



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 17, 2016

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

Called to order at 4:32 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: Camp, 4.32 p.m.
Early Departures: McLaughlin, 8:36 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1. Creech, Darcy – 65832	21 Quidnet Road	Hardscape: driveway apron	21-30	The Garden Group
2. Amelia Drive Realty – 65833	12 Skyline Drive	Hardscape: driveway apron	79-7	Self
3. Kimball Sherburne LLC – 65834	12.5 Sherburne Turnpike	Trim color change	30-174	Reid Builders
4. Salluzzo – 65835	15 Boulevarde	Pergola, patio	80-244	Mirka Ahern
5. Lentowski, J&P – 65836	75 Hooper Farm Road	Replace, expand deck	67-329	Caleb Kardell
6. NHA Properties – 65837	18 Ticcoma Way	Rev. 65209	67-708	NHA Properties
7. Garbacik, Walter – 65838	3 Gladlands Avenue	Shed	80-234	Structures Ultd
8. Ready, John – 65839	21 Old South Road	Rev. 64986: kitchen exhaust	68-246	Emeritus
9. Matarese, Sheri – 65840	3 North Point Road	Outdoor shower, landing	38-83	Sanne Payne
10. Cros Parantoux Trust – 65841	30 Nobadeer Avenue	Rev. 65196: fenstr, roof, perg	87-35	Botticelli & Pohl
11. Sanford, Edward – 65842	12 Doc Ryder Drive	Rev. 65176: chimney pargetted	66-216	Botticelli & Pohl
12. Scricco, Francis – 65843	155 Polpis Road	Rev. 65622: Fnst chng, dormer	44-14	Botticelli & Pohl
13. Harde, Ellen – 65844	83 Eel Point Road	Relocate shed	32-12	JB Studio
14. Dannheim, Eric – 65845	97 Low Beach Road	Rev. 65264: fnst, walkout	75-31.2	Emeritus
15. Windhorse Ventures – 65846	5A Salros Road	Rev.63125: door entry	66-506	P. Sendelbach
16. Desert Island LLC – 65847	1 Barnabus Lane	Change roof to wood, house	41-281	Thornewill Design
17. Desert Island LLC – 65848	1 Barnabus Lane	Change roof to wood, garage	41-281	Thornewill Design
18. Galiard, Rick – 65849	6 Tom Nevers Road	As-built wood shed	71-13	Permits Plus

Voting: Glazer, Coombs, McLaughlin, Camp, Oliver

Alternates: Kuhnert

Recused: Pohl

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

Representing: None

Public: None

Concerns: No concerns.

Motion: **Motion to Approve. (Coombs)**

Vote: Carried 4-0//McLaughlin abstain

Certificate # 65832 to 65849

III. CONSENT WITH CONDITIONS

1.	Pascoe, Karen – 65850	6 Winn Street	Spa	41-907	Waterscapes
	• Flush with grade & existing	pool			
2.	Zachary, Barbara – 65851	11 Bailey Road	Addition	55-107	Val Oliver
	• Center door on north adtn				
3.	M. Vels Mia – 65852	24 Killdeer	Roof change to arch	68-668	J. Lydon
4.	Pending Naushop Home	Owner Association code			
5.	Krapp, Teddy – 658523	19 Clarendon Street	Shed	76.1.3-100	Structure Ultd
	• Correct drawings on west	elevation with properly	sized door with no glass		
6.	Cros Parantoux Trust – 65854	30 Nobadeer Avenue	Rev. 65739: fnst, door	87-35	Botticelli & Pohl
	• South elevation 2 nd	floor deck to remain,	Single door to be flanked by	2 windows	
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	None				
Recused	Pohl, Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Jesse Dutra , Jessie Dutra, Waterscapes by Jessie Dutra for item 1, Pascoe – Would like to have the spa raised 18 inches; it is a design element. Explained why the spa is designed as raised; asserted it is not visible.				
Public	None				
Concerns	Item 1: 6 Winn Street McLaughlin – No concerns. Kuhnert – There is no design on the sheet so it's difficult to discuss it; need a more complete design. Pohl – There is a guest house that screens the view from the Quaker Cemetery. Camp – No concerns.				
Motion	Motion to Approve through staff per noted concerns Items 2-5. (Coombs)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	65851 to 65854	
Motion Item 1	Motion to Approve Item 1: 6 Winn Street with the spa at 18 inches above grade. (Coombs)				
Vote	Carried unanimously		Certificate #	65850	

