



HISTORIC DISTRICT COMMISSION SPECIAL 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 ~~

Thursday, May 19, 2016

Public Safety Facility, 4 Fairgrounds Road, Training Room – 1:00 p.m.

Called to order at 1:00 p.m.

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

Agenda adopted by unanimous consent.

II. HOSPITAL

1. Nantucket Cottage Hospital 57 Prospect Street New Hospital Construction 55-3 RJ O'Connell & Assoc
- Voting Glazer, Coombs, Pohl, Camp, Oliver
Alternates Kuhnert
Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
Representing Sebastian Martellotto, Cannon Design
John Twohig, Health-care Law Goulston and Storrs
John Jennings, Cannon Design
Timothy Sullivan, Goulston and Storrs
Frank Kovack, NCH
- Public None
Concerns **Martellotto** – Provided a detailed review of the changes made per previous concerns. Explained the slight rise in grading around the entries are to meet Americans with Disabilities Act compliance. Compared the scale of the proposed building to the existing building. Explained their desire to reduce the roof, which screens mechanicals, by two feet.
Oliver – All doors with transoms seem to have different proportions; would like them to be more standardized.
Camp – When it comes to landscaping, she would prefer use of evergreens over hydrangeas. Window side trims look thin. Where windows are close together, they are separated by a single shingle course; suggested they be ganged. Suggested turning the porches coming forward on the east elevation into solariums. The front pediment needs something in the gable above the sign. Likes the overall design.
Kuhnert – The design is much improved. No additional comments.
Pohl – Agrees this is an improvement. Would love to get that roof lowered two feet. Would like better alignment between the placement of the dormers with windows below.
Coombs – Agrees with what's been said including the nice design; except disagrees about ganging the windows; spacing the windows helps the building to look not so large. Noted that the east elevation is the longest elevation of the building. Asked how close Prospect Street is to the north end of the east elevation.
Martellotto – The east elevation is about 300 feet long. Explained the elevation runs roughly parallel to Prospect Street.
Glazer – With regard to dormer ridges, in some cases they look to be sitting on the roof ridge. Asked if the corner boards are off the ground.
Martellotto – The corner boards will come to rest on the base, as low as the shingles.
Kuhnert – The new proposal is significantly taller than the existing structure; asked if any vista studies have been done such as from Mill Hill Park.
Martellotto – There is a lot of vegetation that blocks the building. It is closest to Vesper Lane, that's why it was set back as much as possible.
Glazer – Everyone agrees the design is good; there are concerns about the doors, transoms, window facings, and dormers.
Coombs – Asked about the location of the rubbish bins.
Martellotto – At the loading dock.

Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	
2. Nantucket Cottage Hospital	57 Prospect Street	Demo existing hospital	55-3	RJ O'Connell & Assoc
3. Nantucket Cottage Hospital	57 Prospect Street	Hardscaping for hospital	55-3	RJ O'Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Twohig, Health-care Law Goulston and Storrs John Jennings, Cannon Design Sebastian Martellotto, Cannon Design Timothy Sullivan, Goulston and Storrs Frank Kovack, NCH			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track with the new hospital. (Oliver)			
Vote	Carried unanimously		Certificate #	
4. Nantucket Cottage Hospital	10 Vesper Lane	Move/demo residential bldg	55-249	RJ O'Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Twohig, Health-care Law Goulston and Storrs John Jennings, Cannon Design Sebastian Martellotto, Cannon Design Timothy Sullivan, Goulston and Storrs Frank Kovack, NCH			
Public	None			
Concerns	Twohig – Stated that there is someone who wants to take this structure.			
Motion	Motion to Approve as a move off. (Oliver)			
Vote	Carried unanimously		Certificate #	65886
5. Nantucket Cottage Hospital	57 Prospect Street	Move off Founder's building	55-3	RJ O'Connell & Assoc
6. Nantucket Cottage Hospital	10 Vesper Lane	Move on Founder's building	55-249	RJ O'Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sebastian Martellotto, Cannon Design John Twohig, Health-care Law Goulston and Storrs John Jennings, Cannon Design Timothy Sullivan, Goulston and Storrs Frank Kovack, NCH			
Public	None			
Concerns	Martellotto – Explained changes to the structure once on 10 Vesper Lane.			
Motion	Motion to Approve the move off of 57 Prospect Street. (Camp)			
Vote	Carried unanimously		Certificate #	65887
Motion	Motion to Approve the move onto 10 Vesper Lane. (Camp)			
Vote	Carried unanimously		Certificate #	65888

7. Nantucket Cottage Hospital	10 Vesper Lane	Hardscaping	55-249	RJ O'Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Jennings, Cannon Design John Twohig, Health-care Law Goulston and Storrs Sebastian Martellotto, Cannon Design Timothy Sullivan, Goulston and Storrs Frank Kovack, NCH			
Public	None			
Concerns	<p>Jennings – Reviewed the planting plan. Explained how they plan to minimized the lighting. Coombs – Would prefer the parking surface isn't black but something such as at Stop & Shop. Twohig – The hours of use for this building will be 9-5; it will have meeting spaces and offices. Glazer – The colors on this building should be Platinum grey to match the hospital. Coombs – The overhead parking lamp isn't attractive; would prefer the more traditional looking light fixture. Kuhnert – The material and elements should match the hospital. Glazer – All the air-conditioning units (A/C) should be screened by a natural-to-weather, board fence tall enough to cover the A/C.</p>			
Motion	Motion to Approve through staff with two the "middle" LED light fixture. (Coombs)			
Vote	Carried unanimously	Certificate #	65889	
8. Nantucket Cottage Hospital	57 Prospect Street	Move off Anderson building	55-3	RJ O'Connell & Assoc
9. Nantucket Cottage Hospital	59 Prospect Street	Move on Anderson building	55-805	RJ O'Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sebastian Martellotto, Cannon Design Frank Kovack, NCH John Twohig, Health-care Law Goulston and Storrs John Jennings, Cannon Design Timothy Sullivan, Goulston and Storrs			
Public	None			
Concerns	<p>Martellotto – Explained the changes to the structure once moved onto 59 Prospect Street. Glazer – Would like the door that faces Prospect Street to read like a proper front door. Kovack – The existing entrance for Doctors Lepore and Butterworth will remain. Discussion about having a proper front door on Prospect Street. Camp – If the building roof is resingled, it should match the hospital.</p>			
Motion	Motion to Approve the move off from 57 Prospect Street. (Pohl)			
Vote	Carried unanimously	Certificate #	65890	
Motion	Motion to Approve the move onto 59 Prospect Street through staff with a new front door in place of the west-facing entrance door and removal of the pent roof over the "blue" door. (Pohl)			
Vote	Carried unanimously	Certificate #	65891	
10. Nantucket Cottage Hospital	59 Prospect Street	Hardscaping	55-805	RJ O'Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Jennings, Cannon Design John Twohig, Health-care Law Goulston and Storrs Sebastian Martellotto, Cannon Design Timothy Sullivan, Goulston and Storrs Frank Kovack, NCH			
Public	None			
Concerns	<p>Jennings – Presented the hardscaping and planting plan. Camp – Hydrangea looks so bare in the winter; boxwood does very well in the winter and needs little maintenance. Glazer – A/C is to be screened by a natural-to-weather, board fence the height of the units.</p>			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	65892	

IV. HDC BUSINESS	
Approve Minutes	None
Review Minutes	None
Other Business	None
Commission Comments	Glazer - The next hearing for this will be June 2 at 1 p.m.

Motion to Adjourn: 2:12 p.m.

Submitted by:
Terry L. Norton