



**HISTORIC DISTRICT COMMISSION
REGULAR MEETING**

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

~~ MINUTES ~~

Tuesday, April 26, 2016

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:34 p.m.

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: None
Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. ELECTION OF HDC REPRESENTATIVE TO THE COMMUNITY PRESERVATION COMMITTEE

Ms Glazer nominated Matt Kuhnert. Carried unanimously

III. CONSENT

1. Nantucket Golf – 65742	17 Arlington Street	Color change	76.1.3-250	Self
2. Alford, Edward – 65743	330 Madaket Road	Change picture window	60-101	Self
3. Nicholson, Jeffrey – 65744	26 Brewster Road	Roof	54-169.2	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	None			
Public	None			
Concerns	McLaughlin – Asked about 330 Madaket Road, window change. Satisfied with Ms Glazer’s explanation.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	65742 to 65744	

IV. SIGNS

1. Town of Nantucket	4 Fairgrounds Road	Move existing sign	67-752	TON
2. Town of Nantucket	4 Fairgrounds Road	Sign	67-752	TON
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	Kevin Kuester , Sign Advisory Committee – Recommend these be held for representation.			
Concerns	No comments at this time.			
Motion	Motion to Hold per SAC recommendation. (Pohl)			
Vote	Carried unanimously	Certificate #		

V. SPECIAL HEARING TOWN OF NANTUCKET

1. Town of Nantucket	4 Fairgrounds Road	Storage Building	67-752	TON
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Todd Costa , Kaestle Boos Associates, Inc. – Presented structure. Beau Barber , Fire Department – This will be for storage of trailers, fire suppression foam, and maintenance.			
Public	None			
Concerns (4:39)	McLaughlin – The dimensions are 52X84 and height 26.5. No concerns. Pohl – This location will have minimal impact. The roof is proposed grey metal; asked to see a sample of the proposed color for the roof shingle. Would like the garage doors to be grey so they blend in. Camp – Nothing to add. Coombs – Trim should match the main building. Windows in the east and west elevation would break up the wall. Costa – Explained that windows are a security risk because it's not an occupied building. Glazer – A panel pedestrian door would be better. Questions a grey metal roof with 14-foot grey doors and white trim. The whole building should be grey. Discussion about whether or not to approve without a sample of the roof and how to proceed.			
Motion	Motion to Approve through staff with the colors to be determined at a later date. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65745	
2. Town of Nantucket	4 Fairgrounds Road	Hardscape	67-752	TON
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Todd Costa , Kaestle Boos Associates, Inc. – Presented project. Beau Barber, Fire Department			
Public	None			
Concerns (4:55)	Glazer – We need better plans showing: planting plan, photos of materials and lighting and the fence, location of the air-conditioning units (A/C), etc.			
Motion	Motion to Hold for further information. (Pohl)			
Vote	Carried unanimously	Certificate #		

VI. OLD BUSINESS

1. Siminoff	1 High Street	Dormer & basement	42.3.3-27	BPC
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns. Explained the original fireplace and the chimney had been removed and replaced with the small chimney that is there now and is proposed for removal.			
Public	None			
Concerns (5:02)	Kuhnert – Read HSAB comments. Pohl – West elevation, the two large basement egress windows don't have wells on the site plan; need to know how the window wells will be treated. Kuhnert – Agrees with Mr. Pohl about the window wells. Likes the asymmetrical location of the dormer. Camp – Agrees about the dormer. West elevation, the foundation material should be kept rubble and brick. Agrees about the window wells; thinks the egress windows could be a little smaller. Would like to see a chimney that matches the historic photos. Coombs – Agrees with Ms Camp about the chimney; the house calls for a chimney. Nothing to add. Need more information about the foundation material.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		

