



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, May 3, 2016

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

Called to order at 4:35 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; Leslie Snell, Assistant Director PLUS
Attending Members: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert
Absent Members: None
Late Arrivals: Camp
Early Departures: McLaughlin, 8:22 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. FEE SCHEDULE

Documentation	Proposed fee schedule
Discussion	<p>Snell – Reviewed the changes to the proposed fee schedule: all new construction of structures subject to 20% multiplier with a minimum fee of \$50; changes to paint or material and revisions to COAs \$50; demolition and move on site \$100; move off 20% multiplier; renovation in old historic districts (OHD) 20% multiplier; fences, gates, arbors, air-conditioning units etc. \$50; like-kind replacement \$25; extensions of previous COAs \$25; pools and game courts \$200. Reviewed the increase in revenue generated by the proposed changes.</p> <p>Kuhnert – Asked if there are programs in place for homeowners on a limited income.</p> <p>Snell – Any applicant can apply for a fee waiver or reduction in fee.</p> <p>Pohl – Asked if the fees are an administrative thing rather than board issue.</p> <p>Snell – The board needs to vote on the changes; fees pay administrative costs.</p> <p>McLaughlin – Noted that no one can interfere with the operation of the HDC except through Town meeting. Feels this fee schedule oversteps those bounds and the fee changes are too heavy for the working public. Should have a public hearing on this.</p> <p>Oliver – Noted that the board asked Ms Snell at the Organizational meeting to put the schedule together for HDC review.</p> <p>Coombs – The HDC staff used to be made up of three people; the staff today are looking at more applications. It is important to have another person on the HDC staff.</p> <p>Pohl – Asked what happens if this is approved.</p> <p>Snell – There is an agreement for the administration of HDC to be under PLUS control. The fee schedule was advertised for three weeks in the Inquirer & Mirror advertising May 3 as the public hearing date. Asked the board to vote on the fee schedule and to determine the date it goes into effect. New applications would be printed.</p> <p>Glazer – Hopes that the new fee schedule would be accompanied by a new application.</p> <p>McLaughlin – He is concerned the fee changes will be too much for some people.</p> <p>Kuester – Suggested that in the future for signs, instead of \$50 for each sign on a building, lump them together under one fee.</p>
Motion	Motion to Approve effective June 1, 2016. (Oliver)
Vote	Carried 6-1//McLaughlin opposed

III. CONSENT

1.	Yelle, Mark – 65758	3 Halyard Lane	Roof, 3 tab to arch	66-325	T&T Roofing
2.	SIV, LLC – 65759	19 Hummock Pond Road	Shed	56-12	Concept Design
3.	Mosinger, Rebecca – 65760	45 Surfside Road	Minor rev. for exhaust units	67-14.4	Mark Rockette
4.	J Pepper Frazier – 65761	17 Meadow View	Re-roof	56-280	Lori Geddes
5.	O'Neil, Monique – 65762	3 Caroline Way	Add shingled railing	82-61	Val Oliver
6.	Moore, Tina – 65763	2 Sandy Drive	Increase shower enclo, steps	29-75	Val Oliver
7.	Fernella, Phillip – 65764	4 Kinnikinnik Way	Rev. 41321: egress window	80-419	Self
8.	Riley, Michael – 65765	12 Chatham Road	Hatch for roof walk	54-220	Milton Rowland
9.	Fogarty, Brian – 65766	10 Uncatena	Rev. 65593: relocate garage	80-16	Emeritus
10.	Dannheim, Erik – 65767	97 Low Beach Road	Relocate garage, shift fnd	75-31.2	Emeritus
11.	Sankaty Head Golf – 65768	100 Sankaty Road	Steps	49-163	NAG
12.	Michel, Lisa – 65769	2 Juniper Hill	Rev. 65290: porch	43-307	SMRD
13.	Frederick D. Hoff – 65770	99 Cliff Road	Rev 65283: change windows	30-627	Botticelli & Pohl
14.	Ram Island LLC – 65771	27 Monomoy Road	Hardscape: pool	54-207	Waterscapes
15.	Casscells, Roxanne – 65772	Zero Sankaty	Rev. 65698: window well	73.1.4-15.3	JB Studio
16.	Kimball Sherburne LLC – 65773	12.5 Sherburne Turnpike	Roof change, asphalt to wood	30-174	Reid Builders
17.	Scout, Stuart – 65774	5 Lauretta Lane	Move off site	14-53	NHA Prop. Inc
18.	NHA Properties – 65775	18 Ticcoma Way	Move on	67-788	NHA Prop. Inc
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	None				
Recused	Pohl, Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Kuhnert)				
Vote	Carried 4-1//McLaughlin abstain		Certificate #	65758 to 65775	

