerns (5:35)	<p>Coombs – Asked the showers to be lowered some with lattice; they are visible.</p> <p>Camp – No comments; this is an improvement.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Porches and showers should have vertical 1X4 boards with 1” spacing around the base and parget the foundation.</p> <p>Williams – South elevation, the entry porch should not be bracketed. The outdoor shower and south elevation door “to nowhere” should have some steps leading up to them. The gable over the north elevation French doors should be a shed and the doors should be 15-light. The 8-over-8 windows are inappropriate and should be 6-over-6 to match existing.</p>				
Motion	<p>Motion to Approve through staff with the west elevation ganged “A” windows to be 3-ganged 6-over-6 “B” windows; north elevation right “A” windows replaced with 3-ganged 6-over-6 “B” windows; west elevation shower is allowed to have steps with to have 1X4 natural to weather vertical board with 3/4” spacing skirt; the north elevation deck to have the same vertical board skirt; south elevation front door pent roof to go to a porch roof with posts; and French doors to be 15-lights. (Pohl)</p>				
Vote	Carried unanimously		Certificate #	65553	
9.	Smith, Halsey	3 Vinecliff Lane	New dwelling	29-43.1	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver				
Alternates	Camp, Kuhnert				
Recused	Noen				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – Presented project. The plate of the east elevation right wing would be raised 8 inches to reflect the change in grade.				
Public	None				
Concerns (5:53)	<p>Pohl – East elevation, right wing French doors face the road; that’s a concern until he sees the pool house, which would screen the doors.</p> <p>Coombs – Asked about the warrant article extending the ROH and if this lot is included. (Just outside) No major objections. The roof walk skirt is excessive.</p> <p>McLaughlin – No comments.</p> <p>Oliver – East elevation, the dormer over the garage door should be a single so it’s simpler and centered on the door. West elevation, center the gable and add an “E” window in the gable.</p> <p>Williams – The roof walk is too big and only the left section on the north elevation should be skirted. The rake overhang on the east and west dormers should be reduced. Agree with Ms Oliver. Garage door windows are too square and the bottom row should be eliminated.</p> <p>Discussion about the color pallet; chair to ascertain the appropriate colors.</p>				
Motion	<p>Motion to Approve through staff with the east elevation right 1-story element elevated 8” to reflect the change in grade and the left garage dormer reduced to a single “C” window and the garage door windows reduced to 8-lights and panes made vertical; west elevation, add an “E” window in the center gable; north elevation, the right side roof walk skirt to be eliminated; all dormers to have flush rakes; and the chair is to determine appropriate the appropriate color pallet. (Pohl)</p>				
Vote	Carried unanimously		Certificate #	65554	

10. Knight, Rob	12 East Lincoln Avenue	New dwelling	42.4.1-47	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, 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	None			
Concerns (6:12)	<p>Coombs – Preferred the shingled rails on the porch, especially with the shingled posts. The roof walk is not appropriate on a bungalow style.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Agree about replacing the balusters with shingle rail and the posts standing out. Posts going to the ground should stand out at the corners; newel posts should not be tapered. Agrees the roof walk is not appropriate.</p> <p>Camp – Would like the height to come down a couple of feet. West elevation, the 2nd-floor “B” windows are very vertical; should be a little more horizontal. South elevation, she supports the porch only to hide the exterior fire box.</p> <p>Williams – The porch should have shingled rails and the posts should go to the ground, not hidden behind the skirt. South elevation, the exterior chimney is inappropriate and should be a single flue. Agrees with Mr. Pohl about the posts and rails and no top rail on the shingled rails. The “C” window should be narrower. The “D” windows are inappropriate. Dead set against the roof walk; most bungalows don’t have one.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		