2.	S/P Norwell LLC	78 Union Street lot 3	New Dwelling	55.1.4-72	BPC
Voting	Glazer, Coombs, Camp, Kuhnert				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	Joe Paul , BPC – Reviewed changes made per previous concerns. The lots are over 5,000 square feet.				
Concerns (5:15)	<p>Coombs – Not everything around there is two-stories high; it is important not to cram two-story houses on this street; this part of Union Street is where buildings are smaller. The proposed is too large for the lot; it needs more green space. South elevation, there are too many ganged windows with the shingled deck on the gable front don't work. East elevation, there should be only two windows in the left ell; the right gable peak needs a window.</p> <p>Camp – Would like to see the building styles in this subdivision varied. Suggested telescoping the massing in one direction. Agrees about the ganged windows. Suggested combining the south elevation 2nd floor French doors and window into one door and window.</p> <p>Kuhnert – Appreciated the gable forward. North elevation, the door treatment is too formal for the design. The south elevation feels over fenestrated. East elevation, openings need design work; 1st floor bedroom door is not necessary; 2nd-floor ganged windows should be organized better.</p> <p>Glazer – It would help to have the streetscape thus far.</p> <p>Discussion about Andersen windows listed on the application in the old historic district (OHD).</p>				
Motion	Motion to Hold for revisions.				
Vote	Carried unanimously		Certificate #		
3.	NHA	12 Liberty Street	Hardscape: arbor, walks & curb	42.3.4-69	Catherine Taylor
Voting	Glazer, Coombs, Camp, Oliver				
Alternates	None				
Recused	Kuhnert				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	Catherine Taylor – Reviewed changed made per previous concerns.				
Concerns (5:31)	<p>Glazer – Read HSAB comments.</p> <p>Oliver – Agrees with HSAB about the amount of brick; there isn't any grass left; perhaps the fountain area should be grass. Not concerned about the propane tank; could enclose it in the trash bin. If A/C has to be in that location, it should have a closed fence or plants around the picket fence.</p> <p>Camp – The fountain area should be more a combination of natural materials like grass and stone. Agrees about enclosing the propane tank in the trash bin. Agrees HSAB about breaking up the brick drive with strips of grass.</p> <p>Coombs – Agrees with what's been said. This is too much paving.</p> <p>Glazer – This is on a corner and visible from all sides; everyone up and down the street has grass and this has none. Agrees with HSAB. A/C needs a tighter fence screen. All screening fences should be natural to weather.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		

4. Rhodes	125 Main Street	Addition, renovations	42.3.3-49	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Luke Thornewill , Thornewill Design – Reviewed changes made per previous concerns.			
Concerns (5:43)	<p>McLaughlin – All this is visible. The awning windows should be double hung or hoppers.</p> <p>Pohl – This is a vast improvement. The front door on the plans is different than the door in the photo and the same with the window to the left, which is a 12-light window in the photo. On the plans, the general note on the windows calls out thermal panes.</p> <p>Camp – Appreciates the changes. Nothing to add.</p> <p>Coombs – Agrees with what’s been said.</p> <p>Glazer – Agrees with the rest of the board. Windows should be true-divided lights (TDL). East elevation, the proposed French doors should be a single door.</p>			
Motion	Motion to Approve through staff with corrected drawings reflecting the front door and flanking window as they exist and corrected window schedule showing single-paned glass. (Coombs)			
Vote	Carried unanimously	Certificate #	65746	
5. Lampe	64 Walsh Street	Dwelling	29-94	Self
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	John Lampe – Presented the window schedule at the table. Reviewed changes made per previous concerns.			
Concerns (5:57)	<p>Pohl – North elevation, this is better. South elevation, the “F” transom window should be eliminated or changed. East elevation, the “E” window in the gable end looks like a double-hung but on the south elevation, the “E” windows look like a casement.</p> <p>Camp – Appreciates the changes in the gables. South elevation, the “A” and “B” windows are very similar. This runs from side lot line to lot line; should be narrower. The front door trim needs a little more detail.</p> <p>Coombs – Agrees with what’s been said. North elevation right, the shed dormer window needs to go up a bit.</p> <p>Glazer – North elevation, the Nr. 2 door needs to be a 12-light with a kick panel. Agrees with what’s been said. Asked about the lattice skirting under the house.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		
6. Haub, Christian	57 Eel Point Road	Generator pad	32-46	Workshop APD
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Andy Hart , Workshop/APD – Reviewed the project. Provided the additional information requested.			
Concerns (6:09)	<p>McLaughlin – There is a lot of existing scrub around this; with a fence it won’t be visible.</p> <p>Pohl – Agrees with Mr. McLaughlin about the visibility; this is very close to the abutter.</p> <p>Camp – Would prefer to see it closer to the structure, possibly incorporating it into the existing shed.</p> <p>Coombs – Moving it toward the shed moves it to a higher elevation; suggested placing the pad could into the ground.</p> <p>Glazer – Suggested putting this on a view to review its proposed location versus moving closer to the shed with stakes at its current height.</p>			
Motion	Motion to View with height stakes. (Coombs)			
Vote	Carried unanimously	Certificate #		

