



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Kristine Glazer(Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Kristine Glazer, Abigail Camp  
**Associate Commissioners:** Vallorie Oliver, Matt Kuhnert  
**Staff:** Mark Voigt, John Hedden

~~ MINUTES ~~

**Tuesday, April 19, 2016**

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

Called to order at 5:00 p.m. by Ms Coombs

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker  
 Attending Members: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert  
 Absent Members: None  
 Late Arrivals: Camp, 5:02 p.m.; Pohl, 5:03 p.m.  
 Early Departures: McLaughlin, 8:42 p.m.

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. CONSENT

1.	Surf ACK LLC – <b>65717</b>	82 Surfside Road	Addition	67-193	Val Oliver
2.	Old Thumper LLC – <b>65718</b>	29 Youngs Way	Rev:65561 change windows	67-690	Val Oliver
3.	Strang, Doris – <b>65719</b>	8 Tripp Drive	Door color change to black	80-51	Self
4.	Willsey – <b>65720</b>	67 Monomoy Road	Demo/move 1971 dwelling	43-103	Emeritus
5.	Willsey – <b>65721</b>	67 Monomoy Road	Demo/move shed	43-103	Emeritus
6.	Westmoor Club – <b>65722</b>	105 Westchester Street	Revisions to snack bar	41-805	JGGA

Voting: Coombs, McLaughlin, Glazer, Camp, Kuhnert  
 Alternates: None  
 Recused: Oliver  
 Documentation: Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing: None  
 Public: None  
 Concerns: No concerns  
 Motion: **Motion to Approve. (Glazer)**  
 Vote: Carried 4-0//McLaughlin abstain **Certificate # 65717 to 65722**

### III. CONSENT \*with conditions

1.	Harris, Brian – <b>65723</b>	5 Monohassett Avenue	Pool House	79-150	Val Oliver
	*6 It door on N				
2.	Meyer, Allen – <b>65724</b>	9 Flintlock Road	Rev. 65033: windows	75-92	Joe Topham
	*South Elevation, 2 <sup>nd</sup> Floor “F” windows become 8 over 1 and vertical				

Voting: Coombs, McLaughlin, Glazer, Camp, Kuhnert  
 Alternates: None  
 Recused: Oliver  
 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 concerns. (Camp)**  
 Vote: Carried 4-0//McLaughlin abstain **Certificate # 65723 & 65724**

**IV. ELECTION OF OFFICERS**

1. Chair:  
Nominated: McLaughlin Nom Ms Glazer and seconded. Nominations closed.  
Vote: Carried unanimously
2. Vice Chair:  
Nominated: McLaughlin Nom Ms Coombs and seconded. Nominations closed.  
Vote: Carried unanimously

**V. SIGNS**

<b>1. Tabourine Properties</b>	<b>2 South Beach Street</b>	<b>Sign</b>	<b>42.4.2-60</b>	<b>NAG</b>
Voting	Glazer, 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	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend for approval.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65725</b>	
<b>2. NIR/Beauty Counter</b>	<b>0 Old South Wharf</b>	<b>Proj. Sign – 65726</b>	<b>42.3.1/27</b>	<b>N. Wilson</b>
<b>3. NIR/Beauty Counter</b>	<b>0 Old South Wharf</b>	<b>Wall Sign – 65727</b>	<b>42.3.1/27</b>	<b>N. Wilson</b>
Voting	Glazer, 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	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend for approval.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65726 &amp; 65727</b>	
<b>4. NIR/ICE</b>	<b>21 Old South Wharf</b>	<b>Wall Sign</b>	<b>42.3.1/22</b>	<b>J. Piuggi</b>
Voting	Glazer, 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	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend for approval.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65728</b>	
<b>5. NIR/Remy</b>	<b>16 Old South Wharf</b>	<b>Proj. Sign</b>	<b>42.2.4/2</b>	<b>R Stressinger</b>
Voting	Glazer, 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	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend for approval.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65729</b>	

