



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, April 12, 2016

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

Called to order at 5:07 p.m.

Staff in attendance: C. Ancero, Administrative Specialist; T. Norton, Town Minutes Taker
Attending Members: Williams, Coombs, McLaughlin, Glazer, Camp, Oliver, Kuhnert
Absent Members: Pohl
Late Arrivals: None
Early Departures: McLaughlin, 8:38 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1. Manley, Joan – 65667	4 Hull Lane	Chg roof to dual grey arch	67-278	James Lydon
2. My Share 41 Wauwinet – 65668	41 Wauwinet Road	Chg roof to wood	20-7	James Lydon
3. Jones, Cherry – 65669	9 Woodhollow Road	Chg roof to weatherwood arch	72-21	James Lydon
4. Lewis, Chris – 65670	6 Flint Road	Hardscape: fence	69-338	Self
5. Nant. Islands Land Bank – 65671	168 Hummock Pond Road	Green house	65-13.2	Dylan Wallace
6. Ross, Adam – 65672	50 Okorwaw Avenue	Shed	79-113	Self
7. Carruthers, John – 65673	16 Pond View Drive	Rebuild deck, ground deck	81-7	Lindsey Knapp
8. Howard, Maia – 65674	7 Trotters Lane	New door ,steps &OD shower	67-280	Self
9. Claris LLC – 65675	5 Joy Street	Roof to wood & chg a window	54.4.4-68	Allan LaFrance
10. Cullinane, Tracy – 65676	16 Sleepy Hollow Lane	Hardscape: A/C	66-448.2	Self
11. Cullinane, Tracy – 65677	16 Sleepy Hollow Lane	Roof & color	66-448.2	Self
12. RA Energy LLC – 65678	27 Tomahawk Way	New commercial building	69-321	Ethan McMorrow
13. Kelly, Tim – 65679	14 Clifton Street	Hardscape: small retain. wall	73.4.1-39.1	LINK
14. Kelly, Tim – 65680	12 Clifton Street	Move shed on site	73.4.1-39	Emeritus
15. Heise, Jameson – 65681	2 Exeter Street	Remove one window	76.14-29	Self
16. Callahan, Raymond – 65682	110 Tom Nevers Road	Change roof to wood	91-42	Self
17. McCarthy, Gary – 65683	12 Coffin Street	Rev.64961: chng garage doors	42.3.2-77	Emeritus
18. Rattner. D – 65684	55 Hummock Pond Road	Rev.65294: fenst & adtn	56-4	Emeritus
19. Ewing, Grant – 65685	18 Sleepy Hollow Road	Move on fm 30 Nobadeer Ave.	66-447.2	LINK
20. Hilderbrand, Elin – 65686	60 Crooked Lane	Shed	41-198	JN Design
21. Wasserbach, William – 65687	13 Henderson Drive	Shed	66-200	Jason Olbres
22. Stahl, Chip – 65688	3 Brewster Road	Remove shingled rails	54-261	Self

Voting Williams, Coombs, McLaughlin, Glazer, Oliver

Alternates Camp, Kuhnert

Recused None

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

Representing None

Public None

Concerns Item 5: 168 Hummock Pond Road – McLaughlin asked to see the plan. No concerns.

Motion **Motion to Approve. (Oliver)**

Vote Carried 4-0//McLaughlin abstain

Certificate # 65667 to 65688

III. CONSENT WITH CONDITIONS

1. Callahan, David – 65689	4 Morgan Square	Hardscape: pool & fence	87-3.1	LINK
*Due to lack of visibility				
2. Davies, Wayne – 65690	35 Wauwinet Road	New shed/greenhouse	20-34	Concept Design
*Shingle under the greenhouse section, grey				
3. Hilderbrand, Elin – 65691	60 Crooked Lane	Hardscape: pool & fence	41-198	JN Design
*Due to lack of visibility				
Voting	Williams, Coombs, McLaughlin, Glazer, 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 concerns			
Motion	Motion to Approve through staff per noted conditions. (Oliver)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	65689 to 65691	