7.	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 Public	Steve Theroux , Nantucket Architecture Group Ltd – Reviewed changes made per previous concerns.				
Concerns (6:19)	<p>McLaughlin – No concerns. Agrees about removing the caps on the northwest railing.</p> <p>Camp – Southeast elevation, the windows that were separated should be better balanced, centered under the gable.</p> <p>Coombs – The panes on the windows look too square. There shouldn't be caps on the rear railing.</p> <p>Pohl – No concerns if the deck railing is natural to weather.</p> <p>Glazer – There are “E” windows on the northwest but not on the southeast. Remove the cap details off the rear railings.</p> <p>Discussion about the color of the front versus the rear. Consensus has no concerns with the roof walk as proposed.</p> <p>Motion to Approve through staff with the caps removed from the railings and the rear decks and to be natural to weather; roof walk to be white. (Coombs)</p>				
Motion					
Vote	Carried unanimously		Certificate #	65747	
8.	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 Public	None				
Concerns (6:32)	Glazer – This is very visible; if the window comes off, it leaves a large blank wall. We have had no representation.				
Motion	Motion to Deny. (Pohl)				
Vote	Carried unanimously		Certificate #	65748	
9.	Cooley, Polly	5 Cherry Street	Extend deck	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 Public	Charles Lenhart – The fencing would mitigate the visibility of the deck				
Concerns (6:34)	No concerns as long as the conditions for the fence are met.				
Motion	Motion to Approve through staff provided the conditions of the fence are met. (Pohl)				
Vote	Carried unanimously		Certificate #	65749	
10.	Cooley, Polly NB	5 Cherry Street	Fence	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 Public	Charles Lenhart – Described the existing 5&1 fence. Reviewed the location of the proposed fence types.				
Concerns (6:34)	<p>Glazer – The house is almost on the street; the scale of the existing fence matches the size of the house. Suggested that the existing fence be used as the railing and divider for the existing porch.</p> <p>Discussion about continuing the 3-foot fence with vegetation. The 5&1 fence should be natural to weather with square lattice and stopping at the wall.</p>				
Motion	Motion to Approve through staff with fence demising the parking lot to match the existing painted 3-foot picket fence and that a natural to weather 5&1 is allowed to run along the eastern property line up to the existing retaining wall with square lattice. (Pohl)				
Vote	Carried unanimously		Certificate #	64750	

11. Roth, Michael	24 Starbuck Road	Demo, rebuild 2 nd floor deck	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 Public	George Harrington – Presented project. Contends there are curved decks in the area.			
Concerns (6:51)	<p>McLaughlin – Contends that the proposed deck will exceed the 30% rule by 19 feet. The plans have two south elevations but no north elevation.</p> <p>Pohl – This will be visible. The deck is being enlarged and a curve is being introduced. This does not represent a huge increase in the overall size of the deck; does not think it exceeds the 30% guidelines.</p> <p>Camp – Would prefer a squared off deck, not curved. The bottom does not relate to the 2nd-floor; there should be fewer posts on the 2nd floor.</p> <p>Coombs – Doesn't think a curved deck is appropriate with the architectural design of this house.</p> <p>Glazer – This board is not in favor of a curved a deck. The columns are inappropriately scaled. Need to check whether or not the decks will exceed the 30% guidelines.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
12. Pastan, Phil	1 Greglen Avenue	Hardscape	68-194	Richmond Group
13. Pastan, Phil	3 Greglen Avenue	Hardscape	68-197	Richmond Group
14. Pastan, Phil	5 Greglen Avenue	Hardscape	68-198	Richmond Group
Voting	Glazer, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	<p>Patty Roggeveen, for Richmond Group – Addressed previous concerns, noted a correction to the caliper of the trees to 4 inches, and reviewed changes made per previous concerns. Explained the positioning and screening for the 28X23 A/C on gravel at grade. All 1st-floor apartments are handicapped accessible at grade.</p> <p>Dirk Roggeveen, for Richmond Group – The A/C screen is a 36" lattice fence over a horizontal board along the bottom; the bottom of the fence is 4" above grade. The dumpsters would be enclosed by 5&1 fencing.</p>			
Concerns (7:12)	<p>Coombs – Noted that huge boxes are being planted right on the street that will be hard to screen; suggested if it is possible, Ms Roggeveen should get them to move them to a better location.</p> <p>Consensus would prefer a 36" or 48" natural-to-weather, board fence that can't be seen through.</p> <p>Camp – There had been a proposal for a fence around the entire complex; that would be too much; feels doubling up the trees would be better.</p> <p>Oliver – The back of Unit 6 faces the road and has nothing; that unit needs some vegetation along the road.</p> <p>Glazer – Need a picture of the proposed A/C screen. Really likes the idea of split-rail fence planted with roses. The dumpster 5&1 fences should have square lattice.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	