6. NIR/Margaret Elizabeth	4B South Water Street	Proj. Sign	42.3.1/176	M. Elizabeth
Voting	Glazer, 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	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend for approval.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65730</b>	

**VI. SPECIAL HEARING TOWN OF NANTUCKET**

1. Town of Nantucket	1 Sea Street	Renovation Sea Street Station	42.4.2-55	Deb Mahoney
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Frank Ayotted</b> , Hazen & Sawyer – Presented project. Addressed HSAB concerns and questions. David Gray, Chief of Operations Wastewater Treatment Plant <b>Chris Brown</b> , Hazen & Sawyer – Explained other flood solutions considered and why they did not go forward with those.			
Public	None			
Concerns (5:08)	<b>Kuhnert</b> , for HSAB – Read HSAB comments. Suggested considering a window that looks more historic but is not wood rather than the glass blocks. All windows other than the rear windows should be rehabilitated or replicate the historic look. <b>Glazer</b> – Need photos of exterior materials and the chain-link fence. Asked for detailed drawings of all the trim. Submitted plans will need to have every aspect being worked on clouded. Discussion about whether or not “synthetic” wood could be used for the windows. <b>McLaughlin</b> – Asked about the proposed flood wall. <b>Ayotte</b> – Explained the flood wall and flood proofing of the doors. <b>Pohl</b> – Suggested keeping and rehabilitating the side windows and bricking up on the inside to protect from rot.			
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

2. Town of Nantucket	1 Sea Street	Hardscape: Sea Street Station	42.4.2-55	Deb Mahoney
3. Town of Nantucket	1 Sea Street	Demolition of rear building	42.4.2-55	Deb Mahoney

Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	One			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Frank Ayotte, Hazen & Sawyer David Gray, TON Chief Op Wastewater Treatment Plant Chris Brown, Hazen & Sawyer			
Public	None			
Concerns (5:08)	No comments at this time.			
Motion	<b>Motion to Hold to track. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

**VII. OLD BUSINESS**

1. Aloisi, Sam	16 Greglen Avenue	4-bay commercial building	68-183	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Carrie Thornewill</b> , Thornewill Design – Presented project. Submitted photos at the table.			
Public	None			
Concerns (5:32)	<b>McLaughlin</b> – No comments. <b>Coombs</b> – Where the building breaks on the south and the north, a cornerboard should be at that point. Windows in the garage door should be up higher, the existing are too low. <b>Pohl</b> – Agrees with Ms Coombs. The building is attractive.			
Motion	<b>Motion to Approve through staff with cornerboards on the south and north face where the roof breaks. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65731</b>	

2.	42 Union St. LLC	11 Fayette Street	Rev.64570: door changes	42.3.2-28	Ethan McMorrow
Voting	Glazer, McLaughlin, Pohl, Camp, Oliver				
Alternates	Oliver, Kuhnert				
Recused	Coombs				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Ethan McMorrow</b> – Presented project.				
Public	None				
Concerns (5:41)	<b>Kuhnert</b> , for HSAB – HSAB had no concerns. No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65732</b>	
3.	Nt. Westmoor Farms LLC	6 Old Westmoor Farm Road	Addition	41-821	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Ethan McMorrow</b> – Presented project.				
Public	None				
Concerns (5:45)	<b>Pohl</b> – Doesn't think it will be visible or have an impact. No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65733</b>	
4.	Hamelburg, Barbara	9 Davis Lane	Addition, deck	82-74	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steve Theroux</b> , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (5:52)	<b>Glazer</b> – The plans look like the rebuilt deck is getting longer. Need dimensions on the plans. <b>Camp</b> – Looks better. <b>Coombs</b> – Northwest elevation right side, the two windows should be separated more. <b>Pohl</b> – Agrees; the drawing looks like the deck goes from edge to edge and in the photo it stops short. Northwest elevation, the double gables where they meet come to a point. The “B” windows should match the larger windows and be separated; the house already has a lot of ganged windows.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
5.	Cooley, Polly	5 Cherry Street	Extend deck & OD shower	55-375	Chuck Lenhart
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Charles Lenhart</b> – Presented project. Reviewed items that will be on a future hardscape plan which will screen the deck.				
Public	None				
Concerns (6:00)	<b>Coombs</b> – The diagonal/triangular trellis skirt draws attention to the deck; would prefer it be square. <b>McLaughlin</b> – No comments. <b>Pohl</b> – There is a drop of about 5 feet from the drive to the back yard. Agrees that the deck skirt should be changed. He would like to see the submission for the new fence. <b>Glazer</b> – The new proposed deck would be visible from the street; right now it is all behind the house.				
Motion	<b>Motion to View the proposed deck and trellis work. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