IV. CONSENT WITH CONDITIONS

1.	Marks, Phil – 65776	9 Mizzenmast	Hardscape	66-376	SMRD
	*No cap on wall,	no higher than 21 inches	Slopes to grade		
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	No additional concerns.				
Motion	Motion to Approve through staff per noted concerns. (Coombs)				
Vote	Carried 4-1//McLaughlin abstain		Certificate #	65776	

V. SIGNS

1.	Tamborine Prop. LLC	2 South Beach Street	Sign	42.4.2-60	Jack Fritsch
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				
Concerns	Staff – They had two signs for this site. This is the second sign that was left off a previous agenda. No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	65777	

2. J Pepper Frazier	13 Centre Street	Projecting sign	42.3.1-203.2	J Pepper Frazier
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 – Being held for representation.			
Concerns	None at this time.			
Motion	Motion to Hold per SAC recommendations. (Coombs)			
Vote	Carried unanimously	Certificate #		
3. Town of Nantucket	4 Fairgrounds Road	Sign (Fire Station)	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 – Approvable due to historical precedent.			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65778	
4. Town of Nantucket	4 Fairgrounds Road	Sign (Public Safety)	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 – Held for representation			
Concerns	None at this time.			
Motion	Motion to Hold per SAC recommendations. (Coombs)			
Vote	Carried unanimously	Certificate #		

VI. NEW BUSINESS

1. Shoemaker, Meghan	9 Brinda Lane	Addition	67-310	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	Meghan Shoemaker – Addition on the front of the house for a bedroom.			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65779	
2. White, David	47A West Chester Street	Additions, repairs	41-227.1	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 – This is not an historic house. Contends minimal visibility; presented project. They are restricted by Conservation Commission.			
Public	None			
Concerns	<p>Kuhnert – Reviewed HSAB comments.</p> <p>Glazer – The dimensions are not included on the plans. This should go back to the application for submission of a proper set. It is time consuming at the table to scale out the structures. There is no attempt to lower the additive massing.</p> <p>Pohl – In this case, the additions are no taller than the existing. No concerns.</p> <p>Coombs – The 8-over-8 ganged windows makes the west elevation heavy and is visible from Gingy Lane.</p> <p>McLaughlin – The second floor will be visible and the back is visible from Gingy Lane.</p> <p>Camp – Bringing the new gable forward makes it lopsided. Okay with the right addition.</p>			
Motion	Motion to Approve. (Pohl)			
Vote	Carried 4-0//Glazer abstain	Certificate #	65780	