Break 7:29 to 7:37 p.m.

15. Lindsey Matthews	1 Old Mill Court	New main dwelling	55-922	Sanne Payne
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Sanne Payne – This is a redesign; reviewed the new design.			
Concerns (7:37)	<p>McLaughlin – The dormer meeting rails need to align. The rest looks okay.</p> <p>Pohl – Appreciates the changes especially the reduction in size. North elevation, the off-center window in the right 1st-floor mass now aligns with the dormer window above but the front door does not align with the window above and should shift left; there is too much space between the dormer and exterior gable. West elevation left, the 1st-floor porch projecting mass is flush with the projecting gable and should be move one foot in from the main mass and have the cornerboards come all the way down. To Ms Camps point bout the previous iteration, suggested taking the previous 1st- and 2nd-floor windows and doors and adapting them to this design. The grade drops to the rear with retainage; shouldn't need the retainage under the deck.</p> <p>Coombs – North elevation, the 1st floor of the front of the house needs another window; this façade has fewer windows than any other.</p> <p>Oliver – The front door with sidelights is too formal for the style of windows.</p> <p>Camp – Preferred the previous north elevation, which had more symmetry; the current north elevation looks unbalanced.</p> <p>Glazer – East elevation, there is less 1st-floor roof in this proposal than the previous iteration and there is contrast massing; the fenestration needs a little work; the 2nd-floor windows should be a little larger. West elevation, the railing cap on the 2nd-floor should be eliminated. The rear pergola should extend no more than 8 feet out from the structure.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
16. Lindsey Matthews	1 Old Mill Court	Hardscaping	55-922	Sanne Payne
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Sanne Payne			
Concerns (7:51)	No comments at this time.			
Motion	Motion to Hold to track with the house. (Coombs)			
Vote	Carried unanimously		Certificate #	
17. Broderick, Shaun	4 Old Mill Court	New Cottage	55-925	Rowland & Assocs
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Mickey Rowland , Rowland and Associates – Reviewed changes made per previous concerns. Submitted at the table an elevation comparing it to the main house.			
Concerns (7:52)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously		Certificate #	65751

18. Burke, Janice	36 North Liberty Street	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 Public	Val Oliver – The owner has agreed to 3-tab shingle but would really like copper downspouts.			
Concerns (7:56)	McLaughlin – Copper is typical with brick or stone structures; on wood structures they should be boxed in. The downspouts should be boxed in.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	65752	
19. Featherly, Tyrone	209 Madaket Road	Hardscape: pool, patio, & deck	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 Public	Tyrone Featherly – Reviewed file photos from Hither Creek. Reviewed changes made per previous concerns.			
Concerns (8:01)	Pohl – There are code issues here. He’s pretty convinced all of this is not visible and that will be part of the approval. Coombs – Need a full site plan to see where the house, pool, and fence are located. McLaughlin – Still believes at least part of this will be visible from Hither Creek. Glazer – She drove all the way around and couldn’t see anything. Asked about the freestanding, 5-foot-tall, 25-foot-long concrete wall. You need to ensure the fence will meet code as a pool fence, make certain the wall can be connected to the house, and need a pool-fence gate. Not sure the proposed gate will work as a code-compliant pool gate with the way the deck was made. Need better photos of the 25-foot wall.			
Motion	Motion to Hold for further information, photos, and revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
20. Featherly, Tyrone	209 Madaket Road	Window, door & color change	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 Public	Tyrone Featherly – Contends this is not visible even from Hither Creek.			
Concerns (8:15)	Pohl – He believes the applicant has demonstrated that this will not visible. The paint color shouldn’t be the proposed off-white or cream which stand out as dirty; grey would be good. Coombs – The off-white doesn’t go with the cupola. Glazer – Though there is limited visibility, the north elevation glazing has been tripled; the 2 nd -floor should have just two windows and the 3-panel door should be just two panels with a transom. The deck railing should extend to the edge of the gable bumpout.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		