IV. SIGNS

1. NIR	23 Old South Wharf	Sign	42.2.4-2	T. Ivey
Voting	Williams, Coombs, McLaughlin, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Ben Normand , Sign Advisory Committee – This is approvable.			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65692	

2. NIR	21 Main Street	Wall sign	42.3.1-214.4	Cameron Gammill
Voting	Williams, Coombs, McLaughlin, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Ben Normand , Sign Advisory Committee – This is approvable.			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65693	

3. Percelay, Bruce	19 N. Beach Street	Wall sign	42.4.1-66	Emma Ross
Voting	Williams, Coombs, McLaughlin, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Ben Normand , Sign Advisory Committee – This is approvable.			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65694	

V. OLD BUSINESS

1.	Faros LLC	17 Broad Street	Rev.64438: walk, arbor &fnst	42.4.2-74	Mirka Ahern
Voting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Camp, Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Miroslava Ahern – Reviewed the proposed revisions. Matt MacEachern , Emeritus Development – the concrete pad is for the transformers and trash; won't see the concrete. The fence is intended to be double sided so it's nice on both sides.				
Public	None				
Concerns (5:14)	Coombs – The concrete in the back should be brick; but if the dumpster is being rolled across it, it will break the brick. Williams – Read HSAB comments: concern about the 6-foot fence on the street. This 6-foot fence would run along the sidewalk of North Water Street. A 5&1 fence with spindles would be more appropriate along the street. Glazer – Wants the trash bin enclosed in a trash shed; then only the electrical transformer needs to be screened by the 6-foot fence. The air-conditioning units “hang” on the wall. Kuhnert – He could be okay extending the board fence along North Water Street but a 5&1 would be better. Suggested the pad be partial brick with concrete under the dumpsters. Discussion about the A/C.				
Motion	Motion to Approve through staff with the fence along North Water Street to be a natural-to-weather, 5&1 fence with spindles and matching gates, the fence is to run all the way back on the north property line and to connect to the corner of the front porch; the top of the A/C is not to exceed the height of the fence; the concrete pad as submitted. (Coombs)				
Vote	Carried 4-0//Glazer abstain		Certificate #	65695	
2.	Emmy RE LLC	2 North Star Lane	Hardscape: fire pit & patio	30-188	Rich Cranston
Voting	Williams, Coombs, Glazer, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Lindsey Congelton, Atlantic Landscaping				
Public	None				
Concerns (5:31)	No concerns.				
Motion	Motion to Approve due to lack of visibility with no wall around the pit. (Coombs)				
Vote	Carried unanimously		Certificate #	65696	
3.	Keane, Laura	17 Deer Run Road	New main house	57-13	CWA
Voting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Camp, Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Chip Webster , Chip Webster Architecture – Presented the structure.				
Public	Rob Scheide , 18 Deer Run Road – The structure is not in character with the neighborhood. There is no grading plan; the grade drops 6 to 8 feet from the road to the middle of the property.				
Concerns (5:32)	Williams – Need a topographical map. Glazer – North elevation, there are a lot of ganged windows; would like to see the 2 nd level reduced by 1 window. South elevation, ungang a lot of windows. East and west elevation the 4-over-4 “C” windows are atypical. The two pieces either side of the main mass are symmetrical and might make it look longer than it is. Kuhnert – Nothing to add; agrees with Ms Glazer Coombs – The south elevation will be visible if the house is set high; that façade has almost every window ganged; the right side has a lot of wall space between the 2 nd -floor windows and “B” windows below; suggested a 6-over-6 window on the 2 nd floor. West elevation, suggested a 4-light window in the peak. The “C” windows are over used. McLaughlin – Height and roof pitches are not on the plans. No concerns about the massing. The “A” windows should all be “B” windows. Williams – The front, flanking, flush dormers make the side pieces very vertical; the main mass is very cramped as a 5-bay at only 28 feet wide; should be a 4 bay. Agree about the ganged windows. South elevation, the “B” window left dormer should be reduced to a single window. This is very linear and narrow. South elevation, the two wings are not separate from the main mass and is all one flush wall; the left side with the bay and double dormer and ganged windows is too heavy. It will not be white. Need to show the basement walkdown.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		