Minutes for April 19, 2016, adopted May 10

6.	Sullivan, Brian	6 Marble Way (aka 8)	Revisions to commercial bldg	66-103	Joe Topham
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Brian Sullivan</b> – Reviewed changes made per previous concerns. He is required by the his Special Permit from the Planning Board to plant Leland Cyprus around the property line.				
Public	<b>Sam Parsons</b> , 1 Marble Way – The length hasn’t changed; an 89-foot long building doesn’t fit into the neighborhood. Had hoped to see this broken up into two small buildings. The rendering shows 30-foot trees; the trees when planted would only be 8 feet tall and this massive building would be visible. <b>Kevin Dugan</b> , 80 Somerset Road – At the last hearing, this was referred to as “humongous.” <b>Chris Skehel</b> , 75&77 Bartlett Road – West elevation, this is very busy for such a large building. This commission proposed that the neighbor have a 60-foot building; a 50-foot frontage toward the road is an ideal size for the neighborhood. Suggested shingling one portion and barn-boarding the other half. <b>Rob Morganstern</b> , 1 Marble Way – Wonders why it is out of the question to break this into two separate buildings; that would be more fitting to the neighborhood.				
Concerns (6:09)	<b>Pohl</b> – Appreciates the effort to stagger the building; however it needs more differential in the height of the ridge with a corresponding drop in the eave height. Need to get this building to be smaller and have more additive massing. Mr. Skehel’s suggestion about different siding is a good one; we are trying to make a very large building look more like it was added to or collection of smaller buildings. To Mr. Morganstern’s question about breaking into two structures; doing that would move one closer to the road; right now it is as close to the rear property line as possible. <b>Coombs</b> – Agrees with Mr. Pohl. The 6-over-1 windows in the two center dormers should be 6-over-6 to match the other windows and be spread out more. <b>Camp</b> – Agrees with what’s been said. In regards to the length, would like it shortened a couple of feet on both sides. The barn-like vertical boards add to the chaotic look; it should be shingled. Suggested that the barnboard be added to the receding end. <b>Kuhnert</b> – Agrees with what’s been said and investigating changing materials and eave heights and ridge line and reducing the length are good ideas. Would like the shift to be more pronounced. Would like to see a perspective of the building up the driveway from the road. <b>McLaughlin</b> – The upper large window is wide compared to the size of the other windows. <b>Glazer</b> – Agrees about breaking the eave heights. Agrees with Mr. Skehel’s suggestion. Would like to see more organization with the west elevation, 1 <sup>st</sup> -floor doors; the placement is chaotic.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
7.	3 Beacon Land NT	3 Beacon Lane	Main dwelling	21-26.9	Workshop APD
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Andrew Kotchen</b> , Workshop/APD – Reviewed the changes made per previous concerns. The owner wants natural trim.				
Public	None				
Concerns (6:28)	<b>Oliver</b> – Appreciates the scale and massing. <b>Camp</b> – This building is trying to be modern so understands the chimney and trim. The natural-to-weather trim reads as a woodsy, natural feel; she would prefer the trim painted dark grey on this. <b>Coombs</b> – Agrees that the size of the chimney is okay and the trim being grey. <b>Pohl</b> – This is an appropriate design. Ordinarily he agrees with the commission about the trim looking ratty after a while; this is a shaded location and red cedar would end up looking black. Confirmed that sashes and doors will be black. <b>Glazer</b> – This does not compete with the landscape and is only 21’9”; asked if there are concerns about the changes asked for in the windows and the 6 doors in the north elevation. (No concerns.)				
Motion	<b>Motion to Approve. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate # 65734</b>		

