



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 31, 2016

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

Called to order at 4:30 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: Kuhnert, 4:35 p.m.
 Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

Kevin Kuester, 83 Main Street – Is hoping any proposed HDC staffing changes will come before this board for discussion.

II. CLARIFICATION OF MADAKET HISTORIC AREA MAP

Voting	Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert
Documentation	New map of Madaket Old Historic District and Madaket Area.
Representing	Bradford Fleming , Chair MAB – Explained the MAB’s thoughts on expanding the existing area under MAB purview: original district, creation of a Madaket old historic district (OHD), and what areas the advisory board would like to add.
Public	Bruce Mandel , 10 Midland Avenue – Noted that a Madaket Area Plan was put together and MAB follows it. Feels that the inclusion of new properties should be done through the proper channels with a public hearing to give affected property owners an opportunity to weigh in.
Concerns	Glazer – Asked MAB to detail the district be as specific as possible using street number. Pohl – Asked if the area is expanded, does the 25-foot-height restriction expand into the new areas as well or does that have to go to Town Meeting. Fleming – The 25-foot height restriction was put in place when Madaket came under the HDC back in the 1970s. Coombs – She believes that requires a Home-rule petition. Suggested getting the details in writing to submit an article for the Fall Special Town Meeting. Oliver – Believes this extension has to go through a public hearing process. McLaughlin – Delineated the specific area the HDC voted to cap the ridge height at 25 feet. Camp – Believes the necessity for recognizing an OHD for Madaket needs to be done in a timely manner. Glazer – Told Mr. Fleming to have MAB craft in writing their proposed changes so that it can go through the proper process.
Motion	Tabled for the public hearing process.
Vote	None Certificate #

III. CONSENT

1. O’Reilly, Mike – 65918	19 Appleton Road	Fence	66-397	Self
2. Habitat Nantucket – 65919	20 Ticcoma Way	Door color change	67-709	Richard Hussey
3. Clausson, Olaf – 65920	30 Eel Point Road	New shed	40-44.1	Concept Design
4. Brock, Julie – 65921	30 Nonantum Road	Move shed on site	87-21	Rowland Assocs
5. Davis, Mac – 65922	45 Wauwinet Road	Partial demo	14-27	Self
6. Brodie, Peter – 65923	70 Sankaty Road	Rev.60440: wndw, roofwlk	49-81	Val Oliver
7. Maciver, Andy – 65924	68 Somerset Road	Patio	66-447.1	Val Oliver
8. Greywoods LLC – 65925	63 Hummock Pond Road	Rev. 63275, 63414: additions	56-466	BPC
9. Watterson, TJ – 65926	331/2 Vesper Lane	Move shed on site	55-908	Concept Design
10. Nantucket Tents – 65927	45 Tomahawk Road	Relocate windows	69-327	CWA
11. Nikulin, Yury – 65928	7 Cow Pond Road	Addition	55-918	Yury Nikulin

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12. 137 Hummock Pond LLC – 65929	137 Hummock Pond Road	Move on 2 nd dwelling	65-72	CWA
13. 137 Hummock Pond LLC – 65930	11 Mattapoisset Avenue	Move off 2 nd dwelling	82-376	CWA
14. Glowacki, Greg – 65931	21 Greglen Avenue	Demo shed #1	68-142	Beverly Roberts
15. Glowacki, Greg – 65932	21 Greglen Avenue	Demo shed #2	68-142	Beverly Roberts
16. Black, Chris – 65933	11 Hawthorne Lane	Trim, door color chng	56-263	Thornewill Design
17. Crib LLC – 65934	17 Surfside Road	Relocate footprint, demo part	55-259	Emeritus
18. Crib LLC – 65935	17 Surfside Road	New dwelling unit #1	55-259	Emeritus
19. Crib LLC – 65936	17 Surfside Road	New dwelling unit #2	55-259	Emeritus
20. Nicholson, Sam – 65937	22 Brewster Road	Shower enclosure	54-196.1	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	Clarification of Items 12 & 13, 137 Hummock Pond LLC move off/on. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	65918 to 65937	