4.	Keane, Laura	17 Deer Run Road	New guest house	57-13	CWA
Voting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Camp, Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Chip Webster , Chip Webster Architecture – Presented the structure.				
Public	Rob Scheide , 18 Deer Run Road – This is very close to the rear property line with two full-sized glass doors. Asked the cottage be moved away from the property line with buffering. Again, the topography slopes but the plans don't show that.				
Concerns (5:47)	Williams – There are no dimensions and the walkdown and window wells must be indicated on the plan; walkdown should not extend beyond the side of the house. For HDC purposes, this is appropriately located; Mr. Scheide would have to work out the location and buffer with Mr. Webster. Again need to see a topographical map. Glazer – She would like to see the staircase moved somewhere else. Kuhnert – Agrees with Ms Glazer. Coombs – Too many ganged windows. McLaughlin – The front door should be a 6-panel and the windows should match the main house.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously			Certificate #	
5.	Keane, Laura	17 Deer Run Road	Hardscape: tennis court	57-13	CWA
Voting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Camp, Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Chip Webster , Chip Webster Architecture – There is no intention to put in a pool. There will be no lighting.				
Public	Brenda Dunham , 16 Deer Run Road – The location for the court abuts her back yard. The vegetation is low, so the court would be visible. Doesn't think the tennis court fits into the rural nature of the neighborhood. David Dunham , 16 Deer Run Road – There is a 10-foot chainlink fence proposed and that is not appropriate. Rob Scheide , 18 Deer Run Road – Driveway is right on the property line. Presented photos at the table showing the lack of and low vegetation; there are tall pines but they won't screen. Agrees this will not fit into the neighborhood. Bruce Hermansdorfer , 11 Deer Run Road – Opposed to the tennis court; it will be completely visible. Christine Hermansdorfer , 11 Deer Run Road – The fence will be very visible. Would be concerned about lighting.				
Concerns (5:52)	Williams – Will need a cross section showing how the grading will run through the tennis court. McLaughlin – The fence should be black wire on wood posts; not chainlink. Coombs – Agrees with what the neighbors said; it doesn't fit into the neighborhood and the brush isn't thick. Suggested turning it 90 degrees and moving the cottage closer to block the view from the Scheides. Kuhnert – The applicant is at a disadvantage being in the middle with the road encircling it. The tennis court itself isn't a problem but it needs better sighting and screening. Glazer – Agrees with Mr. Kuhnert. She's concerned about the amount of clearing that will be necessary and isn't sure turning it will make a difference. Williams – All houses are set back from the street and don't have big circular driveways thus creating a rural feel; the site plan indicates clearing from the front setback to the tennis court leaving a buffer of only about 5 feet. If the tennis court is turned parallel to the road, it will be even more visible and no amount of screening will work.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously			Certificate #	
6.	G & G Development	3 Old Farm Road	New dwelling	55-920	French 2D
Voting	Williams, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Tim Grant – Reviewed changes made per previous concerns; reviewed the fill plan. The lowest part of the lot was at elevation 40; it will be filled to 44. Gregg Grant – Clarified about the grading.				
Public	None				
Concerns (6:11)	McLaughlin – The house fits in. Noted there is no chimney for the outside fireplace. (It's gas). Coombs – A pool is shown on the site plan. The window wells aren't shown on the elevations. There are four lots proposed along the west side that once built up would screen that elevation. Camp – North elevation, the "B" windows on the 2 nd floor are larger than the 1 st -floor "A" windows. Williams – The A/C needs to be shown on the plans with a screening fence. The west elevation is under fenestrated.				
Motion	Motion to Approve through staff with the window wells showing and the grates called out and corrected grade change. (McLaughlin)				
Vote	Carried 4-0			Certificate #	65697