IV. SIGNS

1.	Town of Nantucket	4 Fairgrounds Road	Free standing 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	Mark Cutone , Sign Advisory Committee – Held for representation				
Concerns	No comments at this time.				
Motion	Motion to Hold for representation. (Pohl)				
Vote	Carried unanimously		Certificate #		
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	Mark Cutone , Sign Advisory Committee – Held for representation				
Concerns	No comments at this time.				
Motion	Motion to Hold for representation. (Pohl)				
Vote	Carried unanimously		Certificate #		

3.	Nantucket Island Resorts	10 Old South Wharf – 65885	Wall sign	42.2.1/42	L. Guerrero
4.	Nantucket Island Resorts	10 Old South Wharf – 65886	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	Mark Cutone , Sign Advisory Committee – Recommend approval of both signs.				
Concerns	No concerns				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	65855 & 65856	

5.	Nantucket Historical Asc.	10 Straight Wharf	Wall sign	42-137	Sean Dew
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	Mark Cutone , Sign Advisory Committee – Recommend approval.				
Concerns	No concerns				
Motion	Motion to Approve the wall sign. (Pohl)				
Vote	Carried unanimously		Certificate #	65857	

6.	Nantucket Historical Asc.	10 Straight Wharf	Bracket sign	42-137	Sean Dew
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	Mark Cutone , Sign Advisory Committee – Recommend holding.				
Concerns	No comments at this time.				
Motion	Motion to Hold the bracket sign (Pohl)				
Vote	Carried unanimously		Certificate #		

7.	Arno, Joseph	31 Easy Street	Sign	42/16	Sean Dew
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	Mark Cutone , Sign Advisory Committee – Recommend approval.				
Concerns	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	65858	

V. NEW BUSINESS

1.	Rocco, Monto	247 Polpis Road	Fence modifications	26-62	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	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (4:42)	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	65859	

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2. Waller, William A Trst E	42 Fair Street	Garage renovation	42.3.2-185	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	Steve Theroux , Nantucket Architecture Group Ltd – Presented project; garage is circa 1940s/1950s			
Public	None			
Concerns (4:45)	Kuhnert – Read HSAB comments: no concerns No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65860	
3. At Last LLC	7 Judith Chase	Window, step revision	42.3.2-625	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	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.			
Public	None			
Concerns (4:46)	Kuhnert – Reviewed HSAB comments: steps should remain wood. Would like photos of the original stone steps. Pohl – Asked for clarification on the history of the stone steps.			
Motion	Motion to Hold for further information. (Coombs)			
Vote	Carried unanimously	Certificate #		
4. Lake, Kristen	58 Goldfinch	Outdoor shower	68-678	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	Steve Theroux , Nantucket Architecture Group Ltd – Homeowners Association has been notified, though not given their official ruling. Asked for an approval conditioned upon the HA's approval.			
Public	None			
Concerns (4:51)	No concerns with the proposed condition attached.			
Motion	Motion to Approve through staff conditioned upon Naushop Homeowners Association approval. (Coombs)			
Vote	Carried unanimously	Certificate #	65861	
5. Great State Properties	92 Washington Street	Rev. 65563: relocate building	42.2.3-22	Smith & Hutton
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 (4:53)	Staff – Needs more information. No comments at this time.			
Motion	Motion to Hold for further information. (Pohl)			
Vote	Carried unanimously	Certificate #		