8.	3 Beacon Land NT	3 Beacon Lane	Secondary dwelling	21-26.9	Workshop APD
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Andrew Kotchen</b> , Workshop/APD – Presented project.				
Public	None				
Concerns (6:39)	No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65735</b>
9.	3 Beacon Land NT	3 Beacon Lane	Garage #1	21-26.9	Workshop APD
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Andrew Kotchen, Workshop/APD				
Public	None				
Concerns (6:42)	No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65736</b>
10.	3 Beacon Land NT	3 Beacon Lane	Garage #2	21-26.9	Workshop APD
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Andrew Kotchen, Workshop/APD -				
Public	None				
Concerns (6:43)	No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65737</b>
11.	Coutinho, Joao	17 Woodland Drive	New dwelling	68-263	LINK
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Victory Ewing</b> , LINK Permitting and Design – Presented project.				
Public	None				
Concerns (6:27)	Motion to Hold for the representative. (Coombs) Carried unanimously				
(6:44)	<b>Camp</b> – The columns on the front should be more substantial; the caps should be more classical; suggested removing the fascia strip where the roof meets the porch and that being a simple broken back.				
	<b>McLaughlin</b> – No comments.				
	<b>Pohl</b> – Agrees with Ms Camp.				
	<b>Coombs</b> – West elevation, this needs a “C” window on the 1 <sup>st</sup> floor of the gable forward.				
Motion	<b>Motion to Approve through staff with a “C” window added to the west elevation and the front columns to be 8” and porch roof to be broken. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65738</b>
12.	<del>Siminoff 4/26</del>	<del>1 High Street</del>	<del>Dormer/basement</del>	<del>42.3.3-27</del>	<del>BPC</del>
13.	<del>S/P Norwell LLC 4/26</del>	<del>78 Union Street Lot 3</del>	<del>New dwelling</del>	<del>55.1.4-72</del>	<del>BPC</del>

**VIII. NEW BUSINESS**

1. Featherly, Tyrone                      209 Madaket Road                      Hardscape: deck, patio & pool                      59-48                      Self

Voting                      Glazer, Coombs, McLaughlin, Pohl, Camp  
 Alternates                      Oliver, Kuhnert  
 Recused                      None  
 Documentation                      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing                      **Tyrone Featherly** – Presented project.  
 Public                      None  
 Concerns (6:52)                      Clarification of the pond and adjacent hardscape work and that this is an as-built application.  
    **Kuhnert** – Asked for photos and aerials for a better of understanding of the previous conditions before work was started. Asked if now that this is a pool, does it need to meet setback requirements.  
    **Pohl** – As a pond this had no pool equipment and chlorination and fencing; it will have to have all that now.  
    **McLaughlin** – Asked if an as-built fee has been charged. (Staff: no.) Feels this will be visible from the creeks.  
    **Glazer** – Need more information about the spa; need the size of the deck; need to see exactly where the fence and gates will go. Would like to see the fence and bluestone tight to the pool.  
 Motion                      **Motion to Hold for further information. (Camp)**  
 Vote                      Carried unanimously                      **Certificate #**

2. Featherly, Tyrone                      209 Madaket Road                      Window, door, change color                      59-48                      Self

Voting                      Glazer, Coombs, McLaughlin, Pohl, Camp  
 Alternates                      Oliver, Kuhnert  
 Recused                      None  
 Documentation                      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing                      **Tyrone Featherly** – Presented project.  
 Public                      None  
 Concerns (7:07)                      **McLaughlin** – This is very visible; and the transom windows are not typical for Madaket.  
    **Pohl** – Agrees with Mr. McLaughlin. Encouraged Mr. Featherly to modify the window to be more in keeping with the guidelines.  
    **Camp** – Agrees. Would like further information on other elevations.  
    **Coombs** – Would like to see only 2 windows on the second floor.  
    **Glazer** – Need pictures of the existing house.  
 Motion                      **Motion to View and hold for revisions. (Coombs)**  
 Vote                      Carried unanimously                      **Certificate #**

Break 7:13 to 7:21 p.m.