7.	RCNosegay LLC/Casscells	Zero Sankaty Avenue	Access,shutters,color &fnst	73.1.4-15.3	JB Studio
Voting	Williams, Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Juraj Bencat, JB Studio Arthur Reade , Reade, Gullicksen, Hanley, & Gifford LLP – There is no other location for the basement entrance. Roxanne Casscells – The proposal is also for a color change to white. The bilco will go away.				
Public	None				
Concerns (6:27)	Williams – We were okay except for the walkdown on the street. Coombs – This is right on the street; only five feet from the street. Oliver – Suggested a shingled rail with a gate to keep it simple. McLaughlin – Agrees the shingled-wall and year-round screening is a good idea. Camp – Agrees.				
Motion	Motion to Approve through staff with a natural-to-weather, shingled rail, no top rail, a gate and year-round planting; it is being allowed because of the shingled rail and the grey color and the gate and the orientation of the house limits the location of the walkdown. (McLaughlin)				
Vote	Carried unanimously		Certificate #	65698	
8.	Von Summer, Betsy	12 Monomoy Creek Road	Hardscape: pool & fence	54-54.1	JGGA
Voting	Williams, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Elizabeth O'Rourke , Jardins International – Reviewed the revised plan. Michelle Bellerjeau , J. Graham Goldsmith Architects – Have tuned the landscaping over to Ms O'Rourke.				
Public	None				
Concerns (6:37)	No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously		Certificate #	65699	
9.	Culligan, B.	61 Vestal Street	Additions & fenestration	41-58.2	Emeritus
Voting	Williams, Coombs, Glazer, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Matt MacEachern , Emeritus Development – Presented the project; reviewed existing conditions. Feels breaking the main ridge makes the house look very busy; it's not very tall.				
Public	None				
Concerns	Coombs – Thinks it is much better looking and likes the 2-over-2 windows. South elevation, the ganged windows in the little gable should be separated; the little windows in the dormers don't fit with the design; the 4-glass-panel front door is not appropriate. West elevation, the 1 st -floor left wall is very blank; should have a window or two; the extended roof should be treated more traditionally (not visible). White trim and sash would make this look busy. Kuhnert – Likes the design. North elevation, dropping the roofline is a good design solution. Camp – Agrees with Mr. Kuhnert about the north elevation; the “C” windows in the dormers look small. South elevation, agrees about the front door; the “F” windows look too vertical. Would prefer grey trim with black sash rather than white. Glazer – East elevation, the basement looks different from the photos of existing. Likes the design. South elevation, the original gable is lost; agrees about fixing the transom dormers. Williams – White trim on this house is not appropriate. Does not think 2-over-2 windows are appropriate on this structure; it is not a farm house; 6-over-1 or 6-over-6 are more appropriate.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		

Minutes for April 12, 2016, adopted May 10

10. Wetherell, Elizabeth	10 Hickory Meadow Lane	New dwelling	41-904	Emeritus
Voting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project. This is a 1-story, simple design and there are tradeoffs.			
Public	None			
Concerns (6:57)	<p>Williams – The 53-foot-long unbroken ridge along with a 53-foot long pergola is not appropriate. All the doors are still 8 feet; that is not appropriate; and the French doors should be 6-lights. The dormers have some fatal flaws; the windows need to butt up to the eave and remove the trim. The other structure should be submitted so the board can consider both at the same time.</p> <p>Coombs – The view of the front from the left will be open due to the existing wetlands. Would like stakes the height of the ridge at the gable ends to check visibility.</p> <p>McLaughlin – The “C” windows should be 4-over-2 and the larger windows are on the 1st floor. Doors should not exceed 6’6”. Ridge should not exceed 50 feet.</p> <p>Oliver – Appreciates the simplicity; doesn’t think 2-over-2 windows are appropriate and the “A” windows on the front are casements.</p> <p>Glazer – Nothing to add.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously		Certificate #	