6. Finley, Dave & Laura	7 New Lane	Fire pit	41-285	Ben Champoux
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Champoux – Presented project.			
Public	None			
Concerns (4:56)	<p>Kuhnert – Reviewed the HSAB comments: too big and should be sunk below grade</p> <p>McLaughlin – There are no dimensions.</p> <p>Pohl – Doesn't think it will be visible give the pool fence and vegetation.</p> <p>Glazer – Agrees visibility will be difficult but we need a proper set of plans with all dimension to include above grade and no bluestone cap. Would also like a copy of the approved hardscaping.</p> <p>Camp – Would like the cap to be something less blue.</p> <p>Coombs – If the stone wall was approved with bluestone capping, that should be part of the approval.</p>			
Motion	Motion to Approve with the requested supplemental information and due to lack of visibility. (Pohl)			
Vote	Carried 4-0//Camp abstain	Certificate #	65862	
7. 42 Union St, LLC	13 Fayette Street	Color change	42.3.2-28	Ethan McMorrow
Voting	Glazer, McLaughlin, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	Coombs			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (5:03)	Kuhnert – Reviewed HSAB comments: no concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65863	
8. 42 Union St, LLC	42 A Union Street	Rev. 65239: window, color chg	42.3.2-28	Ethan McMorrow
Voting	Glazer, McLaughlin, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	Coombs			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow – Presented project			
Public	None			
Concerns (5:04)	<p>Kuhnert – Reviewed HSAB comments: no concerns.</p> <p>Glazer – There is a proposed north elevation on the plans but no approved north elevation.</p> <p>No concerns with the proposed work.</p>			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65864	
9. Moonlight Dance, LLC	48 Nobadeer Avenue	Guest house	80-35,37	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (5:07)	<p>Discussion about the visibility of the guest house.</p> <p>Pohl – It's nice, low and attractive; the most controversial elevation won't be visible.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65865	

10. Heard, Mary	3 School Street	Fence	42.3.2-125	Sandcastle Constr
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project, extending an existing freestanding fence.			
Public	None			
Concerns (5:14)	Kuhnert – Reviewed the HSAB comments: seems to be 10 feet of freestanding fence. Clarification of the project. No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65866	
11. Bossi, David	4 Towaddy Road	Detach shed	49.3.2-15.7	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	David Bossi – Presented project; explained it's small enough and mobile to move for reshingling.			
Public	None			
Concerns (5:21)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65867	
12. Swartz, Pam	153 Polpis Road	Shed	44-13	Structures Ultd
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Jimmy Glowacki , Structures Unlimited – Presented project.			
Public	None			
Concerns (5:24)	Glazer – Her only concern is sidelights with French doors. No additional concerns.			
Motion	Motion to Approve through staff with no sidelights on the east elevation French doors. (Pohl)			
Vote	Carried unanimously	Certificate #	65868	
13. Shannon	3 Weatherly Place	Shed	67-950	Structures Ultd
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Jimmy Glowacki , Structures Unlimited – Presented project; explained reasons for the proposed location.			
Public	None			
Concerns (5:26)	Camp – It should be right to the house; its present location is not appropriate. Oliver – Noted there are future plans to put in a garage on the left. Coombs – If it had a window on the road side, it might be okay. Pohl – If it is going to be in that location, it needs a window facing the cul-d-sac. Agrees the left corner obstructs parking. McLaughlin – No additional comments.			
Motion	Motion to Approve through staff with on the south elevation adding a window matching the 1-over-1 on the west elevation. (Coombs)			
Vote	Carried 4-0//Camp abstain	Certificate #	65869	

5:34 p.m. Andrew Kotchen, WorkshopAPD projects under Section VI reviewed at this time; switched places with Miroslava Ahern's projects.