IV. CONSENT WITH CONDITIONS

1. 27 W. Sankaty Rd. LLC – 65938	27 West Sankaty Road	Shed	73.4.2-71	K. McMullen
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	Shed with pergola only. No additional concerns.			
Motion	Motion to Approve through staff per noted concerns. (Pohl)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	65938	

IV. SIGNS (4:50)

1. J Pepper Frazier	13 Centre Street	Projecting sign	42.3.1-203.2	J Pepper Frazier
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – This had been held for representation; no one has come. There is a sign up; it doesn't meet the guidelines.			
Concerns	Discussion about how this is now a violation.			
Motion	Motion to move to violations. (Coombs)			
Vote	Carried unanimously	Certificate #		
2. Nantucket Historical Assn.	10 Straight Wharf (Town Pool)	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	Kevin Kuester , Sign Advisory Committee – Held for representation; no one has come in; sign does not meet guidelines. Recommend denial. The armature they wish to use has not been used in three years and is next to the Macy Warehouse; this is going in next door; if an armature is not used for three years, it negates the ability to install a free-standing sign.			
Concerns	Discussion about how the proposed sign does not meet the guidelines			
Motion	Motion to Deny due the proposed not meeting the guidelines. (Pohl)			
Vote	Carried unanimously	Certificate #	65939	

3. Enforcement

Voting Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert
 Sign Advisory **Kevin Kuester**, Sign Advisory Committee – Have updated photos and should have things run by HDC. Have noted a number of signs going up without applications.
 Concerns No other comments.

V. OLD BUSINESS

1. Burn the Ships	98 Old South Road	Garage	68-429	JB Studio
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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 **Juraj Bencat**, JB Studio – Reviewed changes made per previous concerns. This does not sit on the road; it's a rear lot.
 Public None
 Concerns **Coombs** – West elevation, there needs to be corner boards placed in alignment with the breaks in the roof.
Pohl – The west elevation casement are too large and the south elevation double-hung windows are too small; the pane sizes should be similar. The 6-light window over the garage doors should be an 8-light.
Camp – Would prefer 3-tab over architectural shingles. The middle section mass is still long along the east elevation; the whole building is 73 feet long and is massive compared to the other structures. Agrees about the 6-light windows.
Kuhnert – Agrees with what's been said.
Glazer – The West elevation has a 73-foot-long unbroken ridge.
 Motion **Motion to Hold for revisions. (Coombs)**
 Vote Carried unanimously **Certificate #**

2. Pastan	63 Old South Road	Commercial building	68-157	Patty Roggeveen
3. Pastan	63 Old South Road	2nd commercial building	68-157	Patty Roggeveen

Voting Glazer, Coombs, Pohl, Oliver, Kuhnert
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Patty Roggeveen** – Reviewed changes made per previous concerns.
 Public None
 Concerns (5:03) **Oliver** – There is no site plan and she has a problem reviewing this without a site plan.
Glazer – Need to have a site plan; it is part of the HDC adopted checklist.
 Motion **Motion to Hold for a site plan. (Camp)**
 Vote Carried unanimously **Certificate #**

4. Pastan	1 Greglen Avenue	Hardscape	68-194	Patty Roggeveen
5. Pastan	3 Greglen Avenue	Hardscape	68-197	Patty Roggeveen
6. Pastan	5 Greglen Avenue	Hardscape	68-198	Patty Roggeveen

Voting Glazer, Coombs, Camp, Oliver
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Patty Roggeveen** – Reviewed changes made per previous concerns: air-conditioning units (A/C), mechanical pads, lighting, trash bin fence enclosure, asphalt paving, and front split-rail fence. Stated she had submitted photos and pictures of the hardscape elements.
 Public None
 Concerns **Coombs** – Would prefer some paving material which is lighter than asphalt.
Oliver – In the future, should have pictures of the hardscape elements attached to each set of plans.
Glazer – Asked that a photo and the size of the A/C and a picture of the fence be attached to each set of plans.
 Motion **Motion to Hold for additional information and to come back at the beginning of June 7 meeting. (Coombs)**
 Vote Carried unanimously **Certificate #**