11. Benk, Paul	78 Centre Street	Addition to dwelling	42.4.3-98	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, 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 HSAB comments and previous concerns.			
Public	Paul Benk – He has no intention of removing the trees at the south end of the property.			
Concerns (6:26)	<p>Williams – Read HSAB comments. Read Lowy’s letter of objection into the record. West elevation, the addition is still too long. Need to know where the air conditioning units (A/C) are going. North elevation, the porch should have a baluster rail.</p> <p>Camp – South elevation, the addition doesn’t leave any open space; it should telescope; it’s a massive addition.</p> <p>Coombs – That is a tall building for a corner lot; could drop off with the grade toward the back. South elevation, the 1st-floor & 2nd floor could use more windows. Agrees about dropping the rear wing some; all the eaves are the same.</p> <p>McLaughlin – West elevation, the bay should be grounded. From front to back this is over 41 feet long.</p> <p>Pohl – South elevation, the left gable facing Lily Street should present as a house with a front door and 2nd-floor windows to match the 1st-floor windows. South elevation, the left gable should be smaller than the gable its attached too and is too vertical.</p> <p>Williams – Agrees with Mr. Pohl about the south elevation rear gable. Missing some cutaways. Doesn’t like the cross gables. W elevation, the huge decks will be visible and the 2nd-floor deck is inappropriate.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		

Break 7:00 to 7:07 p.m.

12. Greywoods LLC	63 Hummock Pond Road	Hardscape: pool & fence	56-466	BPC
Sitting	Williams, Coombs, Pohl, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Doug Mills , BPC – They are trying to keep as much existing vegetation as possible and will add Leland Cyprus.			
Public	None			
Concerns	Williams – Fence should be natural-to-weather board with year-round vegetation to block view.			
Motion	Motion to Approve through staff with a 4-foot natural-to-weather board fence instead of mesh. (Pohl)			
Vote	Carried unanimously	Certificate #	65555	

13. G & G Development	3 Old Farm Road	New dwelling	55-920	French 2D
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Paul Grant – Reviewed changes made per previous concerns.			
Concerns (7:11)	<p>Williams – Reduced the number of steps on the south elevation. East elevation, the two little dormers need to be level with the two flush dormers.</p> <p>Coombs – South elevation, the middle gable needs fenestration. Would like to see how the retaining walls relate before this is approved; the whole back end will be retained if the additions aren't shortened.</p> <p>Pohl – The way the rear of this structure has gotten lower is by adding 8 feet of fill at the back; that fill runs back to the property line requiring an 8-foot retaining wall.</p> <p>Camp – Nothing to add.</p>			
Motion	Motion to Hold for more information on the grade. (Pohl)			
Vote	Carried unanimously		Certificate #	
14. Fox, Julie	21 Madaket Road	Addition	41-301	James Krapp
Sitting	Williams, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	None			
Concerns (7:30)	<p>Staff – Read concerns from October 27, 2015.</p> <p>Oliver – There seems to be no change; wonders if an interim submission is missing. South elevation, there is no change but it's clouded. The A/C on the front of the house.</p> <p>Discussion about the east elevation roof line.</p>			
Motion	Motion to Approve through staff with the A/C enclosed in a 4-foot natural-to-weather board fence. (Oliver)			
Vote	Carried unanimously		Certificate #	65556
15. Dalgaard, Hans	65 Surfside Road	New dwelling	67-222	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Juraj Bencat , JB Studio – Presented project.			
Concerns (7:39)	<p>McLaughlin – South elevation, the casement windows should be double-hung “C” windows.</p> <p>Coombs – Raise the dormers 6”.</p> <p>Oliver & Pohl – No concerns.</p> <p>Williams – The concrete foundation should be pargetted grey. East elevation, the garage doors should be grey. North elevation, the front door should be a 4-panel with top lights or a 6-panel; it needs heavier trim. South elevation, the 2nd-floor deck is 1 foot too wide.</p>			
Motion	Motion to Approve through staff with the foundation pargetted grey; the garage doors to be grey; south elevation “D” windows to be “C” windows and 2nd-floor balcony reduced 1-foot off both sides; dormers to come down 4 to 6 inches to align the meeting rails; and the north elevation front door to be a 6-panel with heavier trim. (Pohl)			
Vote	Carried unanimously		Certificate #	65557