3.	Lynch, Patrick	5 Sleepy Hollow Road	Make shed bigger	66-444.2	Bow O'Brien
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	Glazer – There is no representative and that had been the issue. No comments at this time.				
Motion	Motion to Hold for representation. (Pohl)				
Vote	Carried unanimously		Certificate #		
4.	Lefebvre, Ron	7A Mary Ann Drive	Move on, new foundation	68-216	Sandcastle Const.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Rob Newman , Sandcastle Construction, Inc. – Presented project.				
Public	None				
Concerns	Pohl – The rear deck shows windows underneath. Camp – West elevation front basement window, it should be landscaped to mitigate light at night.				
Motion	Motion to Approve through staff with plantings around the west elevation front window wells. (Camp)				
Vote	Carried unanimously		Certificate #	65781	
5.	Minella, Sarah	15 Gingly Lane	New dwelling	41-849	Sandcastle Const.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Rob Newman , Sandcastle Construction, Inc. – Presented project. Compared to a neighboring structure that is 24 feet. Sarah Minella, owner				
Public	None				
Concerns	Oliver – In the past we've held others to the 22-foot height for secondary dwellings. That other structure is an apartment over a garage. Camp – East elevation, the second story windows are a little large; otherwise okay with the design. The columns look a little thin; should mimic the main house. Coombs – South elevation, the 1 st floor windows and shed windows are off and there is a large blank. The front door needs one more piece of trim around it. McLaughlin – East elevation, the dormer should be gable facing the street; the shed dormer is overpowering. Glazer – North elevation, the dormer is scaling out at just shy of 3 feet from the wall plane. Asked of a picture of the main house to study the relation of the two. This needs to be brought down to 22 feet.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
6.	ACK Tomahawk LLC	10 Tomahawk Road	New building	69-362	Sandcastle Const.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Chuck Lenhart , Sandcastle Construction, Inc. – Presented project. Steve Visco, owner				
Public	None				
Concerns	Pohl – His only concern is the white overhead garage doors. Not concerned about the rear deck; suggested making it for egress only; that would reduce the need for projection of the deck. Coombs – Agrees about the garage doors. The exterior staircase look like tenement stairs; would like it worked in better. McLaughlin – The staircase looks like three decks and will be visible; it needs to hug the building. Camp – Agrees the staircase needs work. Would prefer the garage doors be a weathered-shingle grey. Glazer – Other garage doors out there are terratone or grey; and none of a staircase like this.				
Motion	Motion to Approve through staff with the staircase modified showing the 2nd-floor deck reduced to 4 feet and garage doors to be tan. (Pohl)				
Vote	Carried unanimously		Certificate #	65782	

7.	17 Mass Ave, NT	17 Massachusetts Avenue	Color change	60.3.1-315	Mark Godfrey
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	None at this time.				
Motion	Motion to Hold for representation. (Camp)				
Vote	Carried unanimously			Certificate #	
8.	Frederick, David	7 Newtown Road (Lot A1)	New fence	55-212	D. Frederick
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	David Frederick – This is still 7 Newtown Road; it is part of is a subdivision of 4 lots. Presented project.				
Public	None				
Concerns	<p>Pohl – Asked if there are other fences on Newtown Road.</p> <p>Oliver – There are plenty of existing fences; this isn't clear where it is being located.</p> <p>Camp – Not in favor of the 6-foot fence in the back; it looks very hard.</p> <p>Glazer – For 32 feet there will be 5&1 fences, natural-to-weather fence and the 55 feet along Newtown Court will be a natural-to-weather Type II picket.</p> <p>Discussion about landscaping to soften the 5&1 fences.</p>				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously			Certificate #	65783
9.	Blount, Susan	15 Milk Street	Addition	42.3.3-85	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	Steven Theroux , Nantucket Architectural Group Inc. – Presented project.				
Public	None				
Concerns	<p>Kuhnert – Reviewed HSAB comments.</p> <p>McLaughlin – No comments.</p> <p>Pohl – No concerns.</p> <p>Camp – Doesn't see any resemblance to the original; would like more effort to capture something of the old structure.</p> <p>Coombs – The north elevation has one 6-over-6 window (existing).</p> <p>Glazer – Once again there is no height on the plans.</p>				
Motion	Motion to Approve as drawn. (McLaughlin)				
Vote	Carried 4-0//Camp abstain			Certificate #	65784
10.	At Last LLC	7 Judith Chase Lane	Door revision	42.3.2-62	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	Steven Theroux , Nantucket Architectural Group Inc. – Presented project.				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously			Certificate #	65785