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14. Scricco, Francis	155 Polpis Road	Rev. 63856: remove mud block	44-14	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:13)	(5:22) Motion to Hold for representation. (Coombs) Carried unanimously No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	65871	
15. Kimball Ave LLC	11 Kimball Avenue	Rev. 65281: fnst, area wells	30-31.1	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 (6:16)	(5:22) Motion to Hold for representation. (Coombs) Carried unanimously Kuhnert – His items of concern won't be visible. Camp – North elevation, this is over fenestrated. Preferred the previous approval. Coombs – Nothing to add. McLaughlin – Nothing to add. Glazer – She feels the north elevation 2 nd -floor fenestration looks better; the 1 st floor is jumbled up but probably not visible. Discussion clarifying the west elevation basement area well and French doors on the south.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65872	
16. Desert Island LLC	151 Main Street	Rev. 64564: porch (grg/ctg)	41-281	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project. The board-and-batten barn doors are swinging doors. Randy Sharp Steven Cohen, Cohen & Cohen Law PC			
Public	None			
Concerns (6:29)	Kuhnert – Reviewed HSAB comments: concerns with the south elevation changes area out of keeping with Main Street and alters the character of the structure. Pohl – The sliding barn doors are rendered as French doors; would be okay if the barn doors look like sliding barn doors. The porch should be very minimal and less formal in design. Camp – Prefers the existing south elevation; shed porch could be pulled in a couple of feet on both ends; would be concerned with being able to see into the house from Main Street if the barn doors are opened. Coombs – The sliding doors need to have a track at the top (track won't be visible); would like to see the details under the porch roof. McLaughlin – The “B” window on the south elevation will be visible and should be a hoppers or fixed.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		

17. Desert Island LLC	151 Main Street	Rev. 64655: relocate pool	41-281	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project. Offered to stake the pool and fence and hedge for a view. Randy Sharp Steven Cohen, Cohen & Cohen Law PC			
Public	None			
Concerns (6:44)	Kuhnert – Reviewed HSAB comments: preferred horizontal alignment with pool was tucked behind the house to hide the pool; with this change, the pool might be visible from Main Street.			
Motion	Motion to View with the pool staked vertically and horizontally in relation to the house. (Coombs)			
Vote	Carried unanimously	Certificate #		
18. Dunlay, Thomas	42 Madaket Road	Change roof to arch grey	41-321	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 (6:58)	Glazer – There was some discussion about 3-tab in the old historic district (OHD). Oliver – This isn't the OHD. Camp – Doesn't think it is appropriate. Coombs – It is currently 3-tab; that is more appropriate for this structure			
Motion	Motion to Approve. (Pohl)			
Vote	Carried 3-2//Coombs and Camp opposed	Certificate #	65873	
19. Tyrer, Nancy	23 India Street	Chimney rebuild	42.3.4-65	Caleb Kardell
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Caleb Kardell – Presented project.			
Public	None			
Concerns (6:51)	Kuhnert – Reviewed HSAB comments: submitted an historic photo into the file. Glazer – Need better photos and more information on the age of the chimney; also need to know about the mortar and brick to be used.			
Motion	Motion to Hold for additional information. (Coombs)			
Vote	Carried unanimously	Certificate #		
20. Holmes, Mary	88 Main Street	Front door color change	42.3.3-65	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 (6:57)	Kuhnert – Reviewed HSAB comments: inset panel in friendship stairs should match the door color. Glazer – It looks like it has already been painted; the stairs are natural and risers are painted green.			
Motion	Motion to Approve through staff with the risers and lattice work to be painted to match the door. (Pohl)			
Vote	Carried unanimously	Certificate #	65874	
Break 6:59 to 7:03 p.m.				