16. Minella, Sarah	15 Gingy Lane	New dwelling	41-849	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
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. Joseph Minella			
Public	None			
Concerns (7:48)	Williams – The dormer “C” windows should be narrower so panes get more vertical and all dormer cheek walls need to come in. Don’t need a railing on the front. McLaughlin – Flush dormer meeting rails need to come down 4 to 6 inches. Pohl – Agrees about the “C” windows and they should be separated. Coombs – The A/C should be moved to the west side where it’d be less visible. Agrees about the windows. Camp – Agrees about the dormers.			
Motion	Motion to Approve through staff with all dormers changed to 4/12 pitch and cheek walls to get 6” narrow on each side with 1 foot between the windows; the east elevation “C” dormer windows to go to “B” windows; no railing on the 1st-floor decks; and a 4-foot natural-to-weather board fence around the A/C. (Coombs)			
Vote	Carried unanimously	Certificate #	65558	
17. Minella, Sarah	15 Gingy Lane	New garage	41-849	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Robert Newman , Sandcastle Construction Inc. – Reviewed changes made to it in keeping with the main house. Joseph Minella			
Public	None			
Concerns (8:02)	Coombs – West elevation, add a “C” window under the 2 nd -floor window. Garage doors should be natural to weather. Williams – No railings. Front door should be Hamilton blue, the garage doors natural to weather, and the pergola natural to weather. Have the same “C” window as the house. Have to show the walk down with the entrance away from the street. North elevation, would like to see a 3-over-3 window on the left; the roof over the walk down is inappropriate; add a window with them evenly spaced. Pohl – There are two different “C” windows on the plans; they need to be consistent. Camp – East elevation, the far right pitch is very steep.			
Motion	Motion to Approve through staff with east elevation left “C” window to be a 3-over-3; the north elevation roof over the walk down to be eliminated and stairs to be accessed from the rear, and 3 evenly spaced 3-over-3 windows on the first and second floor; west elevation, the A/C and pool equipment to be screened by a 4-foot natural-to-weather board fence, per Exhibit A. (Coombs)			
Vote	Carried unanimously	Certificate #	65559	
18. Minella, Sarah	15 Gingy Lane	Hardscape: pool, fence & patio	41-849	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Robert Newman, Sandcastle Construction Inc. Joseph Minella			
Public	None			
Concerns (8:15)	Williams – There should be year-round vegetated screening on the outside of the fence. West side, the fence needs to come in off the property line. The parking area should be brick.			
Motion	Motion to Approve through staff with a brick parking area; a 5&1 natural-to-weather fence and gate between the house and garage; and the fence along the west side to come in off the property line, per Exhibit A. (Coombs)			
Vote	Carried unanimously	Certificate #	65560	