Minutes for April 26, 2016, adopted May 10

21. 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	None			
Public	None			
Concerns (8:21)	Glazer – The main concern was the height of the ridge. That change was made. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65753	
22. Miol Mor LLC	61 Vestal Street	Addition & fenestration changes	41-58.2	Emeritus
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
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. Willing to go with white.			
Public	None			
Concerns (8:24)	Oliver – Appreciates the changes, but would prefer the color be white but not blue and grey. Camp – Would prefer simpler color scheme than blue and grey; okay with rest. Kuhnert – Nothing to add; it’s an appropriate design; would be comfortable with either color proposed. Coombs – This is a simple house; she would be okay with white or grey. Discussion about the existing roof color and the proposed roof color. Glazer – She would prefer grey over white. The front door with sidelights, the door’s bottom panel should be larger by about 8 or 9 inches and the other panels shorter and the sidelights should adjust accordingly.			
Motion	Motion to Approve through staff with white trim and modifications to the front door. (Camp)			
Vote	Carried unanimously	Certificate #	65754	
23. Danneheim, Eric	97 Low Beach Road	2 nd Dwelling	75-31.2	Emeritus
Voting	Coombs (acting chair), Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made; dropped height to just over 24 feet. Feels the height and scale is appropriate.			
Public	None			
Concerns (8:34)	Oliver – The 9-foot ceilings on the 1 st floor can be reduced and the house go with a mud block. If we allow this here, we have to allow it for everyone. We seem to have been very consistent about that. Kuhnert – No concerns with the design, just the height. Camp – Agrees. Discussion about the dormers not quite meeting the 3-foot side setbacks.			
Motion	Motion to Hold for revision. (Camp)			
Vote	Carried unanimously	Certificate #		

24. Norris, Mark & Liz	130 Main Street	Alterations, addition	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	<p>Matt MacEachern, Emeritus Development – Reviewed changes made per previous concerns. Still asking to move the house 5 feet forward; moving 3 feet causes problems with a parking space. The original structure sat right on the street and there is zero front setback zoning requirement. Proposed an alternative front door at the table that also shows a chimney.</p> <p>Mark Norris – The proximity of the house is based on the circumference of the tree; that is why only asking for 5 feet.</p>			
Public	None			
Concerns (8:41)	<p>Glazer – In order to move this forward and build a new foundation, you have to excavate out from the wall and there are two massive Town trees in the front yard.</p> <p>Discussion about the location of the chimney.</p> <p>Pohl – The chimney doesn't need to be that tall and should be simple. He can't tell if the four lights are a transom or part of the front door; if the lights are part of the door, the stiles have to go up straight.</p>			
Motion	<p>Motion to Approve through staff with the chimney shortened to code and the chimney cap removed and a 4-panel front door with wood stiles and transom over it as per Exhibit A and with the caveat that moving 5 feet forward is cleared with the Town tree warden. (Coombs)</p>			
Vote	Carried unanimously	Certificate #	65755	
25. Bloom, Chris	11 Lily Street	Historic renovation & adtn	42.3.4-50	Emeritus
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<p>Matt MacEachern, Emeritus Development – The goal is to restore the front façade to its historic detailing. Reviewed changes made over the years resulting in loss of historic fabric.</p>			
Public	None			
Concerns (8:54)	<p>McLaughlin – This is appropriate for the structure and in line with the neighborhood.</p> <p>Kuhnert – Appreciates the changes made. Suggested removing the basement windows on the west elevation as they are historically inappropriate. North elevation, likes that he kept the swoop of the structure. South elevation, would like to see the existing swoop profile kept; an historic window is coming out that should stay.</p> <p>Camp – Looks much better with the historic proportions. Black might be too dark for the shutters; would like a softer green with white trim; the color should relate to the other buildings of the same size on Lily Street. East elevation, this is over fenestrated with the French doors; okay with the two dormers; would like to see a shingled rail for softening.</p> <p>Coombs – Agrees with what's been said. South elevation, she too would like to see the swoop profile maintained.</p> <p>Glazer – The dormers don't meet setback requirements. South elevation, need to bring in the shed dormer walls. North elevation, the left shed needs to come in too. Agrees with everything that's been said.</p>			
Motion	<p>Motion to Hold for revisions. (Coombs)</p>			
Vote	Carried unanimously	Certificate #		