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21. Sabelhaus, Robert	2 Quaise Pasture Road	Hardscape: pool, fence	26-20.6	Julie Jordan
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Julie Jordin , The Garden Design Company – Presented project.			
Public	None			
Concerns (7:03)	Oliver – Given the existing hedge, the pool won't be visible. Clarification of the hardscaping locations and materials. Coombs – Would like to see a picture of the bluestone and existing walls.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65875	
22. Faros	17 Broad Street	Rev. 65144: chimney cap	42.4.2-72	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (7:12)	Kuhnert – Reviewed HSAB comments: noted a discrepancy between elevation and plan; prefer openings in the cap to be on only the east and west sides; a thin cap would look better; beef up the supports.			
Motion	Motion to Hold for revisions per HSAB comments. (Pohl)			
Vote	Carried unanimously	Certificate #		
23. Lee, Scott	36 West Chester Street	Pergola	41-485	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 (7:40)	Kuhnert – Reviewed HSAB comments: questions visibility and 17-foot-long beams with lack of support. McLaughlin – Believes it might be visible from Lily Pond and it extends 17 feet off the wall; it is huge. Pohl – If intermediate supports are added, the length would be mitigated. Oliver – This house took months to get approved due lack of visibility; suggested a view might be helpful. Camp – Would like the addition of two support posts to each side.			
Motion	Motion to Approve through staff with on the west and east elevations two support posts added half-way cross the deck and incorporated into the stairs; approval is due to lack of visibility. (Camp)			
Vote	Carried unanimously	Certificate #	65876	
24. Dannheim, Eric	97 Low Beach Road	Hardscape: pool, spa, pergola	75-31.2	Mirk 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; pool equipment to go behind the fence against the back of the cottage.			
Public	None			
Concerns (7:48)	Glazer – Read SAB comments. The fence should be tighter to the house, pool, and cottage. McLaughlin – Expressed concern about the visibility of the wire fence; should come closer to the pool. Pohl – Doesn't think the wire fence will be visible. Camp – Likes the decorative portion of the fence; agrees about the extent of the wire fencing. Coombs – The posts for wire fences stand out. The fence should be close to the pool; the existing brush isn't that high. Glazer – This is a rural area and shouldn't be wired in.			
Motion	Motion to Approve through staff with the wire fence closer to the cottage and pool, per Exhibit A. (Coombs)			
Vote	Carried unanimously	Certificate #	65877	

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25. Broderick	4 Old Mill Court	Hardscape: pool, fence, retain	55-925	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; reviewed grade changes. Explained the 10-foot buffer.			
Public	None			
Concerns (7:59)	Pohl – This is handled well. No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65878	

VI. VIEWS

1. MAK Daddy Trust	72 Monomoy Road	New dwelling	43-115	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	Andrew Kotchen , Workshop/APD – Presented project; explained the first floor has to be raised above flood level. Willing to use non-reflective glazing on the windows. Steven Cohen , Cohen & Cohen Law PC – Numerous houses in the area are built on the ridge or closer to the water.			
Public	None			
Concerns (5:34)	Glazer – Read into the record a letter of concerns from the abutters at 66 Monomoy Road. Pohl – This is a well-designed house. There is 10 feet from floor to floor; suggested trying to get some height out of it and look into dropping the 1 st floor. Explained how that might be done. McLaughlin – North elevation, this side is over fenestrated and faces the water; reduce the number of doors. Camp – Appreciates the design; but agrees about bringing down the height. North elevation, the pergolas look very modern; would like the railing to be shingled. Coombs – Agrees about bringing down the height and over glazing of the north elevation. Glazer – Agrees it's a good design and about bringing down the height. There needs to be more difference between the eve heights to indicate subordinate masses.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		
2. MAK Daddy Trust	72 Monomoy Road	Garage	43-115	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	Andrew Kotchen, Workshop/APD Steven Cohen, Cohen & Cohen Law PC			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Pohl)			
Vote	Carried unanimously	Certificate #		

