



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 24, 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, Camp, Oliver, Kuhnert

Absent Members: Pohl

Late Arrivals: None

Early Departures: McLaughlin, 8:39 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. SIGNS (4:34)

1. Town of Nantucket	4 Fairgrounds Road	Free standing sign	67-752	TON
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend this be held for a building master sign plan.			
Concerns	None			
Motion	Motion to Hold for a master sign plan. (Coombs)			
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, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Still waiting for a representative to discuss this application.			
Concerns	None			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously		Certificate #	
3. "Graydon House"/Faros	17 Broad Street	Wall sign – 65893	42.4.2-74	Jeff David
4. "Graydon House"/Faros	17 Broad Street	Projecting sign – 65894	42.4.2-74	Jeff David
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Both signs are approvable.			
Concerns	None			
Motion	Motion to Approve both signs. (Coombs)			
Vote	Carried unanimously		Certificate #	65893 & 65894

5. "Jewel in the Sea" Trainor		6 Straight Wharf	Projecting sign	42.3.1-136.1	Gary Trainor
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – This is approvable.				
Concerns	None				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously			Certificate #	65895

6. "Town Pool"		10 Straight Wharf	Projecting sign	42.3.1-137	S. Dew
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Holding for representation.				
Concerns	None				
Motion	Motion to Hold for representation. (Coombs)				
Vote	Carried unanimously			Certificate #	

III. VIEWS

1. Oberg, Christopher		30 Macy Lane	Windows, stairwell	68-105	Self
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Chris Oberg – Presented project.				
Public	None				
Concerns (4:38)	Discussion about the two exterior basement accesses in a single family dwelling. Oliver – The way it is landscaped and due to grading, believes neither basement walkdown is visible. Need to see a plan showing the basement doors, windows, and stairs. Coombs – Need a site plan. Kuhnert – A basement plan would be helpful. Suggested a window egress in place of one of the doors. Glazer – Believes it could be visible.				
Motion	Motion to Approve through staff with corrected drawings, better photos, and a basement floor plan. (Oliver)				
Vote	Carried unanimously			Certificate #	65896

2. Andrews, Vincent		29 Lily Street	Eliminate steps, brick walk	42.4.3-105	Sandcastle Constrct
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project.				
Public	None				
Concerns (4:49)	Kuhnert – Reviewed HSAB comments: pedestrian access from the street should be maintained; okay with stairs on the driveway. McLaughlin – Believes this is approvable even without the stairs on the street. Coombs – Most houses this close to the street have doors and stairs facing the street. Camp – The brick sidewalk is good; however two stairs going into the house is odd.				
Motion	Motion to Approve through staff with maintaining the steps on Lily Street to the front door and leave the stairs on side but to align with the front stairs and approval of brick sidewalk. (Camp)				
Vote	Carried unanimously			Certificate #	65897

3. Lifzchultz, Betsey					
	3 Massasoit Bridge Road	New dwelling	59-11	Permits Plus	
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	(Oliver left the room)				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Mark Poor , Permits Plus – Presented project. The previous approval nearly obliterated the original structure.				
Public	None				
Concerns (5:01)	<p>Glazer – Reviewed MAB comments: 2-over-2 windows and configuration of multiple over 1 and multiple over multiple.</p> <p>Kuhnert – The previous approval was for the renovation of an existing structure; this is a new dwelling in the style of the existing building.</p> <p>McLaughlin – This is very visible. South elevation, the railing should be as previously approved.</p> <p>Glazer – With the demolition of the existing structure, this is an application for a new house to be built with details that are not approvable.</p>				
Motion	Motion to Hold for further information. (Coombs)				
Vote	Carried unanimously		Certificate #		
4. TC Schnieder IRTR#2					
	12 Pleasant Street	Rev.COAs: window revisions	42.3.3-74	CWA	
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan Griffin , Chip Webster Architecture – Photos and previous approval submitted at the table. Presented project.				
Public	None				
Concerns (5:11)	<p>Kuhnert – Reviewed HSAB comments: the railing in-fill provides visual interest only; there is no history of a porch on this house and so the faux railing is inappropriate. Suggested use of a decorative shingle as more appropriate.</p> <p>McLaughlin – Noted a drafting error.</p> <p>Oliver – Everything is appropriate except the faux porch railing.</p> <p>Coombs – Agrees about the porch rail.</p> <p>Glazer – consensus is that on the north and east elevations, first floor should be left as per prior approval; the east elevation window changes okay.</p>				
Motion	Motion to Approve through staff the east elevation window changes but the east and north elevation porch detail to remain as previously approved. (Oliver)				
Vote	Carried unanimously		Certificate #	65898	
5. Hillsboro, 15th LLC/					
	1,3,5,7 Flint Road,	Storage with apartments	69-340-347	CWA	
	5050 Properties	28, 30,32,34 Tomahawk Rd			
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan Griffin , Chip Webster Architecture –Presented revised plans at the table. Submitted at the table approved plans for the large self-storage building at the front of the site. Presented project.				
Public	None				
Concerns (5:23)	<p>McLaughlin – Should have a 6-panel front door on the east and west ends for the apartments.</p> <p>Camp – The flat-roof deck with the 9-foot board fence would be a concern if visible.</p> <p>Coombs – Okay about the decks on the ends; however of the middle deck, we have not allowed flat roofs in the past. Agrees with Mr. McLaughlin about the doors to the apartments. Stair railings should be wood, not metal.</p> <p>Kuhnert – This building is unrelentingly horizontal; the front building was broken up. The residential units pushed to the side with the open deck in the middle is a concern.</p> <p>Glazer – Agrees with what’s been said; some of the horizontal nature needs to be mitigated.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		