3. Raith, Jonathan                      14 Easy Street                      Rev.65569: dormer & fnst                      42.3.1-13                      Emeritus

Voting                      Glazer, 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 – Asked this be held for the next old business meeting.  
 Public                      None  
 Concerns (7:21)                      No comments at this time.  
 Motion                      **Motion to Hold for two weeks at applicant’s request. (Coombs)**  
 Vote                      Carried unanimously                      **Certificate #**

4. Wrights Landing                      6 Wrights Landing                      Window removal                      91-128                      Kent Murphy

Voting                      Glazer, Coombs, McLaughlin, Pohl, Camp  
 Alternates                      Oliver, Kuhnert  
 Recused                      None  
 Documentation                      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing                      None  
 Public                      None  
 Concerns (7:22)                      **Oliver** – Explained the application as reviewed in the office: creating a gable end with no windows.  
    **Pohl** – Can leave the existing windows and close off on the inside.  
 Motion                      **Motion to Hold for representation. (Pohl)**  
 Vote                      Carried unanimously                      **Certificate #**

5. Cros Parantoux Trust      30 Nobadeer Avenue      Rev.65354: fenst, wart & rail      87-35      Botticelli & Pohl  
 Voting      Coombs, McLaughlin, Glazer, Camp, Oliver  
 Alternates      Kuhnert  
 Recused      Pohl  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      **Lisa Botticelli**, Botticelli & Pohl – Presented project.  
 Public      None  
 Concerns (7:23)      **Kuhnert** – No concerns.  
                                  **Oliver** – North elevation, the blank wall should have a window unless it's not visible.  
                                  No concerns.  
 Motion      **Motion to Approve. (Oliver)**  
 Vote      Carried unanimously      **Certificate #      65739**

6. Davis, Katherine      19 Union Street      Hardscape: expand patio      42.3.2-136      Mike Misurelli  
 Voting      Glazer, Coombs, McLaughlin, Pohl, Camp  
 Alternates      Oliver, Kuhnert  
 Recused      None  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      **Mike Misurelli**, J&M Landscape Service – Presented project.  
 Public      None  
 Concerns (7:27)      **Kuhnert**, for HSAB – Reviewed HSAB concerns.  
                                  **Coombs** – When plants are full, this yard doesn't look as ratty as it does this time of year. Cautioned against removing too much before the plants in the beds come up.  
                                  **Glazer** – Clarified project.  
 Motion      **Motion to Approve. (Camp)**  
 Vote      Carried unanimously      **Certificate #      65740**

7. Brennan-Brown, Donna      13 Madaket Road      Hardscape: extend retain wall      41-297      Jivko Kalpazanov  
 Voting      Glazer, Coombs, McLaughlin, Pohl, Camp  
 Alternates      Oliver, Kuhnert  
 Recused      None  
 Documentation      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing      **Jivko Kalpazanov**, J&M Landscape Service – Presented project; clarified what is existing and what is proposed.  
 Public      None  
 Concerns (7:33)      **McLaughlin** – There is a traveled way along the east side of the property.  
                                  **Glazer** – Can't recall if the air conditioning (A/C) and other elements are previously approved. This plan needs to show only what is changing.  
 Motion      **Motion to Approve only the extension of the retaining wall. (Camp)**  
 Vote      Carried unanimously      **Certificate #      65741**