7. Matthews	1 Old Mill Court	New dwelling	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 – Reviewed changes made per previous concerns. Her client really would prefer the front door to be 4-light with a single panel			
Public	None			
Concerns (5:19)	McLaughlin – The front door should be a six-panel. Pohl – Agrees about the front door being more wood and less glass. Camp – No concerns. Coombs – Agrees about the front door.			
Motion	Motion to Approve with the front door as presented: 2-lights and 2 vertical panels. (Camp)			
Vote	Carried unanimously		Certificate #	65940
8. Matthews	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 – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:25)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously		Certificate #	65941
9. Matthews	1 Old Mill Court	Hardscape: pool, fence, etc.	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 – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:27)	McLaughlin – No comments. Pohl – The picket fence has more open space than wood; the wood slats should be larger than the open space. Discussion about the west side long wire fence imbedded in privet; should come off the corner of the house.			
Motion	Motion to Approve through staff with the picket fence and gate moved back 12 feet with the picket to have a more typical board: open ratio with the board to be 2.5” at 5” on center and the west wire fence to stop at the picket. (Camp)			
Vote	Carried unanimously		Certificate #	65942
10. A&B Realty Trust	53 Baxter Road	Relocate house	49-17	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor , Permits Plus – Reviewed the project and changes made per previous concerns. Want to replace all the windows, which are about 25 years old. House is circa 1925 with extensive remodeling.			
Public	None			
Concerns (5:44)	McLaughlin – No comments. Pohl – No concerns. Camp – The window wells are too deep on the front. (They meet egress window code requirements.) Coombs – Should know what windows will go in. (Window scheduled is attached.) Glazer – Should have less lattice on the front. (no one agrees with that.)			
Motion	Motion to Approve as drawn. (Camp)			
Vote	Carried unanimously		Certificate #	65943

11. A&B Realty Trust	53 Baxter Road	Relocate garage	49-17	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor , Permits Plus – Reviewed the project and changes made per previous concerns.			
Public	None			
Concerns (5:44)	None			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	65944	
12. Featherly, Tyrone	209 Madaket Road	Hardscape: pool, fence & spa	59-48	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	Tyrone Featherly – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:57)	Glazer – Clarified the application. McLaughlin – A complete and accurate set of drawings weren't submitted with the application. No concerns.			
Motion	Motion to Approve Exhibit A. (Coombs)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	65945	
VI. NEW BUSINESS				
1. Appleby, Howard	11 Mattapoissett Avenue	Rev. 64847	82-376	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Cutone , BPC – Presented project.			
Public	None			
Concerns (5:37)	McLaughlin – No comment. Pohl – North elevation, the wall-eyed window aren't great but they are on the existing. Coombs – No great love for ganged windows but okay.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 4-0//Camp abstain	Certificate #	65946	
2. Appleby, Howard	11 Mattapoissett Avenue	Shed	82-376	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Cutone , BPC – Asked this be held for the hardscape plan.			
Public	None			
Concerns (5:43)	No comments at this time.			
Motion	Held at applicant's request by unanimous consent			
Vote	N/A	Certificate #		
3. Broderick, Shaun	4 Old Mill Court	Spa	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.			
Public	None			
Concerns (6:03)	No concerns.			
Motion	Motion to Approve as applied. (Camp)			
Vote	Carried unanimously	Certificate #	65947	