6. Nantucket Land Council	6 Ash Lane	Fence	42.4.2-79	Self
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Cormac Collier , Executive Director Nantucket Land Council – Presented project.			
Public	None			
Concerns (5:36)	Camp – Would like more information on what the area looks like. Kuhnert – Reviewed HSAB comments: no concerns. Coombs – Would like the fence to match what’s in the area, 6-foot board or a 5&1. McLaughlin – No comments.			
Motion	Motion to Hold for additional information. (Coombs)			
Vote	Carried unanimously	Certificate #		
7. Roberts, Linda	13 Milestone Crossing	Exterior stairs, door	68-456	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project.			
Public	Linda Roberts			
Concerns (5:40)	Consensus – There is a lack of visibility.			
Motion	Motion to Approve due to lack of visibility. (Camp)			
Vote	Carried unanimously	Certificate #	65899	
8. Zehner, Alison	33 Shimmo Pond Road	Barn/garage	43-156	Val Oliver
Voting	Glazer, Coombs, McLaughlin, 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 (5:44)	Kuhnert – The cupola should be eliminated. Camp – Ambivalent about the cupola. Coombs – Would be better without the cupola. McLaughlin – Objects to casements windows.			
Motion	Motion to Approve through staff without the cupola. (Camp)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	65900	
9. Gordon, Ryan	39 Washaman Avenue	Covered porch	55-587	JB Studios
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Juraj Bencat , JB Studios – Presented project.			
Public	None			
Concerns (5:48)	Camp – It improves the corner with the hipped roof. Oliver – It’s unusual for the plane of the porch to be the same as the wall of the area being closed in. McLaughlin - The porch is to be all screened.			
Motion	Motion to Approve with the condition that everything on the front side is screening below and above the railing. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65901	

10. 7 N. Water St. Realty Trst	7 North Water Street	Hardscape: driveway, gate	42.4.2-87	Robert Sarkisian
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Robert Sarkisian – Presented project.			
Public	None			
Concerns (5:56)	Kuhnert – Reviewed HSAB comments: submitted historic photo into the record; happy to keep the gate; no concerns about the driveway; in the plan submitted, the driveway puts the first parking right at the gate but it should begin at the same plane as the house. Consensus – Agrees with HSAB			
Motion	Motion to Approve through staff with the first parking space to align with the front plane of the house and with the plans showing a brick apron. (Camp)			
Vote	Carried unanimously	Certificate #	65902	
11. John Dunfey Trust	8 Old North Wharf	Rev. 65036: railing	42.3.1-20	Milton Rowland
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	McLaughlin,			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – Presented project. Explained work to the east elevation behind the lattice and that there is no exterior change; will provide the detail of what’s happening behind the lattice			
Public	None			
Concerns (5:59)	Kuhnert – Review HSAB comments: north elevation, the top rail should be natural to weather as seen from the harbor. East elevation, there are changes happening behind the lattice to make it an exterior wall which should be cedar plank; asked for an explanation of that work. Kuhnert – Questions the necessity for the lattice to remain; there could be a new shingled exterior wall. Glazer – Noted there are numerous lattice walls such as this. She would like the lattice to remain with natural-to-weather cedar board behind it; should have that detail shown on the plan.			
Motion	Motion to Hold for revised drawings. (Coombs)			
Vote	Carried unanimously	Certificate #		
12. Stewart, Michael	9 Rudder Lane	Shed	66-364	SMRD
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Presented project: plan to relocate the driveway and not touch the vegetated buffer. Offered to move the hedge to between the shed and the road.			
Public	None			
Concerns (6:14)	Oliver – There are no circular driveways in that area and garages are usually attached; need to keep that in mind when planning the layout of this project. There are no other garages like that in that neighborhood. McLaughlin – Suggest the shed be moved over behind the proposed garage next to the house. Consensus – Agrees with Mr. McLaughlin.			
Motion	Motion to Approve through staff per Proposal B placing the shed as Mr. McLaughlin suggested. (Coombs)			
Vote	Carried unanimously	Certificate #	65903	
13. Armstrong	20 Seikinnow Place	Shed	67-529	Structures Ultd
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Nancy Drahzal , Structure Unlimited – Presented project.			
Public	None			
Concerns (6:23)	None			
Motion	Motion to Approve through staff with double doors on the south elevation to be natural to weather and the wood louver panes on the south and north to be slightly smaller than as depicted. (Camp)			
Vote	Carried unanimously	Certificate #	65904	