8. Norris, Mark      130 Main Street      Resite & add full basement      42.3.3-96      Emeritus  
 Voting      Glazer, 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.  
 Public      None  
 Concerns (7:45)      **Kuhnert**, for HSAB – HSAB opposed to moving the structure toward the street and removal of the chimney.  
                                  **McLaughlin** – Believes this house was moved onto this lot.  
                                  **Pohl** – Rear elevation, there are two tiny 6-over-6 double hung windows which should be larger window. Could accept moving less the 5 feet forward.  
                                  **Camp** – Would hate to see the chimney lost.  
                                  **Coombs** – Would accept 2 feet forward. Agrees about the bigger windows. The house needs a chimney.  
                                  **Glazer** – Agrees the house needs the chimney; agrees with the dormer windows; in favor of a 2-foot move forward.  
 Motion      **Motion to Hold for revisions. (Camp)**  
 Vote      Carried unanimously      **Certificate #**

**IX. VIEWS**

1.	NHA 4/26	42 Liberty Street	Hardscape: arbor, walks & curb	42.3.4-69	Catherine Taylor
2.	Roth, Michael	24 Starbuck Road	Demo and rebuild 2 <sup>nd</sup> floor	60-119	George Harrington
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (7:55)	No comments at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
3.	James, Ralph	20 Westchester Street	New dwelling	42.4.3-58.1	JMS Architecture
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Jeff Spoelker</b> , JMS Architecture LLC – Presented project. The Conservation Commission has approved the foot print.				
Public	None				
Concerns (7:56)	<p><b>Kuhnert</b>, for HSAB – Reviewed HSAB concerns: no closer to the street than existing; front door too narrow and proportions between door and sidelights off; chimney location inappropriate, should be in main mass; too many ganged windows; on secondary mass drop the ridge line for better additive massing; rear ell dormer doesn't work.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – Agrees with HSAB about the front door; should be a standard 6-panel door with 3-light sidelights and panel and wider pilasters. Agrees about the east elevation ganged windows. Most of the house occurs between the 25-50 wetland buffer with a lot of addition within the 25-foot buffer; the Conservation Commission would never abide this moving back. The chimney through the dormer on the rear ell is incongruous.</p> <p><b>Camp</b> – Agrees with what's been said. There should be a chimney in the main mass.</p> <p><b>Coombs</b> – Agrees about the chimney and ganged windows. Columns seem a little thick. The 3-over-3 shed dormer windows need to be more vertical. Need to show what's inside the screen porch.</p> <p><b>Glazer</b> – Asked for pictures of the houses on both sides for contextual setting.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
4.	EK Assoc. LLC	1 Finback (Lot 1)	New dwelling	66-507	Brook Meerbergen
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Brook Meerbergen</b> – Presented project.				
Public	None				
Concerns (8:11)	<p><b>Glazer</b> – It would be helpful to have a photographic streetscape of the subdivision.</p> <p><b>McLaughlin</b> – There are five 4-light awnings; those should be fixed or small 2-over-2 windows.</p> <p><b>Pohl</b> – The elevations he would question are not visible. Not in love with the wide rake overhangs on the porch; suggested narrowing the porch so that the gable forward is more pronounced.</p> <p><b>Camp</b> – The roof line should have more difference between the rear and the front to make it look like it's telescoping.</p> <p><b>Coombs</b> – Agrees with what's been said. North elevation, there is too much ganging of windows.</p> <p><b>Glazer</b> – Agrees with what's been said. East elevation, the walkdown needs to be shown on the plans.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	