11. Bloom, Chris	11 Lily Street	Additions	42.3.4-50	Emeritus
Voting	Williams, Coombs, McLaughlin, Glazer, Kuhnert			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project. Contends so many changes have been made that the core of the original structure has been obliterated. His applicant wants to restore the front to its historic appearance.			
Public	None			
Concerns (7:11)	<p>Williams – Read HSAB comments. Circa 1850. Need to check the dates of the additions. Not in favor of dormers on the front.</p> <p>Coombs – The original structure is disappearing; it is essentially being demolished. Agrees about no dormers on the front.</p> <p>Kuhnert – Some of the changes were made in the 1950s; it would be helpful to have a chronology of the changes made. If aiming for an original restoration of the roof line; move the dormers to the back.</p> <p>Glazer – Would love to see the front recreated per the Nantucket Historical Association (NHA) photograph.</p> <p>McLaughlin – West elevation, the proposed dormers are atypical to the old historic district (OHD).</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
Break 7:26 to 7:35 p.m.				

12. Hakes, Tom	27 Shell Street	Hardscape: generator & fence	73.1.3-57	SMRD
Voting	Williams, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Submitted supplemental information at the table. Reviewed changes made per previous concerns from March 1. Asked that the picket fence set in the hedge line be natural to weather. Photos of material to be used submitted at the table.			
Public	Jivko Kalpazanov, S.M. Roethke Design			
Concerns (7:35)	<p>None</p> <p>Clarification of the revised project.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously		Certificate #	65700

Minutes for April 12, 2016, adopted May 10

13. 47C NFR Trust	47C Nobadeer Farm Road	New garage	69-102.3	Botticelli & Pohl
Voting	Williams, Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Submitted revised plans at the table. Presented project.			
Public	None			
Concerns (7:47)	Williams – The original garage doors were better; these doors are not approvable.			
Motion	Motion to Approve through staff the plans marked 4/11/16 with the previously submitted west elevation showing 2 separate garage doors and pent roof. (Coombs)			
Vote	Carried unanimously	Certificate #	65701	
14. Sturges, Tina	13 Boulevard	New garage	80-126	Botticelli & Pohl
Voting	Williams, Coombs, McLaughlin, Glazer, Kuhnert			
Alternates	Camp			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:52)	No concerns.			
Motion	Motion to Approve. (Glazer)			
Vote	Carried unanimously	Certificate #	65702	
15. Coburn, Holly	21 Nanahumacke Lane	Rev.64380: adtn & fst chg	57-28	Rowland & Assoc.
Voting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:54)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65703	
16. Joyner, Bill	42 Miacomet Avenue	Shed	67-833	Self
Voting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patricia Joyner – This is an existing shed; the siding is shingle.			
Public	None			
Concerns	(7:56) Williams – The issue was we couldn't ascertain the siding material. Don't know what the windows are. Motion to Hold until Ms Joyner returns with verification. (Glazer) Carried unanimously			
	(8:33) Joyner - All the windows are 1-over-1. Discussion about actual placement of the windows.			
Motion	Motion to Approve through staff with better pictures of the existing shed and 1-over-1 windows. (Coombs)			
Vote	Carried unanimously	Certificate #	65709	

