



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 10, 2016

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

Called to order at 4:33 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: Coombs, 4:40 p.m.
Early Departures: McLaughlin, 8:41 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. SIGNS

1.	Town of Nantucket/PSF	4 Fairgrounds Road	Free standing sign	67-752	TON
2.	J Pepper Frazier	13 Centre Street	Projecting sign	42.3.1-203.2	J Pepper Frazier
3.	Nantucket Island Resorts	10 Old South Wharf	Wall sign	42.2.1/42	L. Guerrero
4.	Nantucket Island Resorts	10 Old South Wharf	Wall sign	42.2.1/42	L. Guerrero

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: None
 Concerns: No comments at this time.
 Motion: **Motion to Hold for May 17. (Pohl)**
 Vote: Carried unanimously Certificate #

III. NEW BUSINESS

1.	Stafford, Meyer	41 Dukes Road	Dormer & Deck addition	56-327	NAG
Voting	Glazer, McLaughlin, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (4:35)	No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously			Certificate #	65809

Minutes for May 10, 2016, adopted May 24, amended June 5

2.	Harris, Brian	5 Monohasset Road	Hardscaping: pool & court	79-150	Val Oliver
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert				
Alternates	Kuhnert				
Recused	Oliver, McLaughlin				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project.				
Public	Brian Harris				
Concerns (4:38)	None				
	Kuhnert – The basketball court is very close to the road and might be visible. The pool fence should be tighter to the pool. Would like to view to ascertain visibility from Monohasset Road.				
	Camp – Agrees with Mr. Kuhnert.				
	Coombs – Believes the basketball court will be visible; there is not a lot of underbrush. If the pool and herb garden were switched, the pool would be screened.				
	Pohl – Agrees about viewing the property.				
	Glazer – The pool as positioned projects past the corner of the house.				
Motion	Motion to View. (Camp)				
Vote	Carried unanimously		Certificate #		
3.	Post, Larry	27 Pequot Street	Spa & deck	80-134	Chris Oberg
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 Oberg – Presented project.				
Public	None				
Concerns (4:49)	Clarification of the application.				
	Pohl – This is an improvement over the previously approved.				
	Camp – No concerns.				
	Coombs – No concerns.				
	Glazer – The dimensions on the application need to be correct and need photos of existing conditions.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #		65810
4.	NIR	19 North Water Street	Rev. utility shed	42.4.2-3	Scott Kelley
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Scott Kelly – Presented project.				
Public	None				
Concerns (4:56)	Camp & Pohl – No concerns.				
	McLaughlin – The door should be wood clad.				
	Kuhnert – East elevation, the plan shows the gate and small section of fence but only the gate shows in the elevation.				
	Glazer – The air-conditioners (A/C) need to be enclosed in a board fence. The gate needs to be on the application.				
Motion	Motion to Approve through staff with the A/C enclosed in a natural-to-weather, board fence; correct the east elevation to show the fencing left of the gate; the doors to be wood clad natural-to-weather, wood louver on the west elevation; and payment of \$75 fee. (Camp)				
Vote	Carried unanimously		Certificate #		65811

IV. OLD BUSINESS

1. K 225 LLC	3 Brewster Road	Rev. 63977: balcony rail	54-261	JMS Architects
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 Stahl , for JMS Architecture LLC – Presented project.			
Public	None			
Concerns (5:06)	Camp – Prefers the previously submitted shingled rail. Coombs – Agrees with Ms Camp. McLaughlin – This will be visible and there are two different railings; should be all open rail. Pohl – Agrees with Mr. McLaughlin. Glazer – Prefers the shingled rail; it goes better with the house. There are not enough votes for this to be approved.			
Motion	WITHDRAWN.			
Vote	N/A	Certificate #		

2. Lamon “The Helm”	6 Evelyn Street	Add foundation, wndw, door	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	Angus Macleod – Added the as-built drawings to the plan as requested.			
Public	None			
Concerns (5:12)	Glazer – Read SAB comments. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65812	

3. Meyer, Tom	2 North Beach Street	Pergola, deck	42.4.1-64	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 – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:16)	Pohl – The skirt board needs a fascia board to cover the top 8 inches of the lattice. No additional concerns.			
Motion	Motion to Approve through staff with an 8” fascia board at the top of the lattice skirt. (Camp)			
Vote	Carried unanimously	Certificate #	65813	