19. Forgaard, Julie	20 West Sankaty Road	Hardscape:fsnt,ptio,rtwll&A/C	73.4.2-121	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Camp			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project. Julie Forgaard – The A/C is tucked in below the retaining wall. Only a small section of the wall would be 3 feet tall; she hopes it won't be that tall.			
Public	None			
Concerns (8:22)	Williams – The A/C should be elsewhere. The retaining wall is not going to be 3-foot tall. This needs to go back on the view list. Discussion about allowing this to come back on March 29.			
Motion	Motion to View and to come back at the beginning of the March 29 meeting. (Coombs)			
Vote	Carried unanimously		Certificate #	
20. Pasten, Phil	1 Greglen Avenue	Hardscape: parking	68-194	Patty Roggeveen
21. Pasten, Phil	3 Greglen Avenue	Hardscape: parking	68-197	Patty Roggeveen
22. Pasten, Phil	5 Greglen Avenue	Hardscape: parking	68-198	Patty Roggeveen
Sitting	Williams, Coombs, Pohl, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (8:28)	No comments at this time.			
Motion	Motion to Hold for April 5. (Coombs)			
Vote	Carried unanimously		Certificate #	
23. Old Thumper LLC	29 Young's Way	New dwelling	67-689	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Camp			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project. Suggested eliminating the front dormers.			
Public	None			
Concerns (8:29)	Williams – Southwest elevation, add a window on the left that matches the right window and align the small window under the one above. Southeast elevation, space the dormer windows and align the dormers over the windows below. The northwest elevation is not visible. The little 3-over-3 windows on the southwest should have space between them; and the dormers are pulled to the center too far.			
Motion	Motion to Approve through staff with the southwest elevation window added to the left that that matches the right window and align the small window under the one above; southeast elevation, space the dormer windows and align the dormers over the windows below, per Exhibit A. (Coombs)			
Vote	Carried unanimously		Certificate #	65561
24. Lonergan, Dan	23 Union Street	Hardscape: deck, patio & walls	42.3.2-201	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Submitted revised plans at the table per a discussion with Ms Williams. Presented project based upon the new plans. They don't want to have a cap on the rear wall; it should match the existing.			
Public	None			
Concerns (8:35)	Williams – The deck comes around and forward of the house and will be visible right up the driveway. Would like the deck cut back 12 more inches, closer to the post. Pohl – In his opinion, the deck won't be visible. Camp – If the vegetation is thick enough, it'll be screened from the road. Coombs – Asked if the entry is changing. (No) No additional concerns			
Motion	Motion to Approve through staff with no cap on the retaining wall. (McLaughlin)			
Vote	Carried unanimously		Certificate #	65562

25. Great State Prop. LLC	92 Washington Street	Garage	42.2.3-22	Smith &Hutton
Sitting	Williams, Coombs, Pohl, Oliver, Kuhnert			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Hutton , Smith & Hutton – Reviewed changes made per previous concerns. Jennifer Smith, Smith & Hutton			
Public	None			
Concerns (8:42)	Pohl – Street-facing (west) elevation, add two windows on the 1 st floor. There are brackets on the garage roof and no brackets over the doorway; should have brackets over the door. Coombs – East elevation, the dormer windows should be separated and cheek walls brought in or add a window and spread the windows out. Oliver – Nothing to add. Kuhnert – Nothing to add.			
Motion	Motion to Approve through staff with two windows added to the west elevation to match the 2nd-floor window; south elevation, add brackets on the left pent roof; north elevation, add a matching window to the gable; east elevation, add a window in the dormer that matches the others with 8” separation and bring the cheek walls in 8” each side, per Exhibit A. (Coombs)			
Vote	Carried unanimously	Certificate #	65563	

26. Kaplan, Bruce	8 Harbor View Way	Revisions	42.4.1-28	Permits Plus
Sitting	Williams, Coombs, Pohl, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (8:59)	None at this time			
Motion	Motion to Hold for April 5 meeting. (Coombs)			
Vote	Carried unanimously	Certificate #		

27. Nashaquisett Coop	3 Paupamo Way	A/C units	55-572.1	Chris Carey
Sitting	Williams, Coombs, Pohl, Camp, Oliver, Kuhnert			
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 April 5. (Coombs)			
Vote	Carried unanimously	Certificate #		

VI. NEW BUSINESS

1. Milner, Ann	57 North Liberty Street	Demo dwelling	41-492	Thornewill Design
Sitting	Williams, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill , Thornewill Design – Reviewed inability to find someone to take the building. Doesn’t believe it contributes architecturally with North Liberty Street. Reviewed Toscana’s assessment of moving this structure. Marianne Hanley , Reade, Gullicksen, Hanley, & Gifford LLP – Foundation and roof have to be completely redone.			
Public	None			
Concerns (9:00)	Williams – Read HSAB comments. A house has been approved for this site. This is circa 1925-1930 with later additions. Coombs – Against demolishing this. Oliver – No concerns. Camp – Against demolishing this. Pohl – No concerns; the later renovations nearly obliterated the original walls.			
Motion	Motion to Approve with the findings it is in poor condition and later alterations have damaged its integrity and through staff with photographic documentation of the existing structure. (Pohl)			
Vote	Carried 3-2//Coombs & Camp opposed	Certificate #	65564	