Minutes for May 3, 2016, adopted May 24

11. Stafford, Meyer	41 Dukes Road	Change clapboard to shingles	56-327	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	Steven Theroux , Nantucket Architectural Group Inc. – Presented project.			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65786	
12. Karp, Douglas	44 Nonantum Avenue	Color change	87-33	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Doug Mills , BPC Inc. – Presented project.			
Public	None			
Concerns	<p>Glazer – The white trim is a concern; suggested tan-grey and blue doors & shutters. McLaughlin – Newport blue would stand out more if everything else is the same color. Camp – Would prefer the windows and trim to stay grey; three colors is too busy. Pohl – There is precedent for white trim on buildings more substantial than this. Coombs – She would prefer it to stay red. This house disappears in the brush.</p>			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65787	
13. Quidnet Dev. LLC	26 Quidnet Path	Hardscape: pool	21-150	D. Gardenier
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Denise Gardenier – Presented project.			
Public	None			
Concerns	<p>Coombs – The interior of the pool should be grey. The pool fence should be closer to the pool; this proposal encompasses half the property. Pohl – On the west side is existing mesh fence with planting; that is probably the neighbor’s pool fence and that can’t be relied upon for this pool. This property will have to have its own pool fence. Camp – The bluestone should be natural cleft and agrees it should be reduced. Glazer – Would prefer the hot tub to be flush to grade. Need pictures of the fence, material. The retaining wall is not to exceed 36 inches. The pergola, cabana, and shed are not part of this plan. There is a lot of bluestone proposed; would like that reduced.</p>			
Motion	Motion to Approve through staff with the hot tub flush to grade; southern fence moved 10 feet closer to the pool; reduce the lower patio and soften with plantings; add a mesh fence to the western side. (Camp)			
Vote	Carried unanimously	Certificate #	65788	
14. Flannery, John	62 Wanoma Way	Rev. 65103	92-16	Chris Lewis
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Chris Lewis – Presented project.			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65789	

Minutes for May 3, 2016, adopted May 24

15. Matthews, Lindsley	1 Old Mill Court	Shed	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	None			
Public	None			
Concerns	Staff – Applicant asked that this be held to track with the other application.			
Motion	Motion to Hold at applicant's request for May 10 meeting. (Coombs)			
Vote	Carried unanimously		Certificate #	
16. Little, Tom	3 North Avenue	Driveway, fence, & apron	42.4.4-17	Tom Hanlon
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom Hanlon – Presented project.			
Public	None			
Concerns	Kuhnert – Reviewed HSAB comments. No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously		Certificate #	65790
17. Cunha, Mark	35 North Beach Street	Walkways, fence	29-38	Tom Hanlon
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom Hanlon – Presented project.			
Public	None			
Concerns	McLaughlin – The fence should not extend all the way to the road; it should drop to 4 feet for 10 feet from the road. Camp – Would prefer not seeing a 5&1 fence from the road; agrees with Mr. McLaughlin. Oliver – No concerns as proposed with privet on the road side. Coombs – There is a lot of privet down there; agrees with Mr. McLaughlin about a 4-foot fence near the road. Discussion about the privet and options to a 6-foot fence to attain privacy.			
Motion	Motion to Approve through staff with a 5&1, natural-to-weather fence with privet on the street side. (Camp)			
Vote	Carried unanimously		Certificate #	65791
18. Adler, Lee	5 North Avenue	Change clapboard to shingle	42.4.4-18	Dane DeCarlo
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Dane DeCarlo – Presented project; were approved for this change back in 1997.			
Public	None			
Concerns	Kuhnert – Reviewed HSAB comments: change is inappropriate. Consensus – Agrees with HSAB.			
Motion	Motion to Hold for further information. (Camp)			
Vote	Carried unanimously		Certificate #	
19. Hussey, Richard	33 Ridge Lane	Rev. garage doors	38-70	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	Richard Hussey – Presented project.			
Public	None			
Concerns	Glazer – Reviewed MAB comments. No concerns.			
Motion	Motion to Approve as shown in the photo through staff with payment of the as-built fee. (Camp)			
Vote	Carried unanimously		Certificate #	65792