4.	Levy, Joyce	84 West Chester Street	Hardscape: spa	41-343	Atlantic Landscape
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Held for representation by unanimously consent.				
Vote	N/A				Certificate #
5.	Nutt, Karin	9 Wrights Landing	Shed/pergola	91-124	Atlantic Landscape
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Held for representation by unanimously consent.				
Vote	N/A				Certificate #
6.	Glenhurst West RT	137 Cliff Road	Beach stairs, sitting area	30-610	CWA
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 Griffin , Chip Webster Architecture – Presented project.				
Public	None				
Concerns (6:06)	Oliver – Would like to see the Conservation Commission requirements in regards to aluminum stairs. Coombs – Would like to see pictures of other beach stairs in the area. McLaughlin – The railings are 18-feet of aluminum, which is weak; they should be wood.				
Motion	Motion to Hold for further information. (Camp)				
Vote	Carried unanimously				Certificate #
7.	Town of Nantucket	Bathing Beach Road	Shed #1	29-2	Structures Ultd
8.	Town of Nantucket	Bathing Beach Road	Shed #2	29-2	Structures Ultd
9.	Town of Nantucket	Bathing Beach Road	Shed #3	29-2	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	None				
Public	None				
Concerns	No comments at this time.				
Motion	Items 7, 8, & 9 held for representation by unanimous consent.				
Vote	N/A				Certificate #
10.	Levy, Joyce	84 West Chester Street	Rev. 65608: deck, pergola	41-343	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	Ben Normand , Rowland and Associates – Presented project.				
Public	None				
Concerns (6:13)	Coombs – Doesn't think this will be visible. McLaughlin – The deck is 15 feet long and the house is 28 feet long.				
Motion	Motion to Approve due to lack of visibility. (Pohl)				
Vote	Carried unanimously			Certificate #	65948

VII. VIEWS

1.	John McDermott	34 Centre Street	Patio extension	42.3.1-120	George Harrington
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	George Harrington – Presented project; material is to match existing. Similar to a patio at 3 Hussey Street.				
Concerns (6:17)	None				
	No HSAB comments.				
	Camp – The plan doesn't show the perimeter; would like more information.				
	Glazer – Would like to see HSAB comments on this. Need better information on the material and dimensions of the patio and what the border will be.				
Motion	Motion to Hold for more information. (Camp)				
Vote	Carried unanimously			Certificate #	
2.	1st Congregational Church	62 Centre Street	Entry addition for lift	42.4.3-75	Stover Engineering
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	John Stover , Stover Engineering – Presented project.				
Concerns (6:24)	None				
	Kuhnert – Reviewed HSAB comments: incomplete due to lack of elevations of proposed changes.				
	Oliver – A section of floor plan showing access would help.				
	No concerns.				
Motion	Motion to Approve with a correct GIS map. (Pohl)				
Vote	Carried unanimously			Certificate #	65949
3.	1st Congregational Church	62 Centre Street	Summer church tower reno	42.4.3-75	Stover Engineering
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	John Stover , Stover Engineering – Presented project; fiberglass clapboard has already been approved on this building.				
Concerns (6:30)	None				
	Kuhnert – Reviewed HSAB comments: Fiberglass clapboard is not appropriate.				
	Camp – Not in favor of the fiberglass below the roof above the Gothic window.				
	Pohl – If two different materials, wood and fiberglass, are painted at the same time, the painted on the paint on the wood will deteriorate at a faster rate than on the fiberglass; it will look awful. For that reason, the top two tiers should have been approved 100% fiberglass.				
	McLaughlin – Agrees with Mr. Pohl. It should be wood; believes approving fiberglass in the upper tiers was a mistake and this board shouldn't allow anymore to be added.				
	Coombs – The fiberglass shouldn't start any lower than the roof; no change in the middle.				
	Kuhnert – State Historic Preservation Office (SHPO) reviewed the AT&T fiberglass panel application and approved it. SHPO has not reviewed this current proposal to replace wood with fiberglass; the applicant should submit this to SHPO.				
Motion	Motion to Hold for further information. (Coombs)				
Vote	Carried unanimously			Certificate #	