26. Five on a Dime LLC	11 Pilgrim Court	New Dwelling	41-217	Brook Meerbergen
Voting	Coombs (acting chair), Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen – Reviewed the context of scale in the neighborhood and changes made per previous concerns. Jay Hanley , owner – This lot is large and other structure run lot line to lot line; feels he should be allowed the program.			
Public	Peter Glazer , 3 Pilgrim Court – He supports the idea of a new house. The setback from the street is a great concern and this is closer to the street than any other house on Pilgrim Court. The front porch is longer than others at 40 feet. Doesn't think two more feet back is sufficiently in keeping with the neighborhood. Kristine Glazer , 3 Pilgrim – Other houses do have back and side yards; great effort was made to ensure there was green space around those houses. The whole house will be visible coming out from the circle.			
Concerns (9:08)	Coombs – Read letter of concerns from Peter Glazer into the record. Oliver – Thinks it is in keeping with the neighborhood. To her the proximity to the street seems the same as other houses. Kuhnert – The additional documentation is helpful to evaluate the context. The front porch seems closer to the street than the front porches of other houses; would like to see some adjustment or mitigation for that. Shifting it a few feet back would not negate the backyard program. Camp – This is closer to the street; likes that they are willing to move it back from the street 2 or 3 feet. Would prefer to see some length come out of the house so that the end of the building isn't in front of the garage. Other than that likes the design and it's appropriate. Coombs – Agrees with what's been said.			
Motion	Motion to Approve through staff with the structure positioned three feet farther back from the road. (Oliver)			
Vote	Carried unanimously	Certificate #	65756	
27. Five on a Dime LLC	11 Pilgrim Court	Garage	41-217	Brook Meerbergen
Voting	Coombs (acting chair), Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen – Presented project. Jay Hanley , owner			
Public	Peter Glazer , 3 Pilgrim Court – Asked this be held to provide the chance to review the plans. Some immediate concerns are: height, off-center doors, porch. Kristine Glazer, 3 Pilgrim			
Concerns (9:40)	Oliver – The shower is too close to the garage door; should be on the north elevation. Front windows could be a tad smaller. Kuhnert – If the shower is relocated, the garage doors could be centered or moved right. The proposed north elevation porch looks like it will be visible from Pilgrim Court; at 8 feet deep it is overscaled for this building. Coombs – Dormers cheek walls need to come in.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		

28. EK Assoc. LLC 1 Finback Lane 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 **Brook Meerbergen** – Provided photos of other structures. Reviewed changes made per previous concerns.

Public None

Concerns (9:44) **Kuhnert** – This seems in keeping with other structures in the area.
Pohl – South elevation, the front porch has large rake overhangs that eclipse the cornerboards; they should be pulled in.
Coombs – North elevation, everything is ganged. (not visible)
McLaughlin – The awning windows should be fixed or hoppers. South elevation, the front door should be 6 panel with no glass.
Glazer – The shower is visible from the south elevation.

Motion **Motion to Approve through staff with the rake overhangs at the front door pulled in so they don't obscure the cornerboards and the front door to be 4 panel with 2 lights. (Camp)**

Vote Carried unanimously **Certificate # 65757**

VII. OTHER BUSINESS	
Approve Minutes	July 23, 2015 & Aug. 20, 2015: Motion to Approve. (McLaughlin) Carried 4-0
Review Minutes	April 19 th minutes
Other Business	• Discussion of removing hedges from list of screening shrubbery.
Commission Comments	McLaughlin – Would like another organizational meeting May 31. Glazer – There is a May 5 Special Meeting for the new hospital at 1 p.m. Coombs – When we get a request for a demolition of an historic house in the OHD, that shouldn't be considered until a new house is presented for review. Cited a property in which the structure on Union Street was removed three years ago and the lot still stands empty.

Motion to Adjourn: 9:59 p.m.

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

Scotset Old Historic District

Tuckernuck

Old Madaket Village