Minutes for May 3, 2016, adopted May 24

20. Kelly, Tim	12 Clifton Street	Rev. 65680: shed location	73.4.1-39	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	No concerns with the new location. Pohl – Doesn't recall whether or not the pool was approved based upon the original location of the shed. Discussion about whether or not the pool would be visible if the shed moves.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65793	
21. Knight, Rob	12 East Lincoln Avenue	Rev.65710:fnstr, chmny & shwr	42.4.1-27	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; structure shifted 18 inches east.			
Public	None			
Concerns	Pohl – The revisions are appropriate. Camp – South elevation, likes the two windows in the end Thinks it more bungalow style with tapered columns and 9 inches is a little chunky. McLaughlin – South elevation, the rear will be visible from Swain Street; the “D” windows should be fixed. Glazer – Most columns on Brant Point are straight as opposed to tapered.			
Motion	Motion to Approve through staff with the south elevation 4-light windows to be fixed. (Camp)			
Vote	Carried unanimously	Certificate #	65794	
Break 7:11 to 7:17 p.m.				
22. Connolly, Julie	199 Madaket Road	Spa fence & gates	59-58.1	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern – Presented project.			
Public	None			
Concerns	Glazer – Reviewed MAB comments. The fire pit should not exceed 12 inches above grade. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65795	
23. Guill, Ben	62 Hulbert Avenue	Hardscape: parking, arbor	29-57	Waterscapes
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Jesse Dutra , Waterscapes by Jesse Dutra – Presented project.			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65796	

Minutes for May 3, 2016, adopted May 24

24. Sabelhaus, Robert	2 Quaise Pastures Road	Rev. 65494: dormer, pergola	26-20.6	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns	<p>Camp – West elevation, the third dormer looks crowded; would prefer just 2 sets of French doors.</p> <p>Kuhnert – Likes the proposed changes.</p> <p>Coombs – Preferred the two dormers, as previously approved; but would approve the three.</p> <p>McLaughlin – No concerns.</p> <p>Glazer – The three dormers make the elevations look very busy; but visibility is limited.</p>			
Motion	Motion to Approve as submitted. (Kuhnert)			
Vote	Carried unanimously	Certificate #	65797	
25. Frederick D. Hoff	99 Cliff Road	Rev. 65402: windows, stairs	30-627	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns	<p>Kuhnert – West elevation, suggested shifting the 1st-floor window to the right a little.</p> <p>Camp – South elevation, the cross bucks were omitted; it would look better with them. West elevation, the trellis located where the window was should be moved from west to south; it would make better symmetry.</p>			
Motion	Motion to Approve through staff with the trellis on the west elevation moved to the south elevation. (Camp)			
Vote	Carried unanimously	Certificate #	65798	
26. Frederick D. Hoff	99 Cliff Road	Rev. 65426: change windows	30-627	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns	<p>Discussion about visibility.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried unanimously	Certificate #	65799	
27. A&B Realty Trust	53 Baxter Road	Move house on site, fnd,wndw	49-17	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor , Permits Plus – Presented project; window wells would be screened with plantings.			
Public	None			
Concerns	<p>Discussion about the plants for the vegetative screen.</p> <p>McLaughlin – Would like a key for the plants.</p> <p>Pohl – The vegetation should be keyed with the actual plant material so we know how high and dense it will be; his concern is about the light at night coming up from the basement.</p> <p>Camp – Agrees with Mr. Pohl. The triple window wells either side of the front door look like they are 10 feet long; there are too many and they are too big and should be reduced in size and number, especially on the front and Bluff-walk side.</p> <p>Coombs – Agrees with what's been said.</p> <p>Glazer – On the front, the triple basement windows either side of the front door is excessive glazing. She would like the SAB to weigh on this.</p>			
Motion	Motion to Hold for revisions to the window wells and a planting plan. (Coombs)			
Vote	Carried unanimously	Certificate #		

28. A&B Realty Trust	53 Baxter Road	Move garage on site	49-17	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor, Permits Plus			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track with the house. (Pohl)			
Vote	Carried unanimously	Certificate #		