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4. McDonald, John	4 Capaum Road	Rev. 64664: shutters	30-217	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 Public	Ben Normand , Rowland and Associates – Presented project. Contends the style vintage and corner lot call for it.			
Concerns (6:51)	<p>Glazer – They have an approval for Essex green shutters on the front side; now they want black shutters all the way around; not sure that is appropriate and it will look make the structure look busy. Most houses in that area do not have shutters all the way around. Noted some discrepancies between the drawing and photos. Some houses in the area only have shutters on the 1st floor.</p> <p>Pohl – Black would overwhelm this structure but Essex green shutters all the way around would be fine.</p> <p>Coombs – Noted some locations where there would be a problem putting in operable shutters; the south elevation shouldn't be shuttered; there are too many different types of windows.</p> <p>McLaughlin – South elevation, there are some windows that would have to have overlapping shutters; agrees with Ms Coombs.</p> <p>Camp – Black is too severe. There shouldn't be any shutters on the 3rd floor. West elevation is overly shuttered.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		
5. Bowen, Dabney	16 Vestal Street	Change fence, gates	42.3.3-92	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 Public	Carrie Thornewill , Thornewill Design – Presented project.			
Concerns (7:04)	<p>Glazer – This board has been requiring everyone to provide a drawing of the elements; need a drawing of the gate.</p> <p>Kuhnert – The existing gate is now as wide as the path; if the gate gets wider, the path should remain as is.</p>			
Motion	Motion to Approve through staff with a drawing of the gate. (Pohl)			
Vote	Carried unanimously	Certificate #	65950	
6. Bowen, Dabney	16 Vestal Street	Change shed doors	42.3.3-92	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 Public	Carrie Thornewill , Thornewill Design – Presented project.			
Concerns (7:07)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65951	
	Break 7:13 to 7:19 p.m.			
7. Gordon, Brett	10 Bishop's Rise	Outdoor fireplace	40-42	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Mark Cutone , BPC – Presented project; contends lack of visibility. There is a Massachusetts Endangered Species Act protected area right behind this fireplace that screens visibility.			
Concerns (7:19)	<p>McLaughlin – Never seen a configuration like that.</p> <p>Oliver – Scaled to the person in the elevation, the chimney looks giant; suggested shortening the chimney.</p> <p>Pohl & Coombs – Agree with Ms Oliver.</p>			
Motion	Motion to Approve through staff with the chimney reduced two feet. (Coombs)			
Vote	Carried unanimously	Certificate #	65952	

8. Pfund, Gerald	3 Hillers Lane	Bumpout & fenestration	42.3.2-164	Brook Meerbergen
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Brook Meerbergen – Presented project; structure is circa 1980s			
Concerns (7:26)	<p>Staff – No HSAB comments; this was included with the files that went to HSAB; doesn't know why it wasn't reviewed. Discussion clarifying the project.</p> <p>Glazer – The triple French doors are her only concern.</p> <p>Pohl – Suggested double French doors centered under the windows above.</p> <p>McLaughlin – There are some double 8-over-8 windows where most windows are 12-over-12; they should be 12-over-12. The bay unit should be grounded.</p>			
Motion	Motion to Approve through staff with the north elevation to have only two French doors centered under the windows above and the bay unit to be grounded. (Pohl)			
Vote	Carried unanimously	Certificate #	65953	
9. Burke, Janice	36 North Liberty Street	New cottage	41-265	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Val Oliver – Presented project. Didn't know about the shed. Her client is applying to move the driveway off the corner.			
Concerns (7:37)	<p>Robert Sylvia, 38 North Liberty Street – Read a letter of concerns into the record</p> <p>Jennifer Pask, 1 Franklin Street – Concerned about proximity of structure to her house; there is already a shed there.</p> <p>Kuhnert – Reviewed HSAB comments: shed dormer too large; single window in dormer; window casing style should match existing house; porch should have a beam above the posts.</p> <p>Glazer – The shed the abutters mentioned isn't on the plans.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Agrees with HSAB comments. The details should match the main house.</p> <p>Camp – For a cottage, it's overly complicated; should be more diminutive. Would like it pulled more off the property line.</p> <p>Coombs – Shutters on the front makes it look heavy. Agrees with HSAB.</p> <p>Glazer – When she saw this, it looked like it is the main structure; agrees it should be more diminutive.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried	Certificate #		
10. Pierce, Jacquelin	29 Claredon Avenue	As built shed	76.4.2-387	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 Public	Jacquelin Pierce			
Concerns (7:49)	<p>Glazer – Took photos; this shed is tucked in. the only issue is that it was built without HDC approval.</p> <p>McLaughlin – Asked if the as-built fee was paid. (Yes.)</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65954	
11. Watterson, TJ	331/2 Vesper Lane	Hardscape: Rev. 65441	55-908	Concept 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 Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation or the end of the agenda. (Camp)			
Vote	Carried unanimously	Certificate #		