3.	MAK Daddy Trust	68 Monomoy Road	New dwelling	43-149	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	Andrew Kotchen , Workshop/APD – Presented project. Steven Cohen, Cohen & Cohen Law PC				
Public	None				
Concerns (5:56)	McLaughlin – The triple garage doors are inappropriate; should be standard overhead or panel doors. South elevation garage, this is not a barn and the barn door is not appropriate. Pohl – South elevation, the chimney is very wide with a very modern cap. The gables are very vertical, especially the east elevation gable. From a visual perspective, there are two structures and the garage should be subordinate. South elevation, the right main structure massing has three dormers to the left and a void on the right; this façade should have a more traditional street presence. Separate applications would help though it is nice having the structures side by side. Camp – The previous design was more appropriate; this doesn't look like a finished project. The shed doesn't go with the rest of the house and lacks a street presence. Coombs – Agrees with what's been said. South elevation, this needs to make more of a statement; the garage 2 nd -floor windows should be split to mitigate the verticality; same on the east side. The garage needs a main door. West elevation, the deck needs something under it. Glazer – Agrees with what's been said.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
4.	Haub, Christian	57 Eel Point Road	Generator pad, as built	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	Andrew Kotchen , Workshop/APD – Presented project.				
Public	None				
Concerns (6:11)	No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate # 65870		
7.	ACK RGH, LLC	5 Hedgebury Lane	New Dwelling	41-186	Gordon Clark III
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Gordon Clark – Presented project; will adjust the setback appropriately as noted by the abutters.				
Public	None				
Concerns (7:18)	Glazer – Read into the record letters of concern from abutters. McLaughlin – Right elevation, the shed roof should be 4/12. Left elevation, the four round windows are inappropriate; should be 3-over-3 windows or 6-lights. Front elevation, the transom is inappropriate. Pohl – The existing house has a ridge that looks to be over 25 feet; this would be the secondary house and the ridge should not exceed 22 feet. Right elevation, the gambrel is too wide and under fenestrated on the 2 nd floor. Front elevation, the gambrel over the door is too narrow; there should not be a transom over the 2 nd -floor window and flanking 4-light windows are inappropriate; stone exterior chimney is inappropriate; agrees with Mr. McLaughlin on the windows; the sidelights are rendered incorrectly plus if there is glass in the door, it can't have sidelights, a door without glass can have sidelights. Left elevation, agree about the round windows; the exterior chimney shouldn't be exterior and not stone. Rear elevation, the gambrel is too narrow; the nano wall is visible. Camp – Agrees with what's been said. The chimney is too massive. Left elevation, the porch is too deep. Coombs – Right elevation, the 2 nd -floor windows are too small and too close together. Rear elevation, there are too many ganged windows; should be separated and made larger. Left elevation, needs bigger windows that are unganged. Oliver – The gambrel design has no relation to what's existing. Glazer – Need to know the height of the existing structure; if that is over 22 feet, this has to be a secondary dwelling under 22 feet. Should have cardinal points on the elevations.				
Motion	Motion to Hold for revisions. (Pohl)				
Vote	Carried unanimously		Certificate #		

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8.	ACK RGH, LLC	5 Hedgebury Lane	Fence	41-186	Gordon Clark III
9.	ACK RGH, LLC	5 Hedgebury Lane	Color change, guest house	41-186	Gordon Clark III
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Gordon Clark				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold to track. (Pohl)				
Vote	Carried unanimously			Certificate #	
5.	Oberg, Christopher	30 Macy Lane	Windows, stairwell	68-105	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 (7:39)	No comments at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Vote	Carried unanimously			Certificate #	
6.	Lake, Kristen	58 Goldfinch	Hardscape: drive & patio	68-678	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	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (8:08)	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously			Certificate #	65879
10.	78 Wauwinet Rd, LLC	78 Wauwinet Road	New dwelling	14-18	Mellows & Paladino
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Bob Paladino , Mellows & Paladino – Presented project; in time this will become the guest house with a new main dwelling.				
Public	None				
Concerns (8:10)	<p>Pohl – This is appropriate and low; feels the 22’10” is close enough to be approved as a guest house height; doesn’t have concerns given the sighting.</p> <p>Oliver – West elevation, the 4-light window should be raised to under the eave.</p> <p>Camp – If it isn’t visible, she doesn’t see any point to belaboring details.</p> <p>Glazer – There are elements that aren’t normally approvable; agrees that due to location and lack of visibility it is approvable. However, when they have to clear the lot, a lot more might be visible. Would like to see the height brought down a little.</p> <p>Coombs – The 12-over-4 windows aren’t good; maybe 2-over-2 windows.</p> <p>McLaughlin – North of this is the highest road on the island; feels it will be visible.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	