29. Jones, Harvey	78 Main Street	Rev. 64908: cap on ext wall	42.3.1-55	Chris Powers
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Chris Powers – The client is not inclined to put the fence back up. Presented project.			
Public	None			
Concerns	<p>Kuhnert – Reviewed HSAB comments to include the history of the fence. Submitted historic documentation for the file at the table. Noted that HSAB had recommended against removal of the fence in the previous application and propose reinstating the fence in place of the cap. HSAB would like to have Town Counsel weigh in on reopening the previous approval based upon the this new evidence.</p> <p>Glazer – The application before the board is for a cap on an existing wall; the cap wouldn't be necessary if the fence were in place. She recalls that there was financial hardship in maintaining and replacing the fence. The documentation submitted does not apply to the present application.</p> <p>Pohl – The grade would have to be changed to correct the fence acting as a retainer, which made the fence vulnerable. The fence is now gone per the previous approval. Asked the HSAB review the proper way to deal with the cap so that the fence would not be in the dirt.</p> <p>Coombs – Thinks it would be a good idea to have Town Counsel weigh in; evidence presented here was no made available to the board during the hearings for the previous approval.</p>			
Motion	Motion to Request Town Counsel advice on reopening the previous approval. (McLaughlin)			
Vote	Carried unanimously	Certificate #		
APPLICATION WITHDRAWN BY THE REPRESENTATIVE.				

30. Barry, John	5 South Cambridge Street	New dwelling	59.4-133	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	Val Oliver – Applicant has asked this be held to the end of the meeting.			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for the end of the meeting. (Pohl)			
Vote	Carried unanimously	Certificate #		

VII VIEWS				
1. Nichols, Greg	5 Bunker Hill Road	Window change	73.4.2-33	Greg Nichols
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	Glazer – Changing windows from 6-over-6 to 6-over-1. All windows in the area are 6-over-6. SAB did not meet; and given the prevalence of 6-over-6 windows in the area, she believes SAB should review this project.			
Motion	Motion to Hold for SAB to review the application. (Pohl)			
Vote	Carried unanimously	Certificate #		

2. Academy Hill Associates	4 Westminster Street	Door change	42.3.4-11	Marsha Fader
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	McLaughlin departed at 8:22 p.m.			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Marsha Fader – Presented project; reviewed Option 1/A & Option 2/B; and presented Option 3/C at the table. None			
Concerns	Kuhnert – Reviewed HSAB comments: prefer Option 2/B. If HSAB had seen Option 3/C, they would have liked it. Discussion about HSAB’s recommendation that the push button be placed on a free-standing post, not on the wall. Pohl – Asked why Option 2/B requires a variance and Option 3/C does not; they look the same. (The existing doors are slightly thinner in Option 2/B.) Option 2/B is esthetically the best and likes going back to the cream color. Consensus prefers Option 2/B.			
Motion	Motion to Approve through staff Option B with the entire door to be Cream color and no push button on the building at this time. (Oliver)			
Vote	Carried unanimously	Certificate #	65800	
3. Le Languedoc Inn	24 Broad Street	Hardscaping: fence	42.4.2-35	Shen Yode
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Alan Cunha , owner – Presented project. None			
Concerns	Kuhnert – Reviewed HSAB comments: no concerns.			
Motion	Motion to Approve through staff with submission of a site plan for the records. (Pohl)			
Vote	Carried unanimously	Certificate #	65801	
4. SIV, LLC	19 Hummock Pond Road	Move/demo garage	56-12	Concept Design
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	TJ Waterson , Concept Design – Presented project, built between 1938 & 1957. None			
Concerns	Glazer – Remove the pool from the plan; it is not before the board at this time. Coombs – Would hate to see a building this age go just because of convenience. Oliver – The bulk of the building has been approved for demolition. Camp – Would like photographic documentation of the interior, the doors, and state. Pohl – No comments; though more documentation would be nice to have.			
Motion	Motion to Approve the demolition. (Pohl)			
Vote	Carried 3-2//Coombs & Camp opposed	Certificate #	65802	
5. Lamon “The Helm”	6 Evelyn Street	Fndtn, fenst, door & o/d shwr	73.3.1-63	Angus Macleod
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Angus Macleod – Presented project. None			
Concerns	Glazer – Have letters of concern from neighbors; one is concerned about the affect the work will have on their hedge. SAB did not meet; it should go back to them for review. Discussion clarifying the application.			
Motion	Motion to Hold for existing conditions to be included in all sets of plans and to come back on May 10. (Camp)			
Vote	Carried unanimously	Certificate #		