12. Great State Properties	92 Washington Street	Relocate garage, drive	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	Scott Hutton , Smith & Hutton – Presented project. Jennifer Smith, Smith & Hutton			
Public	None			
Concerns (7:51)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65955	
13. Kotalac, Rick	48 Bartlett Road	2nd floor deck	66-524	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 (7:53)	No comments at this time.			
Motion	Motion to Hold for representation or the end of the agenda. (Camp)			
Vote	Carried unanimously	Certificate #		
14. NIR LLC	19 North Water Street	Rev.64586: weather vane, fence	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 Kelley – Presented project.			
Public	None			
Concerns (7:56)	Staff – No HSAB comments. Glazer – The changes are not itemized on the application form; that needs to be done. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	65956	
15. Mulrow Edwyna Trust Etal	40 Jefferson Avenue	Resite existing dwelling	30-119	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. Will be back with application for exterior work.			
Public	None			
Concerns (8:02)	Kuhnert – Asked if flood mitigation is part of this plan. (No; it sits high) Pohl – Would like to know where this will sit <i>vis-à-vis</i> the abutting structure. No concerns with the resiting. Consensus would like to see the renovation plans before approving the move.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		

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16. Fogarty, Brian	10 Uncatena Avenue	Change existing grade	80-16	Bracken Engineering
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: foundation is 12.6 inches higher than proposed. Don Bracken , Bracken Engineering, Inc. – There is a 1-foot drop across the structure.			
Public	None			
Concerns (8:12)	Coombs – This is very flat land. Pohl – Suggested an additional shingle course below the top of the foundation. About 6 to 8 inches of top soil is in a pile; suggested using yellow surveyor tape running from a point of untouched existing grade across the structure to where the bottom shingle course would be; he thinks there won't be a need for that much fill. Glazer – House original approved at 26.6; new height is 27.2.			
Motion	Motion to View with strings as described. (Pohl)			
Vote	Carried unanimously		Certificate #	
17. Stasiowski Rlty Series	4 Pilgrim Road	New dwelling	41-367	Emeritus
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project. Peter Glazer – According to Ms Lesley Snell, PLUS, the paper road will become part of the yard sale program.			
Public	None			
Concerns (8:23)	Pohl – The north elevation main mass is taller than it is wide. Oliver – Asked if the paper road will go away; asking in regards to the visibility of the south elevation. Camp – North elevation, agrees that the main mass seems vertical; suggested bringing it down a couple of feet; the right shed dormer is heavy; shed dormer roofs should be more narrow and reduce the overhangs. Coombs – Suggested pushing the north elevation dormers up and making them narrower; right side should be a more additive mass. This seems to go from side line to side line. McLaughlin – This has 208 linear feet around and the structure has 44 windows.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
18. 84 Surfside Road LLC	84 Surfside Road	New dwelling (triplex)	67-343	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (8:35)	McLaughlin – This is almost 30 feet high; should be shorter. Pohl – It's a simple building; agrees with Mr. McLaughlin about bringing the height down. Camp – Agrees about the height. Suggested the front door could have sidelights and the west elevation door to be a 9-light. Coombs – East elevation, the basement access should be moved to the rear.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	