4. Scricco, Fran	155 Polpis Road	Hardscape: pool	79-150	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:12)	McLaughlin – This will be visible as it is lower than the road. Camp – Her concern would be visibility from Polpis Road. Discussion about the vegetative screening for the pool. Kuhnert – Suggested removing the outdoor kitchen from the plans. Glazer – The stone wall in front of the pool is very tall.			
Motion	Motion to View with the 4-foot wall staked and photos of the property from the street. (McLaughlin)			
Vote	Carried unanimously	Certificate #		

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5.	Shimmo Hills, LLC	10 North Road	Hardscape: pool	43-81	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Miroslava Ahern – Reviewed changes made per previous concerns and the grade changes and vegetative screening.				
Public	None				
Concerns (5:34)	<p>McLaughlin – Feels the 8-foot wall will be visible from North Road; photos of the existing conditions would help. There is a 128-foot-long wall that will be very visible and is not appropriate.</p> <p>Oliver – The 8-foot wall was on the plans for the garage but it wasn't part of the approval; it will be tall looking into the site. She would like to view the site now that some of the plantings are in.</p> <p>Coombs – Expressed concern about the 8-foot wall.</p> <p>Camp – The board fence is very unusual. Looking back from the water, there should be no retaining walls. Would like the pool and walls staked.</p> <p>Glazer – There is a wooden fence on the north side running parallel with the house; it doesn't show on the plans.</p>				
Motion	Motion to View with stakes at the height of the wall and a photo of the proposed fence. (Camp)				
Vote	Carried unanimously		Certificate #		
6.	Barry, Jack	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 – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:50)	<p>Glazer – Read MAB comments.</p> <p>No concerns and all agree that the 4-light door looks better with 2-over2 windows.</p>				
Motion	Motion to Approve. (Kuhnert)				
Vote	Carried unanimously		Certificate # 65814		
7.	Brock, Julie & Eric	30 Nonantum Avenue	New dwelling	87-21	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	<p>Ben Normand, Rowland and Associates – Reviewed changes made per previous concerns. A lot of houses along Nonantum are heavily fenestrated on the 2nd floor facing the ocean; submitted context photos at the table. Submitted a two-door option for the south elevation at the table.</p> <p>Julie Brock, owner</p>				
Public	None				
Concerns (5:54)	<p>Coombs – From the west elevation, the roof walk doesn't look right. This structure will fit in nicely.</p> <p>Camp – No concerns.</p> <p>Pohl – South elevation, when the chimney was annexed into the mass of the side piece, the dormer got wider and now has 3 doors; that side is now door-heavy on the 2nd floor.</p> <p>Oliver – It isn't the amount of fenestration, it is the number of doors.</p> <p>Glazer – Agrees with Mr. Pohl; she is not in favor of three doors on the 2nd floor of the south elevation.</p>				
Motion	Motion to Approve through staff with the south elevation to have three doors over the front door and the left side to go back to one door and two windows. (Coombs)				
Vote	Carried unanimously		Certificate # 65815		

8.	Choma, Chris	29 Monomoy Road	New dwelling	54-209	Rowland & Assocs
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Mickey Rowland , Rowland and Associates – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:05)	<p>Camp – The previous submission is more in keeping with Monomoy Road. The roof walk should be 2 feet larger. West elevation, the front door should align with the French door and window in the dormer above it; it looks like one shed dormer is lower than the other. North elevation, the gables are chaotic; should be simpler. East elevation, would like the left hipped roof to wrap around the corner. The columns should be 8”.</p> <p>Pohl – Reviewed the improvements that makes this general approvable. West elevation, there are now three ganged double dormers. In response to Ms Camps concern, if the front door were centered under the dormer it would be behind a column; suggested it should center between the column and cornerboard, move left.</p> <p>Coombs – Agrees about the west elevation ganged dormers; would like two doors in the 2nd dormer.</p> <p>McLaughlin – Agrees with Mr. Pohl. The basement access is 26 feet long and no fence the full length.</p> <p>Glazer – Agrees with Ms Camp about the west elevation being chaotic.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously		Certificate #		
9.	Five on a Dime	11 Pilgrim Court	Garage	41-217	Brook Meerbergen
Voting	Coombs (acting), Camp, Oliver, Kuhnert				
Alternates	None				
Recused	Glazer				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Brook Meerbergen – Reviewed changes made per previous concerns.				
Public	Kristine Glazer , 3 Pilgrim Court – The height, 22’4.5”, and meeting rails are her only concern.				
Concerns (6:25)	<p>Camp – South elevation, the meeting rails should align; the Nr.3 windows would work better.</p> <p>Oliver – The south elevation is fine with the smaller windows. The height being 4.5 inches over 22 feet would be a concern if this were a second dwelling, but this is a garage with space over it. Appreciates the changes.</p> <p>Kuhnert – No additional comments.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried unanimously		Certificate # 65816		
10.	NHA	12 Liberty Street	Hardscape	42.3.4-69	Taylor
Voting	Glazer, Coombs, Camp, Oliver				
Alternates	None				
Recused	Kuhnert				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Catherine Taylor – Reviewed changes made per previous concerns. Would prefer not to have a grass strip in the driveway due to maintenance issues.				
Public	None				
Concerns (6:33)	<p>Camp – Asked if they had looked into breaking up the brick in the driveway. The propane tanks should be screened by a fence. Thought the propane tanks and trash bin were going to be screened together</p> <p>Oliver – Doesn’t think the propane tanks will be visible. Trash enclosure right on the street in front of the fence is a concern.</p> <p>Coombs – Nothing to add.</p> <p>Glazer – Suggested putting the trash with the A/C units and screening with a natural-to-weather fence.</p>				
Motion	Motion to Approve through staff with the trash bin moving to the Liberty Street side between the steps and A/C and screened with a natural-to-weather, board fence; and a drawing of the arbor. (Oliver)				
Vote	Carried unanimously		Certificate # 65817		