5.	Burke, Janice	36 North Liberty Street	Rev. 59729: material change	41-265	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Val Oliver</b> – Presented project. There is no change to the dormer.				
Public	None				
Concerns (8:22)	<p><b>Kuhnert</b>, for HSAB – Okay with copper; the dormer is clouded on the drawing; architectural isn't approvable in the old historic district (OHD).</p> <p><b>McLaughlin</b> – Copper goes with brick or stone; the leaders should be boxed in.</p> <p><b>Pohl</b> – Ordinarily he would have no issue with the copper; but it would turn brown against white trim and not look good; if the leaders were painted white, they could be any material.</p> <p><b>Coombs</b> – Agrees with what's been said.</p> <p><b>Glazer</b> – Three-tab is usually what is preferred in the OHD; dual-black 3-tab roof would be better.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
6.	Hall, Beverly	44 Tennessee Avenue	Breezeway addition	59.4-88	Concept Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>TJ Watterson</b> , Concept Design LLC – Presented project. Not visible from the road.				
Public	None				
Concerns (8:28)	<p><b>McLaughlin</b> – The breezeway roof is 28 feet long and visible from Hither Creek and possibly Tennessee Avenue.</p> <p><b>Pohl</b> – There's a lot about this house that's atypical.</p> <p><b>Camp</b> – Because of the quirkiness of the house, the breezeway is okay. You can't see it from the road.</p> <p><b>Coombs</b> – Asked if the back part of the roof were lowered so that the breezeway weren't so open.</p> <p>Discussion about whether or not the breezeway is visible from the road and Hither Creek.</p>				
Motion	<b>Motion to Hold for revision. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
7.	Brock, Eric	30 Nonantum Avenue	Re-use exist structure & adtn	87-21	Rowland & Assoc.
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<p><b>Ben Normand</b>, Rowland and Associates – Presented project. Clarified the siting on the lot in relation to Nonantum Ave.</p> <p><b>Julie Brock</b> – Explained the philosophy behind the project.</p>				
Public	None				
Concerns (8:34)	<p><b>Pohl</b> – This is very sensitive to the area. South elevation, the main dormer should be shorter. The 2<sup>nd</sup>-floor decks all come out to the edge of the roof; they should be set back. The roof walk is kind of an indicator it used to be a 1-story building. West elevation, the 2<sup>nd</sup>-floor firebox could be designed better.</p> <p><b>Oliver</b> – Agrees with Mr. Pohl. South elevation, suggested reducing the triple over the front door. The eave heights between the main and secondary masses are the same; they should be different. The west elevation chimney should be interior. South elevation, the front door should be a 4-light to tie in with the 2-over-2 windows.</p> <p><b>Camp</b> – North elevation, the pergola forward of the roofwalk gable shows a shadow like a porch.</p> <p><b>Coombs</b> – East elevation, the flanking windows seem excessive. Agrees about the eave heights. Would like to see the roof walk stay. Agrees with the chimney moving interior. South elevation, the shed dormer over the front door is 31 feet long. Agrees about pulling the 2<sup>nd</sup>-floor decks in one foot from the edge.</p> <p><b>Glazer</b> – North elevation, not sure about the pergola. Agrees with what's been said.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

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8. Willsey, Kevin	67 Monomoy Road	New dwelling	43-103	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Concerns (8:52)	<p><b>Camp</b> – Likes the design; however, this is a large departure from what is existing; it is too big and too high with the stonewall foundation. East elevation, there are several “rocket ships”. This will stick out on the little hill.</p> <p><b>Pohl</b> – This is almost 30 feet high on top of a hill. The design is nice but should be simplified for the location.</p> <p><b>Kuhnert</b> – Agrees about the height and size. Massing and scale should be simpler and reduced. Likes the single balcony on the north elevation.</p> <p><b>Coombs</b> – Agrees with what’s been said. It’s nice but too big for this location; some of the program should go toward the back and descend with the grade. Not sure the 2-over-2 windows go with the crossbucks on the porch.</p> <p><b>Glazer</b> – Agrees with what’s been said. This design is in the wrong location; this would dominate the surrounding landscape. South elevation, the chimney is very tall and thin.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

9. Fooshee, Benjamin	13 Massachusetts Avenue	Guest house	60-75	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	<b>Matt MacEachern</b> , Emeritus Development – Presented project. Offered to bring in a site model.			
Concerns (9:04)	<p><b>Oliver</b> – The main house is 1 story; this might compete with that and is more complicated than the main house, especially the south elevation.</p> <p><b>Pohl</b> – Looking at the existing, the structure is an unpretentious, naïve, Madaket shack; this is gussying it up and that is where it goes wrong.</p> <p><b>Camp</b> – North elevation, this is over glazed facing Hither Creek, especially the 2<sup>nd</sup> floor.</p> <p><b>Coombs</b> – Agrees with what’s been said. Would like to see the main house.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