17. Wesquo Property LLC	57 Washington Street, Lot A	Rev.65321: grade changes	42.2.3-37	Botticelli & Pohl
Voting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Just to adjust the grade on the elevations. Elizabeth O'Rourke, Jardins International Jamie Feeley, Cottage and Castle Construction			
Public	None			
Concerns (8:01)	Williams – When we approved the hardscaping with the adjustment to the back stairs, we had said no grade change around the house; this brings that grade back down on the plans. No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	65704	
18. Wesquo Property LLC	57 Washington Street, Lot B	Rev.65320: grade changes	42.2.3-37	Botticelli & Pohl
Voting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Just to adjust the grade on the elevations and adds a window on the back. Elizabeth O'Rourke, Jardins International Jamie Feeley, Cottage and Castle Construction			
Public	None			
Concerns (8:01)	Williams – Same grading issue with a new window. No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	65705	
19. Wesquo Property LLC	57 Washington Street, Lot A	Hardscape: spa	42.2.3-37	Jardins Intl
Voting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Elizabeth O'Rourke , Jardins International – Addition of a spa. Lisa Botticelli, Botticelli & Pohl Jamie Feeley , Cottage and Castle Construction – This is next to the fence and vegetation. Asking it to be elevated 15” to use the edge as a bench.			
Public	None			
Concerns (8:01)	Williams – Has a problem with the location next to the road. It has to be flush. Coombs – This needs to be flush; raising it will cause issues. Other commissioners have no concerns as long as it is flush to the ground.			
Motion	Motion to Approve through staff with the spa flush to the ground. (McLaughlin)			
Vote	Carried 4-1//Coombs opposed	Certificate #	65706	
20. Wesquo Property LLC	57 Washington Street, Lot B	Hardscape: spa	42.2.3-37	Jardins Intl
Voting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Elizabeth O'Rourke , Jardins International – Addition of a spa. Lisa Botticelli, Botticelli & Pohl Jamie Feeley, Cottage and Castle Construction			
Public	None			
Concerns (8:01)	Williams – This has to be flush. Coombs – This needs to be flush; raising it will cause issues. Other commissioners have no concerns as long as it is flush to the ground.			
Motion	Motion to Approve through staff with the spa flush to the ground. (McLaughlin)			
Vote	Carried 4-1//Coombs opposed	Certificate #	65707	

Minutes for April 12, 2016, adopted May 10

21. 146 Cliff Road LLC	146 Cliff Road	New dwelling	41-75	Sophie Metz
Voting	Williams, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sophie Metz – Reviewed project and any changes made per previous concerns.			
Public	None			
Concerns (8:08)	<p>Williams – Cross off the left section of the roof walk in the back.</p> <p>Coombs – The front door sidelights need to be 3-lights with a panel up to the door knob. Windows on east elevation need to be separated more.</p>			
Motion	Motion to Approve through staff with sidelights to have a panel up to the break in the door with three vertical panes above. (Oliver)			
Vote	Carried unanimously	Certificate #	65708	
22. Five on A Dime LLC	11 Pilgrim Court (Lot 1)	New dwelling	41-217	Brook Meerbergen
Voting	Williams, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen – Reviewed changes made pre previous concerns. The other structures run lot line to lot line; this lot is larger.			
Public	<p>Kristine Glazer, 3 Pilgrim Court – The plans do not contain the previous submission. The length has been called out as an issue; it has been reduced only 2 feet and one window removed; it sits very close to the road. The rear has serious fenestration issues as noted in an abutters letter.</p> <p>Peter Glazer, 3 Pilgrim Court – This is not Brooks Farm Road; the size and placement relate to Pilgrims Court. It needs to fit into the five houses already built on Pilgrims Court.</p>			
Concerns (8:12)	<p>Williams – There will be very limited visibility of the inset piece on the back. The east elevation is visible.</p> <p>Coombs – The west elevation columns are not evenly spaced around the French doors. The south elevation has the same problem; only need one post, not a fancy column. Needs more additive massing; needs more 1-story elements. The east elevation is very long with a very small difference between the two eaves.</p> <p>Oliver – Suggested removing the connector piece off the porch, which might make it look more additive. North elevation there is a post in the middle of the door. South elevation, the “2” window against the shed looks funny with the rake overhang.</p> <p>Kuhnert – Agrees with what’s been said. The over massing and scale and length are a concern. It does seem out of character and context with other structures on Pilgrim Court.</p> <p>Camp – Doesn’t see the changes from last week; this is 80 feet long and runs lot line to lot line.</p> <p>Williams – The style is consistent with Pilgrims Court. There is no need to fill the larger lot with a huge house; the length is excessive; the middle piece should get narrower by about 4 feet and be a true connector. Appreciates the style.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
23. Five on A Dime LLC	11 Pilgrim Court (Lot 1)	New garage/studio	41-217	Brook Meerbergen
Voting	Williams, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen			
Public	<p>Peter Glazer, 3 Pilgrim Court</p> <p>Kristine Glazer, 3 Pilgrim Court</p>			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously	Certificate #		