Minutes May 24, 2016, adopted June 5

14. Ouren, Christine	10 Fifth Way	As built, skylights, window	67-783	Self
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (6:27)	Oliver – The Applicant contacted her and asked this be held for the next new business meeting. No comments at this time.			
Motion	Motion to Hold for May 31 at applicant’s request. (Camp)			
Vote	Carried unanimously	Certificate #		
15. Jane Staddard	6 Quaker Road	Addition	41-522	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 – Presented project.			
Public	None			
Concerns (6:28)	Kuhnert – Reviewed HSAB comments: proposed addition should step back more; west elevation, would prefer another design solution; as drawn, the top of the kitchen counter will show through the window; a bay instead of a triple ganged. McLaughlin – The rear will be visible from the little lane; but this is appropriate. Camp – South elevation, prefers the fenestration of the existing; the chimney should remain; the crossbucks with the door were a nice period detail. Discussion about moving the chimney to a location that works better with the interior program. Coombs – Triple-ganged windows should be separated. Kuhnert – If the chimney moves it should still be functional, not just decorative.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
16A. Campbell & Grover	12 Woodbury Lane	Gates A, C, & D	41-554	Sconset Gardner
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Marty McGowan – Presented project; no visibility.			
Public	None			
Concerns (6:37)	Kuhnert – Reviewed HSAB comments: gates too high; all four gates are different styles and should be one style. Discussion about the preferred gate style, Gate A.			
Motion	Motion to Approve through staff with all gates to resemble the style of Gate A. (Camp)			
Vote	Carried unanimously	Certificate #	65905	
17. Long, David	2 West Miacomet Road	Fence	66-150.1	Chris Powers
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Chris Powers – Presented project.			
Public	None			
Concerns (6:45)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65906	

18. Fee, Matt	50 Cliff Road	Roof solar panels	41-28	Self
Voting	Glazer, Coombs, McLaughlin, Oliver, Kuhnert			
Alternates	None			
Recused	Camp			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt Fee , owner – Presented project. Panels on the ground would take up picnic area and the north side is shaded. Zachary Dusseau – The panels would stand off the roof about 4.5 inches.			
Public	None			
Concerns (6:48)	McLaughlin – These will be visible from Town property, but it blends in. Believes there is low visibility. Oliver – Would prefer more on the lower section of the roof and less on the dormer. Kuhnert – Reviewed HSAB comments: according to guidelines it is preferred they be put on the ground; ask if that was considered. Suggested reducing the number of panels on the taller roof and placing them on the left lower roof. Coombs – Suggested putting them on the ground where the land slopes down to the garden. Glazer – The taller roof is visible from Coffin Park and obliquely from North Liberty Street.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	