2.	Damsker, Lee	7 Swain Street	Move/demo dwelling 1957	42.4.1-79	Sarah Alger
	Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver, Kuhnert			
	Alternates	Camp			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	Sarah Alger, Sarah F. Alger P.C.			
	Public	None			
	Concerns (9:12)	Williams – This structure was not there until 1957.			
		Pohl – No concerns.			
		Oliver – No concerns.			
		Coombs – Against moving or demolishing.			
		Kuhnert – Against a move or demo.			
	Motion	Motion to Approve as a move or demo due to the age and extensive alterations. (Pohl)			
	Vote	Carried 3-2//Coombs & Kuhnert opposed		Certificate #	65565
3.	Nantucket Tents	39-45 Tomahawk Road	Rev: Color change roof & trim	69-327-330	CWA
	Sitting	Williams, Coombs, McLaughlin, Pohl, Camp, Kuhnert			
	Alternates	Oliver			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	Ethan Griffin , Chip Webster Architecture – Presented project.			
		Adam Weldy, Nantucket Tents			
	Public	None			
	Concerns (9:18)	Williams – Blue is not an appropriate color for this building; we have never done that on any structure on Nantucket.			
		Pohl – A building of this size shouldn't be interesting; a darker grey would be nice.			
		Camp – Agrees that a darker grey would be okay.			
		Coombs – Agrees with Mr. Pohl.			
		Discussion about the roof color			
	Motion	Motion to Approve through staff with roof to be Charcoal grey. (Camp)			
	Vote	Carried unanimously		Certificate #	65566
4.	Restivo, Charles	19 Masaquet Avenue Lot A	New shed	80-140	Emeritus
5.	Restivo, Charles	19 Masaquet Avenue Lot A	Rev.65100: extend pergola	80-140	Emeritus
	Sitting	Williams, Coombs, McLaughlin, Pohl, Oliver			
	Alternates	Camp, Kuhnert			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	None			
	Public	None			
	Concerns (4:07)	None at this time.			
	Motion	Motion to Hold for April 5. (Coombs)			
	Vote	Carried unanimously		Certificate #	
6.	Dumitru, Nicolae	46B Macy Lane	Hardscape: arbor & fence	68-961.2	Mark Avery
	Sitting	Williams, Coombs, Pohl, Camp, Oliver,			
	Alternates	Kuhnert			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	None			
	Public	None			
	Concerns (9:26)	None at this time.			
	Motion	Motion to Hold for April 5. (Coombs)			
	Vote	Carried unanimously		Certificate #	

7. Joyner, Bill 42 Miacomet Avenue Shed 67-833 Self
 Sitting Williams, Coombs, Pohl, Camp, Oliver,
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing None
 Public None
 Concerns (9:26) Williams – All we have what was approved
 Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried unanimously **Certificate #**

8. Ames, Jonathan 65 Centre Street Alterations dwelling 42.4.3-16 Ethan McMorrow
 Sitting Williams, Coombs, Pohl, Camp, Oliver,
 Alternates Kuhnert
 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 to April 5. (Coombs)**
 Vote Carried unanimously **Certificate #**

VII. VIEWS

1. 1 Pleasant St. Ack LLC 1 Pleasant Street Rev.64228:color chg&shutters 42.3.3-112 Botticelli & Pohl
 Sitting Williams, Coombs, Camp, Oliver
 Alternates None
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Lisa Botticelli, Botticelli & Pohl** – Asking to change clapboard to white with shutters and foundation black. A color changes was approved under the application for the addition.
 Public None
 Concerns (9:28) **Williams** – When the addition came in, a color change wasn’t represented. Historically the clapboard was not white; it should contrast the columns.
Coombs – The clapboard was always darker. A soft blue would look good.
Camp – Suggested a paint analysis to ascertain it’s older colors.
Oliver – Suggested a light grey for the clapboard with black shutters and foundation.
 Motion **Motion to Hold for revisions. (Camp)**
 Vote Carried unanimously **Certificate #**
 Motion (10:25) **Motion to reopen. (Oliver)** Carried unanimously
 Motion **Motion to allow to come back at the beginning of the March 29 meeting. (Oliver)** Carried unanimously