11. Lampe, John	64 Walsh Street	New dwelling	29-94	John Lampe
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:42)	<p>Pohl – He made the requested changes. The south elevation roof line is a saltbox.</p> <p>Camp – South elevation, the “E” windows are not centered and look awkward in that gable. North elevation right gable, asked what happened to the south elevation left roof line doesn’t match with it on the south elevation.</p> <p>Coombs – Agrees about the “E” windows.</p> <p>Discussion about replacing the “E” window with an “F” window in the south elevation gable.</p> <p>Glazer – South elevation, the window panes need to be more vertical.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
12. Lampe, John	64 Walsh Street	Second dwelling	29-94	John Lampe
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe			
Public	None			
Concerns (6:54)	<p>Pohl – The gable dormers should be sheds; that would be less formal. The “C” windows look large.</p> <p>Camp – There should be fewer types of windows, maybe only two styles; the 1st-floor windows should be bigger than the 2nd-floor windows. North elevation, the columns should be pulled closer to the door away from the window.</p> <p>Coombs – Agrees about changing the gable dormers to shed dormers. Okay with the window configurations.</p> <p>Glazer – Agree with what’s been said.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
	Break 6:59 to 7:06 p.m.			
13. Beach Nut LLC	1A Crows Nest Way	Garage	12-24	Graham Goldsmith
Voting	Coombs (acting), Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Michelle Bellerjeau , J. Graham Goldsmith Architects – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:05)	<p>Pohl – This is an improvement. The garage doors are a little too formal for this simple barn-like structure.</p> <p>Camp – There is no connection between barn-board and the shingled main house; shingles would eliminate the vertical lines of the garage doors. The roof over the front door would look better as a broken back as in the previous submission.</p>			
Motion	Motion to Approve through staff with the porch roof changed to a broken back. (Pohl)			
Vote	Carried unanimously		Certificate #	65818
14. 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	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:14)	<p>Kuhnert – This is an improved design. No concerns.</p> <p>Pohl – Agrees with Mr. Kuhnert.</p> <p>Camp – This is a large scale structure for that hill; would like to see more height and length taken out of it.</p> <p>Coombs – East elevation, remove the dormer and move the “C” window up a little.</p> <p>Glazer – Asked the consensus on the raised rail on the 2nd-floor shingle rail. (No concerns.) This structure should not compete with the landscape.</p>			
Motion	Motion to Approve through staff with the east elevation dormer to become a flush “C” window. (Coombs)			
Vote	Carried unanimously		Certificate #	65819