IV. OLD BUSINESS

1. James, Ralph & Janice	20 West Chester Street	New Dwelling	42.4.3-58.1	JMS Architecture
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Jeff Spoelker , JMS Architecture LLC – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:56)	Camp – Top of the chimney should be corbelled to match the Federal style. Consensus – No concerns except for the chimney.			
Motion	Motion to Approve through staff with traditional corbelling on the chimney. (Coombs)			
Vote	Carried unanimously		Certificate # 65907	
Break 7:06 to 7:12 p.m.				
3. Scricco, Frank	155 Polpis Road	Hardscape: pool	44-14	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern – Reviewed project and changes made per previous concerns. Reviewed the planting plan.			
Public	None			
Concerns (7:13)	Oliver – With all the construction, it looks like it'll be visible. Fine with the proposed screening. Camp – Wonders how many linear feet of the retaining wall will be visible. (The right most corner of the wall.) Coombs – The screening looks sufficient.			
Motion	Motion to Approve with the screening as shown on the planting plan. (Camp)			
Vote	Carried unanimously		Certificate # 65908	
2. Harris, Brian	5 Monohasset Road	Hardscaping: pool, game crt	79-150	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brian Harris – There was an issue about visibility of the pool from the road. Reviewed the planting plan. Val Oliver – The cabana is approved but not yet built. The driveway apron is being eliminated.			
Public	None			
Concerns (7:22)	McLaughlin – No comments. Kuhnert – This driveway has formal circular elements. The hoop should be moved to the other side of the game court. Camp – The fence for the pool should be closer to the pool. Coombs – Agrees with what's been said. The bluestone walkways and patios as proposed are too formal. Glazer – The air conditioning unit (A/C) needs to be screened by a fence; the generator as well. The driveway needs to be more rural. Replace the fences around the window wells with grates.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	

4. Shimmo Hills, LLC	10 North Road	Hardscape: pool	43-81	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern – Reviewed changes made per previous concerns; contends lack of visibility. Steven Cohen , Cohen & Cohen Law PC – The grade will be as per the house plans.			
Public	None			
Concerns (7:40)	Discussion about the garage 8-foot retaining wall, its material and visibility, and efforts to minimize it. Oliver – The project is hard to absorb. McLaughlin – There is room to terrace the 96-foot-long, 4-foot wall into two or more shorter walls. Kuhnert – A smaller pool would mitigate the amount of retainage and grading. Asked that the grade changes be shown on the plans. Camp – This is 40 feet long. The drop from the pool to the cedars is very steep; if the pool were shorter, the slope of the grade would be less. Coombs – Need to see a cross section of the pool from the water. Glazer – Need to see what the planting looks like from the water.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
5. Pate	5 Francis Street	Addition	42.2.3-26	Thornewill Design
Voting	Glazer, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill , Thornewill Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:04)	Camp – The “A” window on the south elevation should match the one on the opposite end. This looks better. McLaughlin – All rails should be balusters. The rest fits with the neighborhood. Glazer – This looks better.			
Motion	Motion to Approve through staff with the new south elevation “A” window to match the existing left “A” window. (Camp)			
Vote	Carried unanimously		Certificate #	65909
6. Weaver, Robert	85 Tom Nevers Road	New dwelling	91-14	Topham Design
Voting	Glazer, Coombs, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham , Topham Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:14)	Kuhnert – All revisions requested were done. This design is much improved. Camp – Columns look a little thin but she’s not concerned. Coombs – This looks good and the height is down.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 3-0//McLaughlin Abstain		Certificate #	65910

7. Sullivan, Brian	6 Marble Way	Commercial building	66-103	Topham Design
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham , Topham Design – Reviewed changes made per previous concerns. Brian Sullivan – The grade here is two feet lower than Russell’s and the structure is 25 feet.			
Public	Chris Skehel , 75 & 77 Bartlett Road – He had suggested using two siding materials; that clearly isn’t working. Sam Parson, 1 Marble Way			
Concerns (8:19)	Glazer – She has had many emails reminding her that the board had requested ridge poles be put up; she never received word they were up. She pulled the file on the approved buildings on the abutting lot; the height of those buildings was 20 plus some inches with no dormers. Oliver – The roof plan is too complicated in an effort to get the 2 nd -floor space; not sure about using two different siding materials. If this is supposed to resemble a barn, it should be simpler. There are too many different types of doors. Camp – Agrees with Ms Oliver. The dormers should be pulled in and maybe gang the windows. Coombs – The idea of bringing in the dormers is a good idea but doesn’t agree with the windows being ganged. McLaughlin – This building is overpowering; two buildings would break that up. This neighborhood is a majority of homes, not commercial. There are 29 windows and a lot of dormers. The siding should be all one material. Glazer – Agrees about this being too complicated and over fenestrated; the dormers are in appropriate; the building is massive. Go back to shingle siding.			
Motion	Motion to View with ridge poles. (Camp)			
Vote	Carried unanimously		Certificate #	
8. Lampe, John	64B Walsh Street	Main dwelling	29-94	John Lampe
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (8:34)	No comments at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously		Certificate #	
9. 17 Mass Ave LLC	17 Massachusetts Avenue	Color change on garage	60.3.1-315	Mark Godfrey
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Godfrey – The garage was applied for to be natural to weather; want it white as the house was approved white.			
Public	None			
Concerns (8:34)	Glazer – Reviewed MAB comments: no concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously		Certificate #	65911
10. Siminoff	1 High Street	New dwelling	42.3.3-27	BPC
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – The main issue was the brick veneer on the foundation; there is a small section of stone. Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:36)	Kuhnert – Appreciates changes to the window wells. Questions the necessity of maintaining the appearance of the stone. Asked for a high resolution historic photo to ascertain the actual historic material of the foundation. Oliver – No concerns if the foundation is painted. Doesn’t feel strongly about putting a chimney back on. Camp – Would like to see the appearance of stone and brick maintained. This would look great with a chimney. Coombs – Recalled discussion about adding a faux chimney to the house; it is an old house and should have one. Would like to see the brick and stone appearance maintained.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously		Certificate #	65912