Minutes for April 12, 2016, adopted May 10

24. Pasten, Phil	1 Greglen Avenue	Hardscape: parking	68-194/197/198	Patty Roggeveen
25. Pasten, Phil	3 Greglen Avenue	Hardscape: parking	68-194/197/198	Patty Roggeveen
26. Pasten, Phil	5 Greglen Avenue	Hardscape: parking	68-194/197/198	Patty Roggeveen
Voting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen – Reviewed changes made per previous concerns. The screening along Greglen Avenue was in the footprint of the project; that has been replaced by trees. In the back, screening would obstruct the construction.			
Public	None			
Concerns (8:33)	<p>Coombs – Don’t have details for the light poles. Asked about the bollards along Nancy Ann Lane. The screening needs to be replaced. The approval was based upon the screening; now it isn’t there. There are people who do not think these are pretty buildings.</p> <p>Williams – There isn’t much screening left; what is left is on the abutters property; the screening on the Lovers Lane side needs to be on this property. We have to mitigate the presence of 6 square buildings; the landscaping needs to be buffed up. The planning board requires a minimum of 4” caliper trees.</p> <p>Glazer – The plant schedule indicates the plants are far too small; the trees are only 2- to 3-inch caliper.</p> <p>Camp – Asked about the material of the apron and parking. (Asphalt.) Need more and bigger plants along the roads.</p>			
Motion	Motion to Hold for further planting details and heavier plantings and pictures of the fences. (Coombs)			
Vote	Carried Unanimously		Certificate #	
27. Knight, Rob	12 East Lincoln Street	New dwelling	42.4.1-47	Emeritus
Voting	Williams, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:55)	<p>Williams – There are problems we asked to change that weren’t; won’t be white. Asked for removal of the roof walk and remove the trim off the top of the shingled rail. West elevation, if it had been a sun porch, it would have pilasters; it doesn’t have any. The south elevation is visible; it has two little windows with no trim; again there should be a column.</p> <p>Coombs – Technically this structure doesn’t call for a roof walk. Agrees with Ms Camp that the “A” windows worked better on the west elevation sun porch.</p> <p>Camp – West elevation it read more like a sun porch with larger windows; the “B” windows look like ganged windows.</p> <p>Oliver – Agrees with Ms Camp.</p>			
Motion	Motion to Approve through staff with the removal of the roof walk; pilasters added to the left and right side of the west elevation sun porch and to have “A” windows; south elevation, add pilasters where the porch meets the house; and the cap on the north elevation shingled rail to be removed. (Coombs)			
Vote	Carried unanimously		Certificate #	65710
28. Benk, Paul	78 Centre Street	Addition to dwelling	42.4.3-98	Emeritus
Voting	Williams, Coombs, Camp, Oliver			
Alternates	(Glazer present; missed March 22 hearing)			
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. Paul Benk			
Public	Matthew Kuhnert , for HSAB – It is a better design now. North elevation, the front porch details should be as close as possible to the historic porch.			
Concerns (9:02)	<p>Coombs – Okay with changes made.</p> <p>Oliver – Suggested a porch on the connector facing the street. Asked for wider trim around the east elevation door.</p> <p>Camp – Nothing to add.</p> <p>Williams – There should be no porch on the connector facing the street. Asked about the modified grade on the south elevation. (It is shown as it exists.)</p>			
Motion	Motion to Approve through staff with the new east elevation door surround enhanced. (Coombs)			
Vote	Carried unanimously		Certificate #	65711