2. Segalas, Donnell 8 Mayhew Lane Roof walk 41-396.5 Ethan McMorrow
 Sitting Williams, Coombs, Pohl, Camp, Kuhnert
 Alternates None
 Recused Oliver,
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Val Oliver** – Presented project.
 Public None
 Concerns (9:35) **Williams** – This area doesn’t have a lot of roof walks. It’s too big; should be reduced to 7X10 and no center posts.
Camp – If it’s reduced to 8X12, she has no concerns.
Pohl & Kuhnert – Agrees with Ms Camp.
 Motion **Motion to Approve through staff with the roof walk to be 8X12 natural to weather. (Camp)**
 Vote Carried 3-2//Williams & Coombs opposed **Certificate # 65567**

3.	Cheney, Steve	1 Clara Drive	Add to existing dwelling	66-300	Self
Sitting	Williams, Coombs, Pohl, Oliver, Kuhnert				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Sophie Metz – Presented project.				
	Steve Cheney				
Public	None				
Concerns (9:39)	Williams – Moving it forward has been approved. North elevation, dormer over the front door is odd but it's existing. South elevation, the eave heights are the same. Discussion about the roof pitches. Pohl – Thinks everything is an improvement. Oliver – This looks so much better.				
Motion	Motion to Approve due to architectural context. (Oliver)				
Vote	Carried unanimously		Certificate #	65568	
4.	146 Cliff Road LLC	146 Cliff Road	New dwelling	41-75	Sophie Metz
Sitting	Williams, Coombs, Pohl, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Sophie Metz – Presented project.				
Public	Paul Jensen , Nantucket Overlook – It's very tall and a roof walk makes it taller; a little grading pushes it over 30 feet.				
Concerns (9:45)	Williams – The circular driveway is off the plan. Would prefer grey trim; this runs setback to setback. Coombs – The 4-lights in the front door don't go with 2-over-2 windows. The roof walk shouldn't have a skirt and is too big. Kuhnert – It's appropriate. Agrees about changes to the roof walk. No opinion on the height. Camp – Would like the height brought down a couple of feet. Would prefer 6-over-6 window with this design. The front door should have more presence. Pohl – Agrees with what's been said. This style calls for 6-over-6 windows. The roof walk should be 8X10 with no skirt.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
5.	Dannheim, Eric	97 Low Beach Road	New dwelling/barn	75-31.2	Emeritus
Sitting	Williams, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – Presented project.				
Public	None				
Concerns (9:53)	Williams – A barn here is not appropriate. Coombs – This is a second dwelling and almost 30 feet tall. The material is inappropriate. Pohl – A guest house is ordinarily limited to 22 feet and garage to 24 feet; to say this is a barn instead of guest house or garage to circumvent the normal height restrictions is disingenuous. If the main house looked like a farm house, he would be more eager to embrace a barn; but it doesn't. A barn is not appropriate for this site. Oliver – This runs the same direction as the house; if it turned gable forward that would reduce the impact. Camp – Would like to see a dwelling that better matches the house.				
Motion	Motion to Hold for revisions. (Pohl)				
Vote	Carried unanimously		Certificate #		