11.	78 Wauwinet Rd, LLC	78 Wauwinet Road	Barn	14-18	Mellows & Paladino
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Bob Paladino , Mellows & Paladino – Presented project.				
Public	None				
Concerns (8:24)	Pohl – Objects to the cupola; it's very ostentatious and would glow at night; the sills should be at the level of the ridge. Glazer – Suggested replacing the windows with louvers. Likes the design. Coombs – Suggested the cupola be one size smaller.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
12.	McKechnie, Greg	50 Dukes Road	Addition, dormer	58-245	Thornewill Design
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Kuhnert				
Alternates	Oliver				
Recused	Glazer				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Carrie Thornewill , Thornewill Design – Presented project.				
Public	None				
Concerns (8:29)	Kuhnert – Fine design and not visible. No further comments.				
Motion	Motion to Approve. (Kuhnert)				
Vote	Carried unanimously		Certificate # 65880		
13.	McKechnie, Greg	50 Dukes Road	Add exterior stair, stoop deck	58-245	Thornewill Design
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Kuhnert				
Alternates	Oliver				
Recused	Glazer				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Carrie Thornewill , Thornewill Design – Presented project.				
Public	None				
Concerns (8:32)	McLaughlin – It's appropriate. Pohl & Kuhnert – No concerns. Camp – Would like the stairs not to extend out so far; maybe landscape it.				
Motion	Motion to Approve through staff with vegetation planted in front of the stairs. (McLaughlin)				
Vote	Carried unanimously		Certificate # 65881		
14.	Perry	94 Quidnet Road	Additions, reno, lift basemnt	21-107	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Luke Thornewill , Thornewill Design – Presented project; reviewed context to structures in the area; explained reasons for thermal pane wood windows as opposed to true-divided light windows. Stated the chimney will be removed. Steven Cohen, Cohen & Cohen Law PC				
Public	Sarah Alger , Sarah F. Alger P.C. – Submitted into the record minutes from 19 January, 2016 hearing in which it was requested this be reviewed by HSAB; that didn't happen. Also submitted into the record: Evolution and Development of Quidnet, historic photograph, context photos, and written concerns. The main concern is moving the structure; that would take it out of the realm of protection by National Registry. There are no demo plans for all four sides that would show what will remain. There are no other walk-out basements in Quidnet. The window changes and chimney elimination shouldn't happen. Thinks there are grade changes that aren't being shown. Keith Yanko , for 90 Quidnet Road – Referenced the commissioners to his letter of objection included in the file.				
Concerns (8:37)	Pohl – There is a lot of information submitted at the table. Stated he had requested it go to HSAB and it should before this board reviews it.				
Motion	Motion to Hold for HSAB review. (Coombs)				
Vote	Carried unanimously		Certificate #		

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15. Perry	94 Quidnet Road	Demo garage	21-107	Thornewill Design
16. Perry	94 Quidnet Road	Cottage	21-107	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill, Thornewill Design Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger, Sarah F. Alger P.C. Keith Yanko, for 90 Quidnet Road			
Concerns	No comments at this time.			
Motion	Motion to Hold for HSAB review. (Pohl)			
Vote	Carried unanimously		Certificate #	

17. Polo Ralph Lauren	16 Main Street	Restoration of Compass Rose	42.3.1-179	J. Carr
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Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	Patty Roggeveen , for the Gardner Family – The prior owner is concerned because he wasn’t consulted; he feels moving this project up on the agenda at the meeting is a violation of public notice law; the public has a right to know.			
Concerns (8:57)	Glazer – Reviewed discussions with Mr. Carr and HSAB. The NHA has signed off on this. The flaking areas are being filled in and a preservation material is being placed on it to prevent further deterioration. She will forward a copy of the letter to Ms Roggeveen. The last restoration was 10 years ago. Kuhnert – HSAB asked for NHA sign off because the NHA holds the preservation easement on the façade of the building. The mural has experienced a lot of deterioration over the last decade. The center used to be covered by Nantucket Looms sign; under that is very historic paint material dating back to the original paint; the conservators are consolidating that paint so it doesn’t fall off the building. The rest is a replica done based upon historic photos and evidence and is being filled in to the historic look.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously		Certificate # 65882	

18. Pastan, Phil	9 Greglen Avenue	Demolition	68-190	Patty Roggeveen
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Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen – Presented project.			
Public	None			
Concerns (9:02)	No concerns.			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried none		Certificate # 65883	