11. Minella, Sarah	15 Giny Lane	2nd Dwelling	41-849	Sandcastle Constr
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Robert Newman , Sandcastle Construction Inc. – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:51)	Glazer – The dormers on the north and west need to come off the ridge.			
Motion	Motion to Approve through staff with the north & south elevation dormers pulled off the ridge. (Coombs)			
Vote	Carried unanimously		Certificate #	65913
12. Choma, Chris	29 Monomoy Road	New dwelling	54-209	Milton Rowland
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:55)	Discussion about the spacing of the porch columns on the east elevation.			
	Oliver – No concerns; if the porch column that aligns with the left corner board is removed, it would be better spaced.			
	Kuhnert – Agrees with Ms Oliver			
Motion	Motion to Approve through staff with the removal of the east elevation left column which is aligned with the corner board. (Kuhnert)			
Vote	Carried unanimously		Certificate #	65914
13. At Last LLC	7 Judith Chase Lane	Steps	42.3.2-62	NAG
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Provided documentation of stone steps in the old historic district.			
Public	None			
Concerns (9:01)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously		Certificate #	65915
14. Bloom, Chris	11 Lily Street	Historic reno	42.3.4-50	Emeritus
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (9:02)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously		Certificate #	65916
15. Faros	17 Broad Street	Chimney cap	42.4.2-72	Emeritus
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (9:05)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously		Certificate #	65917

Motion to Hold the following items for the beginning of the May 31 meeting. (Camp) Carried unanimously

16. Burn the Ships	98 Old South Road	Garage	68-429	JB Studio
17. Pastan	63 Old South Road	Commercial building	68-157	Patty Roggeveen
18. Pastan	63 Old South Road	2nd commercial building	68-157	Patty Roggeveen
19. Pastan	1 Greglen Avenue	Hardscape	68-194	Patty Roggeveen
20. Pastan	3 Greglen Avenue	Hardscape	68-197	Patty Roggeveen
21. Pastan	5 Greglen Avenue	Hardscape	68-198	Patty Roggeveen
22. Matthews	1 Old Mill Court	New dwelling	55-922	Sanne Payne
23. Matthews	1 Old Mill Court	Hardscape	55-922	Sanne Payne
24. Matthews	1 Old Mill Court	Shed	55-922	Sanne Payne
25. A&B Realty Trust	53 Baxter Road	Relocate house	49-17	Permits Plus
26. A&B Realty Trust	53 Baxter Road	Relocate garage	49-17	Permits Plus
27. A&B Realty Trust	53 Baxter Road	Hardscape: planting	49-17	Permits Plus
28. Tyrone Featherly	209 Madaket Road	Hardscape: pool, fence	59-48	Self

V. HDC BUSINESS

- Approve Minutes May 3, 5, & 10, 2016: **Motion to Approve.** (Coombs) Carried unanimously
- Review Minutes May 17 & 19, 2016
- Other Business
- Voting of Sconset Advisory Board: **Motion to Accept the application of Angus Macleod to the SAB.** (Camp) Carried unanimously
 - Formation of a Building with Nantucket in Mind workgroup: **Motion to Form a Workgroup to update Building with Nantucket in Mind.** (Camp) Carried unanimously
 - Hospital meeting June 2, 2016 reminder
- Commissioner comments None
- Motion to Adjourn: 9:12 p.m.
- Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Historic District