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15. Wetherell, Elizabeth	10 Hickory Meadow	New dwelling	41-904	Emeritus
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made pre previous concerns.			
Public	None			
Concerns (7:27)	<p>Oliver – This is so simple and given the location; she has no concerns.</p> <p>McLaughlin – Questions the visibility of the west, east and south from West Chester Street and from Tuppancy; this has twenty-four 9-foot doors.</p> <p>Camp – This is a modern design and calls for taller doors; she has no concerns.</p> <p>Glazer – Had asked to view with ridge poles at the gable ends showing the 50-foot span; she has never seen those poles. Her concern is visibility from Madaket Road even though it is not a tall structure. The doors measure 9 feet from the bottom to top of trim.</p>			
Motion	Motion to Approve. (Camp)			
Vote	Carried 3-1//McLaughlin opposed Glazer abstain		Certificate #	65820
16. Benk, Paul	8 North Gully Road	Cottage renovation & adtn	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	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	Paul Benk			
Concerns (7:41)	<p>Pohl – The setback on the dormers should be 3 feet.</p> <p>No additional concerns.</p>			
Motion	Motion to Approve through staff with the east and west elevation shed dormers to come in to meet the 3-foot requirement. (Coombs)			
Vote	Carried unanimously		Certificate #	65821
17. Broom, Chris	11 Lily Street	Historic Renovation	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	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:49)	<p>McLaughlin – East elevation, this is over fenestrated and will be very visible.</p> <p>Coombs – Agrees about reducing the east elevation fenestration.</p> <p>Camp – Agrees with Mr. McLaughlin.</p> <p>Kuhnert – Nothing to add; agrees with what’s been said.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
18. Danneheim, Eric	97 Low Beach Road	Second dwelling	75-31.2	Emeritus
Voting	Coombs (acting), 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.			
Public	None			
Concerns (7:56)	<p>Oliver – The windows seem too big.</p> <p>Kuhnert – Agrees about the windows being too large.</p> <p>Camp – No concerns.</p> <p>Coombs – No concerns; she thinks the “A” windows are appropriate.</p>			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried unanimously		Certificate #	65822

19. Matthews, Lindsley	1 Old Mill Court	Main dwelling	55-922	Sanne Payne
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver (stepped out of the room)			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sanne Payne – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:00)	<p>Pohl – The north elevation looks better; the front door needs a more elaborate frontice piece.</p> <p>Camp – North elevation, this is too simplistic compared to the sides; the “B” windows are too vertical and top heavy.</p> <p>McLaughlin – No comments.</p> <p>Coombs – Nothing to add. Asked about the skirt and stone wall.</p> <p>Glazer – The “B” windows are too vertical and the dormers should have less cheek walls.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
20. Matthews, Lindsley	1 Old Mill Court	Hardscape	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	Sanne Payne – Presented the project.			
Public	None			
Concerns (8:13)	<p>Camp – If the pool moves right, the fence could be brought snug around the pool. The pool will have to be screen from the road that goes around the side of the property.</p> <p>Glazer – The fence should be pulled in closer to the pool. Suggested removing the shed from the hardscape plan. Need to know what the double gate will look like. Need a picture of the bluestone.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
21. 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	Sanne Payne – Presented the project.			
Public	None			
Concerns (8:20)	<p>Coombs – The pergola should be natural to weather.</p> <p>Camp – The columns should match the house.</p> <p>Pohl – The garage doors should be a foot taller to eliminate some of the shingles.</p> <p>McLaughlin – No comments.</p> <p>Glazer – If the building were shorter, there would be less shingling. Shouldn’t have a pergola.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
22. Featherly, Tyrone	209 Madaket Road	Hardscape: pool & deck	59-48	Tyrone Featherly
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 – Reviewed changes made per previous concerns; clarified the plans.			
Public	None			
Concerns (8:25)	<p>Glazer – There is no visibility, but this wall around the pool would not have been approved; questions his ability to get a building permit while leaving 18 inches of separation.</p> <p>Discussion about pool fence gates.</p> <p>Camp – Would like vegetation in front of the wood fence at the back of the driveway.</p> <p>Pohl – Since the fence closest to Madaket Road is being rebuilt, move it back to the shower with gates and make a 4-foot high fence from the shower to the fence.</p> <p>Glazer – We need to know what the gate will look like, its dimensions, and what the material will be. Everything being requested needs to be bubbled on the plans.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	