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19. Phljan Trust	67 Easton Street	New dwelling	42.4.1-115.1	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project. Phil Visco , co-owner – Explained the zoning is limited commercial. Jan Visco, co-owner			
Public	None			
Concerns (8:45)	McLaughlin – This house is similar to other structures in the area. Pohl – This is a little wide causing a ridge in the hipped roof; should be the same proportion as the ones across the street. A reduction in the main mass width would help. Camp – This is a good start. It might be more friendly if it had more shingle-style window configurations. The shutters need the middle band. The front door could be more shingle or Victorian style to give it more character. East elevation, suggested a diamond window. Coombs – The second-floor windows over the front door should be brought in to eliminate the gap over the door; same on the east elevation. Glazer – East elevation, one window seems to be tucked into the fascia board.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	
20. Mazza, John	26 Codfish Park	Demo dwelling	73.1.3-65	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project. Cited 34 Codfish Park as a contributing house permitted to be demolished. Reviewed the history of renovation work, and engineer’s report confirming loss of historic fabric. Circa 1930s. Steven Cohen , Cohen & Cohen Law PC – Historic file states it’s contributing but has no information as to why.			
Public	None			
Concerns (8:55)	Glazer – Read SAB comments: demolition is not appropriate. Pohl – The photos and the elevation drawings don’t agree. Doesn’t support a demolition. Kuhnert – Codfish Park was an African American community; so it’s quite possible the significance lies in its cultural association with the Nantucket black community. Camp – She would support a renovation but not a demolition. Coombs – Doesn’t want to see this demolished. Glazer – Going forward, she would like to see this cottage brought back to life. McLaughlin – Addressed the discrepancy in scale between the photos and the drawings.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
21. Mazza, John	26 Codfish Park	New dwelling	73.1.3-65	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project: to emulate existing. Steven Cohen, Cohen & Cohen Law PC			
Public	None			
Concerns (9:04)	Camp – The existing roof pitch is an important part of the character to the structure. Pohl – Noted that as a renovation, they can get a lot of exemptions from code, which they would have to meet with a new building. Suggested turning the porch into a sun porch.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	

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22. Connors, Timothy	68 Pocomo Road	Color change main house	15-31	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	None			
Public	None			
Concerns (9:10)	Glazer – Visibility is minimal; they want all to go to white. Other houses in the area are white. Oliver – Feels it fits in.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65957	
23. Connors, Timothy	68 Pocomo Road	Color change guest house	15-31	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	None			
Public	None			
Concerns	Glazer – Visibility is minimal; they want all to go to white. Other houses in the area are white. Oliver – Feels it fits in.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65958	
24. Connors, Timothy	68 Pocomo Road	Color change garage	15-31	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	None			
Public	None			
Concerns	Glazer – Visibility is minimal; they want all to go to white. Other houses in the area are white. Oliver – Feels it fits in.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	65959	
	From New Business			
6. Levy, Joyce	84 West Chester Street	Hardscape: spa	41-343	Atlantic Landscape
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert (Oliver out of room)			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project: wall 24”, fire pit & spa 18”			
Public	None			
Concerns (9:14)	Glazer – Need a picture of the pressure treated wall and don’t know the height. Also, don’t know the height of the raised fire pit. No additional comments.			
Motion	Motion to Approve through staff with corrected drawings showing dimensions and a photo of the pressure treated wall. (Camp)			
Vote	Carried unanimously	Certificate #	65960	
7. Nutt, Karin	9 Wrights Landing	Shed/pergola	91-124	Atlantic Landscape
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert (Oliver out of room)			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project.			
Public	None			
Concerns (9:18)	Glazer – There are no dimensions and the scale is wrong.			
Motion	Motion to Hold for corrected drawings and additional information. (Camp)			
Vote	Carried unanimously	Certificate #		

VIII. HDC BUSINESS	
Approve Minutes	May 17 & 19, 2016: Motion to Approve. (Camp) Carried unanimously
Review Minutes	May 24, 2016
Other Business	• Hospital meeting 1 p.m. June 2 nd
Commission Comments	McLaughlin – Would like a discussion about Mr. Voigt’s position on the next agenda.

Motion to Adjourn: 9:23 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Historic District