6.	Raith, Jonathan	14 Easy Street	Dormers & roof walk	42.3.1-13	Emeritus
Sitting	Williams, Coombs, Pohl, Oliver, Kuhnert				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – Presented project. There are 3 rd -floor dormers found on in-town structures. Submitted three options at the table. Submitted two photos of 3 rd -floor dormers in Town. Jon Raith – Contends this is a very informal area.				
Public	None				
Concerns (9:59)	Williams – Read HSAB comments. Removing the chimney doesn't help the dormers. Looking at the submittal with three shed dormers, the middle shed dormer should come out and the chimney remain. The dormers should get narrower and align over the windows below. Coombs – The chimney should remain. Windows should have 4” between them. Oliver – This building is a real departure from everything down there and adding more makes it more atypical. The submitted photos are of buildings with smaller massing. Agrees about eliminating the middle shed dormer. Shingled rails should remain on the 2 nd -floor deck. Kuhnert – Agrees with Ms Williams about the middle shed dormer and chimney. Pohl – Agrees; shed dormers are less formal.				
Motion	Motion to Approve through staff with only two smaller dormers with windows separated by 4” and the chimney to remain. (Kuhnert)				
Vote	Carried unanimously		Certificate #	65569	
7.	Matthews, Lindsley	1 Old Mill Court	New dwelling	55-922	Sanne Payne
8.	Matthews, Lindsley	1 Old Mill Court	Hardscape- pool/fence/patio	55-922	Sanne Payne
Sitting	Williams, Coombs, Pohl, Oliver, Kuhnert				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (10:13)	None at this time.				
Motion	Motion to Hold for April 5. (Coombs)				
Vote	Carried unanimously		Certificate #		
9.	Nantucket Hotel Holdings	77 Easton Street	Addition to hotel	42.4.1-35	Mark Snider
10.	Kruger Sullivan FT	3 Academy Lane	Hardscape: arbor, shower & patio	42.4.3-110	Atlantic Landscape
11.	Cliff Dive LLC	12 Weweeder Avenue	Hardscape: pool, fence & patio	80-97	Atlantic Landscape
Sitting	Williams, Coombs, Pohl, Oliver, Kuhnert				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (10:14)	None at this time.				
Motion	Motion to Hold for April 5. (Coombs)				
Vote	Carried unanimously		Certificate #		

12. S/P Norwell LLC	78 Union Street Lot 3	New dwelling	55.1.4-72	BPC
Sitting	Williams, Coombs, Pohl, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Presented project.			
Public	None			
Concerns (10:15)	Williams – Read HSAB comments. Agrees with HSAB; this is way too large and formal. This isn't in the velocity zone or A zone and is too far out of the ground. They aren't going to get Main-Street type houses in this subdivision. Coombs – This goes from lot-line to lot-line.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
13. S/P Norwell LLC	78 Union Street Lot 5	New dwelling	55.1.4-72	BPC
Sitting	Williams, Coombs, Pohl, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Presented project.			
Public	None			
Concerns (10:21)	Williams – Read HSAB comments. Feels this is still way too formal and the roof walk is too big. Pohl – This has a lot of girth and fills the lot setback to setback; it should telescope out the back. Oliver – The way this was subdivided forces the structures to be oriented differently from those existing in the area.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Unanimously		Certificate #	
14. Five on A dime LLC	Lot 1 Pilgrim Court (portion)	New dwelling	41-217	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen – Presented project. The length will not be visible.			
Public	None			
Concerns (10:25)	Coombs – This is 82 feet long and has no additive massing; the only 1-story element is a covered porch. Williams – The length is visible from Pilgrim Road; it has to be reduced. The middle piece is too long and linear. A covered porch does not count as additive massing. We want some homogeneity in the windows. Pohl – There is room toward the rear to push some program out the back. Okay with the aesthetics. Camp – The “G” windows are too numerous making it monotonous. Oliver – The design fits in well up there. Discussion about adjusting the massing to reduce the length.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
15. Five on A dime LLC	Lot 1 Pilgrim Court (portion)	New garage/studio	41-217	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously		Certificate #	
16. Anderson, John	14 Chuck Hollow Road	New garage	72-28	Thornewill Design
Sitting	Williams, Coombs, Pohl, Oliver, Kuhnert			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (10:35)	Williams – A barn is not approvable and the cupola is not appropriate.			
Motion	Motion to Hold for representation. (Pohl)			
Vote	Carried unanimously		Certificate #	