33. Maxwell, John	32 India Street	Renovation & additions	42.3.4-152	BPC
Voting	Williams, Coombs, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Mark Cutone , BPC – Reviewed changes made per previous concerns.			
Concerns (9:37)	Williams – West elevation, behind the doors should be two wood, 12-light, French doors with kick panels. Camp – Black doors look harsh; would prefer graphite.			
Motion	Motion to Approve through staff with two 12-light French doors with kick panels inside the west elevation. (Glazer)			
Vote	Carried unanimously	Certificate #	65713	
34. Cliff Dive LLC	12 Weweeder Avenue	Hardscape: pool, fence & patio	80-97	Atlantic Landscape
Voting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Lindsey Congelton , Atlantic Landscaping – Reviewed changes made per previous concerns.			
Concerns (9:43)	Williams – Need a screen around the A/C. No other concerns.			
Motion	Motion to Approve through staff with a 4-foot, natural-to-weather, board fence around the A/C. (Kuhnert)			
Vote	Carried unanimously	Certificate #	65714	
35. Sweedler	11 Monomoy Road	Rev.64384: hardscape chgs	54-196	Atlantic Landscape
Voting	Williams, Coombs, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Lindsey Congelton , Atlantic Landscaping – Reviewed changes made per previous concerns.			
Concerns (9:46)	Camp – This has very repetitive plantings with 24 plantings on each side; it should be more natural and less formal. Williams – The parking is too deep; it should be pushed back from the road more.			
Motion	Motion to Approve through staff with the front of the parking court moved back 8 feet away from the road. (Coombs)			
Vote	Carried unanimously	Certificate #	65715	
VI. NEW BUSINESS				
1. Stop & Shop	21/31 Sparks Avenue	Hardscape: cart corrals & gate	55-268/269.2	Sarah Alger
Voting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Sarah Alger , Sarah F. Alger P.C. – Presented project.			
Concerns (9:52)	Coombs – She would approve it if in 6 months or so they are reviewed for use and abuse. Glazer – Would be willing to try with an accurate depiction.			
Motion	Motion to Approve with the cart corrals of the proposed color and to be reviewed in September. (Coombs)			
Vote	Carried unanimously	Certificate #	65716	
2. Aloisi, Sam	16 Greglen Avenue	4-bay commercial building	68-183	Thornewill Design
Voting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for April 19. (Camp)			
Vote	Carried unanimously	Certificate #		

3.	42 Union St. LLC	11 Fayette Street	Rev.64570: door changes	42.3.2-28	Ethan McMorrow
4.	Nt. Westmore Farms LLC	6 Old Westmore Farm Road	Addition	41-821	Ethan McMorrow
Voting	Williams, Coombs, Glazer, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (9:59)	No comments at this time.				
Motion	Motion to Hold for April 19. (Glazer)				
Vote	Carried unanimously			Certificate #	

VII. VIEWS

1.	NHA	12 Liberty Street	Hardscape:arbr,drive,deck&fnc	42.3.4-69	Catherine Taylor
Voting	Williams, Coombs, Glazer, Camp, Oliver				
Alternates	None				
Recused	Kuhnert				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Catherine Taylor – Presented project. Noted that due to the amount of clay in the soil, lawn is problematic.				
Public	None				
Concerns (9:59)	Glazer – The brick area along the south appears to be a lot of brick for that side. She would like to take another view to see how much green space there is around other structures. Would like more detail on the planting bed and to view the outside context. Asked if the plank fence on the west side is replacing existing. (4-foot plank fence is on property line behind privet.) Camp – There is no lawn left. Oliver – The A/C is in front of the house and would need more than a picket fence as screen Williams – There are no yards on the right side at this end of Liberty Street. A/C shouldn't be forward of the house.				
Motion	Motion to View and to come back April 19. (Coombs)				
Vote	Carried unanimously			Certificate #	

2.	Hamelburg, Barbara	9 Davis Lane	Addition, deck	82-74	NAG
3.	Cooley, Polly	5 Cherry Street	Extend deck	55-375	Chuck Lenhart
Voting	Williams, Coombs, Glazer, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (9:59)	No comments at this time.				
Motion	Motion to Hold for April 19. (Coombs)				
Vote	Carried unanimously			Certificate #	

VIII. OTHER BUSINESS

Approve Minutes	March 22, 2016 – Motion to Approve. (Glazer) Carried 4-0//Williams abstain.
Review Minutes	March 29, 31, 2016
Other Business	Ratification of draft recommendation to the ZBA on 106 Surfside Road 40B: Williams will send a copy to the board for ratification and signatures.
Commission Comments	None

Motion to Adjourn: 10:11 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Scotset Old Historic District

Tuckernuck

Old Madaket Village