10. Benk, Paul	8 North Gulley Road	Reno cottage, add 2 <sup>nd</sup> story	73.1.3-48	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	<b>Matt MacEachern</b> , Emeritus Development – Presented project. Believes it is circa 1950s. Explained why it isn’t being demolished.			
Concerns (9:11)	<p><b>Glazer</b> – SAB did not get to review this; she thinks they should have the opportunity to do that.</p> <p><b>Kuhnert</b> – The inventory form states the building is non-contributing. The original structure is a humble, unpretentious shed and this is dramatically different and formal.</p> <p><b>Camp</b> – This is too tall and vertical; should come down 3 or 4 feet. Doesn’t relate to the main building.</p> <p><b>Pohl</b> – Agrees about the verticality and switch from funky to formal. Suggested making the width more in line with the height. Would like to see it share the vernacular of the main house.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

<b>11. Third Time Trust</b>	<b>41A Cliff Road</b>	<b>Demolish existing dwelling</b>	<b>42.4.4-2</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs, Glazer, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project. Submitted historic photos at the table. <b>Steven Cohen</b> , Cohen & Cohen Law PC – The owner wants to have a usable 2 <sup>nd</sup> -story; the existing has a low ceiling height.			
Public	None			
Concerns (9:19)	<b>Kuhnert</b> – HSAB is opposed to the demolition. The building existed in 1871 when Easton Johnson bought it and made it his studio; reviewed the history of the structure. The present form is essentially the same as it was in the 1870s. It's listed as contributing for architectural and design reasons; its association with Johnson was not known at that time; connection with him makes it individually significant. Mass Historic is being notified about that association for consideration to be added to the state list. <b>Camp</b> – Appreciates hearing the history. This shouldn't be demolished; it's historic character should be brought back. <b>Coombs</b> – Agree with Ms Camp; this shouldn't be demolished. <b>Oliver</b> – Agrees with all that's been said. <b>Glazer</b> – Agrees; there is no support of a demolition.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

<b>12. Weaver, Robert</b>	<b>85 Tom Nevers Road</b>	<b>New dwelling</b>	<b>91-14</b>	<b>Joe Topham</b>
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Joe Topham</b> – Presented project.			
Public	None			
Concerns (9:34)	<b>Camp</b> – North elevation, looks overly complicated and vertical with the many gables. Would like to see it come down some in height. <b>Pohl</b> – North elevation, agrees with Ms Camp; suggested combining the secondary and tertiary gables. East elevation, the transom dormer should either be larger or go away to eliminate the transoms. Some of the windows are very small. <b>Coombs</b> – North elevation, suggested two “A” windows on the 1 <sup>st</sup> floor with smaller windows above. This lacks additive massing. West elevation, the left windows should be separated; the deck and dormer should align over the doors below. <b>Glazer</b> – Agrees with Ms Coombs. Would like to see a different front door and reduction in the fenestration of the 2 <sup>nd</sup> -floor deck over the porch. Agrees with all that's been said.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

<b>X. OTHER BUSINESS</b>	
Approve Minutes	March 29, 31, & April 5, 2016 – <b>Motion to Approve.</b> (Coombs) Carried unanimously
Review Minutes	April 12, 2016
Other Business	<ul style="list-style-type: none"> <li>• Discussion and ratification of draft recommendation to the ZBA on 106 Surfside Road 40B. <b>Motion to Approve the draft for signature.</b> (Coombs) Carried unanimously</li> <li>• Recap of organizational meeting discussion points:</li> <li>• Discussion about starting at 4:30 p.m. <b>Motion to change the meeting start time to 4:30 p.m.</b> (Coombs) Carried unanimously</li> </ul>
Commission Comments	

Motion to Adjourn: 9:57 p.m.

Submitted by:  
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village