Minutes for May 3, 2016, adopted May 24

6. Traniello, Vanessa	8 Sparks Avenue	Fence	55-201	Self
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Not identified			
Public	None			
Concerns	<p>Pohl – The curved tail on the end is an issue.</p> <p>Oliver – Shouldn't come even to the front of the house; could stop at the fence for the A/C. it doesn't need to return to the house.</p> <p>Glazer – Shouldn't be formal, should be a typical 5&1 and natural to weather; could return to the stairs by the back deck.</p>			
Motion	Motion to Approve through staff with a 5&1 fence with square lattice and natural to weather to run between the southeast corner and the stairs to the rear deck. (Coombs)			
Vote	Carried unanimously	Certificate #	65803	
7. Lampe, John	64B Walsh Street	New dwelling	29-94	John Lampe
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe – Presented project.			
Public	None			
Concerns	<p>Camp – This is very long; should telescope back, and the masses are huge; looks like two buildings stuck together. North elevation, the left shed dormers should be a single dormer with triple windows.</p> <p>Kuhnert – East elevation, the main mass has a lower eave height than the rear. Agrees with Ms Camp; would prefer to have the overall massing issues addressed before commenting on details.</p> <p>Coombs – There is no proper additive massing; ridges are all in a line. Runs lot line to lot line leaving very little space for green. Agrees with Ms Camp. From the east or the west, it will look like one, long tall piece. N elevation, there are a lot of columns irregularly spaced.</p> <p>Pohl – With all the dormers along with the porch columns, there will be a lot of white complicating the house; it should be simpler.</p> <p>Glazer – The dimensions need to be on the elevations. Eaves are all the same height. Agrees with what's been said.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
8. Lampe, John	64B Walsh Street	New second dwelling	29-94	John Lampe
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track with the main dwelling. (Camp)			
Vote	Carried unanimously	Certificate #		
9. Sykes, Colin	63 North Liberty Street	Demo/move building	41-144	Ethan McMorrow
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow			
Public	None			
Concerns	<p>Kuhnert – HSAB has no concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve as a move or demolition. (Camp)			
Vote	Carried	Certificate #	65804	

10. Sykes, Colin	63 North Liberty Street	New dwelling	41-144	Ethan McMorrow
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow			
Public	None			
Concerns	<p>Kuhnert – Reviewed HSAB comments: visibility of north elevation where point of roof goes into dormer. Pohl – This is contextual and the north elevation dormer won't be visible. Glazer – The windows in the dormer are too rectangular.</p>			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65805	
11. Meehan, Dennis	8 Nickanoose Way	Rev. 63197: remove porch	55-555	KM McMullen
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<p>Nathan McMullen – Presented project. Jamie Cabral, builder</p>			
Public	None			
Concerns	<p>Clarification of the application. No concerns.</p>			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65806	
12. Meehan, Dennis	8 Nickanoose Way	Hardscape: patio, fence, A/C	55-555	KM McMullen
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<p>Nathan McMullen – Presented project. Jamie Cabral, builder – Clarified which fence is his clients and which is not and where he would like to install a 5&1 on a 2-foot ledger.</p>			
Public	None			
Concerns	<p>Pohl – Suggested adding a little piece of fence to screen the A/C from the cul-d-sac Glazer – A/C units would be pretty visible on the east elevation; could use a fence and plantings.</p>			
Motion	Motion to Approve through staff with the fence stopping as noted on the west side per Exhibit A. (Pohl)			
Vote	Carried unanimously	Certificate #	65807	
13. Graf, John	24 West Sankaty Road	Pergola	73.4.2-91.1	Sophie Metz
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sophie Metz – Presented project; this lot is between Lincoln St and West Sankaty and has no back yard.			
Public	None			
Concerns	<p>Pohl – It seems way above the windows; should be lower by about 8 inches. Camp – This is inappropriate on the street. Oliver – This is very visible; she couldn't find other pergolas in the area. Coombs – Not contextual. Kuhnert – Suggested the applicant do a survey of other pergolas in the area. Glazer – This should go to SAB. If it were to go in, it would need a heavy planting screen.</p>			
Motion	Motion to Hold for revisions and review by SAB. (Oliver)			
Vote	Carried unanimously	Certificate #		