19. Pastan, Phil	4 Greglen Avenue	Demolition	68-177	Patty Roggeveen
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Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen – Explained the deteriorated state of the structure is due to removal of the roof. Its demolition is scheduled for May 18. Stated the Building Department won’t allow the structure to remain where it is or be moved in its current state; the site is needed for staging during the construction of the apartment buildings. Pieces of it are being salvaged. The building is owned by Kim Glowacki but the property is not his any longer.			
Public	None			
Concerns	Glazer – This is the historic structure that was permitted to be moved from 64 Cliff Road and was to be reused. Coombs – Expressed frustration that this was allowed to happen. Kuhnert – HSAB was asked to render a determination on whether or not the fabric of this structure is considered historic; the determination was that it remain historic with no impediment to rehabilitation. Asked what recourse there might be due to demolition by neglect. He has seen historic structures in worse shape than this be restored.			
Motion	Motion to Request Legal Services. (Pohl)			
Vote	Carried unanimously		Certificate #	

20. Ceylon Elves, LLC 286 Polpis Road Driveway gate 25-33 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 **Miroslava Ahern** – Presented project.
 Public None
 Concerns (9:13) No concerns
 Motion **Motion to Approve. (Oliver)**
 Vote Carried unanimously **Certificate # 65884**

21. Welsh, William 101 Eel Point Road Porch, deck move 32-7 Nancy Mack
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Nancy Mack** – Presented project.
 Public None
 Concerns (9:17) **Oliver** –It isn’t incongruent with the house.
Pohl – Won’t be visible except maybe from Nantucket Sound.
Glazer – Would prefer it be shingled wall.
Camp – Suggested keeping the two “B” windows and shingling over the triangular windows.
Kuhnert – Suggested screens instead of glass.
 Motion **Motion to Approve through staff with keeping the two “B” windows with shingled surround. (Camp)**
 Vote Carried unanimously **Certificate # 65885**

Motion to Hold the following items for beginning of the May 24 meeting. (Coombs) Carried unanimously

22. Vincent Andrews	29 Lily Street	Eliminate stps, brickwalk	42.4.3-105	Sandcastle Constrct
23. Lifzchultz, Betsy	3 Massasoit Bridge Road	New dwelling	59-11	Permits Plus
24. TC Schnieder IRT#2	12 Pleasant Street	Window revisions	42.3.3-74	CWA
25. Hillsboro, 15 th LLC,5050 Properties	1,3,5,7 Flint Road, 28, 30,32,34 Tomahawk Road	Storage, apartments	69-340-347	CWA
26. Nantucket Land Council	6 Ash Lane	Fence	42.4.2-79	Self
27. Roberts, Linda	13 Milestone Crossing	Exterior stairs, door	68-456	Val Oliver
28. Zehner, Alison	33 Shimmo Pond Road	Barn/garage	43-156	Val Oliver
29. Gordon, Ryan	39 Washaman Avenue	Covered porch	55-587	JB Studios
30. 7 N. Water St. Realty Trst	7 North Water Street	Hardscape: driveway, gate	42.4.2-87	Robert Sarkisian
31. John Dunfey Trust	8 Old North Wharf	Rev 65036: railing	42.3.1-20	Milton Rowland
32. Stewart, Michael	9 Rudder Lane	Shed	66-364	SMRD
33. Armstrong	20 Seikinnow Place	Shed	67-529	Structures Ultd
34. Ouren, Christine	10 Fifth Way	As built, skylights, window	67-783	Self
35. Jane Staddard	6 Quaker Road	Addition	41-522	Emeritus
36. Campbell, Grover	12 Woodbury	Gates	41-555	Sconset Gardner
37. Long, David	2 West Miacomet Road	Fence	66-150.1	Chris Powers
38. Fee, Matt	50 Cliff Road	Roof solar panels	41-28	Self

VII. HDC BUSINESS

Approve Minutes	None
Review Minutes	May 3, 5, & 10, 2016 Minutes
Other Business	<ul style="list-style-type: none"> • Meeting start time and end time discussion • Approval of Madaket Historic District area map - Held • HDC checklist for new applications • Reminder of Ethics paperwork
Commission Comments	None

Motion to Adjourn: 9:26 p.m.

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village