23. Featherly, Tyrone	209 Madaket Road	Window & door change	59-48	Tyrone Featherly
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 – Reviewed the project.			
Public	None			
Concerns (8:36)	<p>McLaughlin – Doesn't think the change is appropriate and the top transom will be visible from the street.</p> <p>Pohl – Thinks the north side will be visible, but at such a distance, it won't make an impact.</p> <p>Glazer – A single 2nd-floor window is being replaced by a triple-ganged window and this board doesn't like ganged windows.</p>			
Motion	Motion to Approve through staff with no change to the north elevation 1st floor; a double ganged window on the 2nd floor; and no paint change at this time. (Pohl)			
Vote	Carried unanimously	Certificate #	65823	
24. Minella, Sarah	15 Giny Lane	Second dwelling	41-849	Sandcastle Constr
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Charles Lenhart , Sandcastle Construction Inc. – Reviewed changes made per previous concerns: Option A gable dormers face the street. The pitch change accounts for about one foot of the reduction in height.			
Public	None			
Concerns (8:43)	<p>Pohl – Prefers shed dormers. Front door surround could be beefed up some. Suggested a 9/12 pitch.</p> <p>Oliver – The gables are too wide for this structure. There is a change in the roof pitch; the house and garage have 10/12 pitches.</p> <p>Camp – Agrees with what's been said.</p> <p>Glazer – This building should be much simpler; the shed dormers should be smaller. The “D” windows are very square.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
25. Third Time Trust	41A Cliff Road	Demo	42.4.4-2	Botticelli & Pohl
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Explained the revisions to the massing as a demolition is no longer being considered; to do the work, the structure would have to move on the site. Looking for guidance to that end.			
Public	None			
Concerns (5:51)	<p>Kuhnert – This HSAB did talk about this and put together an informational packet on the history. Asked Ms Botticelli for a review of the Sanborn maps explaining why Ms Botticelli thinks the building has moved and changed over time. Discussion and review of the Sanborn maps and historic photos for evidence of the structure being moved and changed.</p> <p>Kuhnert – As long as the proposed addition is in keeping with the house, there is no need to replicate what was there. There is historic precedent for the addition to be taller than the main mass.</p> <p>Camp – There are a lot of styles in this house; would like the south elevation to have a swooping roof.</p> <p>Oliver – This is a good direction.</p> <p>Glazer – South elevation, the addition's ridge line should be smaller than the main ridge; there are competing entrances; the porch could be a little quieter.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		

26. Keane	17 Deer Run Road	New dwelling	57-13	CWA
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Chip Webster , Chip Webster Architecture – Reviewed changes made per previous concerns.			
Concerns (9:13)	Camp – No comments. Oliver – Suggested adding a little window in the gable of the southwest elevation mudroom. Coombs – Northwest elevation, the bathroom window would work better if it matched other windows. Kuhnert – Nothing to add. Glazer – Ungang the triple-ganged windows on the northwest elevation. Southwest elevation, the gable should have one “B” window. Northeast elevation, the dormer has a lot of shingle space; change to three single “B” windows.			
Motion	Motion to Approve through staff with northeast elevation dormer to have three single “B” windows; northwest elevation left, the “D” window to become a “B” window; and add an “E” window in the southwest gable over the shower. (Oliver)			
Vote	Carried unanimously		Certificate #	65824
27. Keane	17 Deer Run Road	Guest house	57-13	CWA
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Chip Webster , Chip Webster Architecture – Reviewed changes made per previous concerns.			
Concerns (9:22)	Oliver – South elevation, widen the trim on front door and move the “E” window up. Glazer – South elevation, need to pull the right “B” window away from the corner board.			
Motion	Motion to Approve through staff with the front door trim widened; north and south elevation “E” windows moved up a little; and the “B” window moved away from the cornerboard. (Oliver)			
Vote	Carried unanimously		Certificate #	65825
28. Keane	17 Deer Run Road	Tennis court	57-13	CWA
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Chip Webster , Chip Webster Architecture – Have made no changes to this; it is not up for discussion tonight.			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously		Certificate #	

V. HDC BUSINESS	
Approve Minutes	April 12&19 2016: Adopted by unanimous consent.
Review Minutes	April 26, 2016: Motion to Approve. (Camp) Carried unanimously
Other Business	<ul style="list-style-type: none"> • Approval of revisions to the Old Madaket Historic District area map. Motion to have a representative of the MAB to attend a meeting and explain the revisions to the map. (Coombs) Carried unanimously • HDC checklist for new applications. • Motion to Commit to the effort to end the meetings at 9:00 p.m. (Pohl) Carried unanimously
Commission Comments (7:05)	Coombs – 11 Fayette Street, the workshop, has been demolished; we did not vote for that. Coombs – Rock wall on Somerset Lane was supposed to be reduced two tiers with plantings; it is now four tiers high and no plantings. Coombs – 42 Orange Street, the skirt on the roof walk McLaughlin – Looking from the top of Sunset Hill down toward West Chester Street, a house has 2 metal stacks.

Motion to Adjourn: 9:31 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village