Minutes for May 3, 2016, adopted May 24

14. Yacone, Marc	42 Friendship Lane	New garage	56-330	Sophie Metz
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sophie Metz – Presented project.			
Public	None			
Concerns	<p>Coombs – This would be visible from Friendship Lane only.</p> <p>Pohl – A garage with apartment can be 24 feet high; a garage only shouldn't be this tall; suggested trying to take about 10 inches out of the height.</p> <p>Camp – It should not be taller than the main house.</p> <p>Oliver – It is a lovely design but the house is shorter.</p> <p>Glazer – This is 25 feet. Would like have the height of the main dwelling.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried unanimously		Certificate #	
15. McCarthy, Gary	12 Coffin Street	Hardscape	42.3.2-77	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Marty McGowan – The spa is on an elevated deck due to the flood plain.			
Public	None			
Concerns	<p>Kuhnert – Reviewed HSAB comments.</p> <p>Oliver – This isn't going to be visible.</p> <p>Pohl – The site is surrounded by other structures.</p> <p>Coombs – This won't be visible.</p>			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously		Certificate #	65808
16. Leventon, Michael	9 East Dover Street	Brick Parking	55.4.1-23	Waterscapes
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Jesse Dutra , Waterscapes by Jesse Dutra – Presented project.			
Public	None			
Concerns	<p>Kuhnert – Reviewed HSAB comments.</p> <p>Pohl – Agrees with HSAB that it is too much brick.</p> <p>Camp – There should be more green and varied material to break up the amount of brick.</p> <p>Glazer – The neighboring brick drives are smaller. The consensus is to break up the brick.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	
16. Clarke Bros. RT	20 Tomahawk Road	Rev. 63949: strs, dr & wndw	69-357	Link
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Victoria Ewing , LINK Permitting and Design – Presented project.			
Public	None			
Concerns	<p>Oliver – On the previous approval, the north was a blank wall.</p> <p>Pohl – Preferred the east elevation with the previous configuration of 3 windows.</p> <p>Discussion about whether the 3 east elevation windows should be spaced more or ganged.</p> <p>Glazer – The south elevation looks odd with only one window on the 1st floor of such a large building.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried unanimously		Certificate #	

17. Burn the Ships LLC 98 Old South Road New garage 68-429 JB Studio
 Voting Glazer, Coombs, Pohl, Camp, Kuhnert
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Juraj Bencat**, JB Studio

Geoffrey Smith, owner – Presented project: working garage. Has planted 7-foot trees along the property line.
 Public None
 Concerns **Glazer** – Read letter of concern from the abutters.
 Camp – Suggested breaking the 72-foot long roof line. The area looks residential.
 Kuhnert – Would like the opportunity to view again.
 Glazer – Would prefer something similar to what was approved on Marble Way.

Motion **Motion to Hold for revisions. (Camp)**
 Vote Carried unanimously **Certificate #**

18. K 225 LLC 3 Brewster Road Rev. 63977: balcony rail 54-261 JMS Arch.
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing None

Public None
 Concerns No comments at this time.

Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried unanimously **Certificate #**

31. Barry, John 5 South Cambridge Street New dwelling 59.4-133 Val Oliver

Voting Glazer, Coombs, Pohl, Camp, Kuhnert
 Alternates None
 Recused Oliver
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Val Oliver** – Presented project.

Public None
 Concerns **Glazer** – Reviewed MAB comments: 9-lights, dormers, drafting error.
 Camp – Would like to view this.
 Kuhnert – Would also like to view.

Motion **Motion to View. (Camp)**
 Vote Carried unanimously **Certificate #**

VIII. HDC BUSINESS

Approve Minutes	April 12 & 19, 2016 – Held
Review Minutes	April 26, 2016 – Held
Other Business	None
Commission Comments	Glazer – Noted that all commissioners were sent the link for the State on-line Ethics test and that they should take the test.

Motion to Adjourn: 10:15 p.m.

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village