



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, June 2, 2016

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

Called to order at 1:05 p.m.

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

II. HOSPITAL

1. Nantucket Cottage Hospital	57 Prospect Street	New Hospital	55-3	RJ O'Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sebastian Martello, Cannon Design John Twohig, Health-care Law Goulston and Storrs Bill Fleming, William Fleming Associates John Jennings, Cannon Design Timothy Sullivan, Goulston and Storrs Rich O'Connell, RJ O'Connell & Associates, Inc. Steve Glowacki, RJ O'Connell & Associates, Inc. Frank Kovack, NCH			
Public	None			
Concerns	<p>Twohig – Reviewed comments from previous hearing.</p> <p>Martello – Reviewed changes made per previous concerns. Presented the concept of and compared hipped-roof dormers to gable-roof dormers.</p> <p>Glazer – Noted that the changes haven't been bubbled. It seems like a lot of windows on the Vesper Road side.</p> <p>Pohl – The 1-foot gable rakes and eaves should get narrower or have a drip edges or gutters. He likes the hipped-roof dormer alternative. On the main front entrance, run the pediment line across. South elevation, agrees that this side now has a lot of windows. Lancaster white goes well with Platinum grey.</p> <p>Coombs – Agrees with Mr. Pohl. South elevation, changing the dormers to hipped roofs brings down the height of the structure; with the breakup of the wall plane and the grill, the amount of fenestration isn't a problem. Okay with the entrances.</p> <p>Oliver – Noted that it is atypical on Nantucket to have trim boards on the interior corner of meeting wall plains. Likes the hipped dormers.</p> <p>Camp – Agrees with what's been said. Concerned that when the shingles weather in and blend with the platinum grey it will make this building look massive; asked if other colors had been considered. Asked about the exterior material of the entrance pediments and if they are painted.</p> <p>Glazer – South elevation, feels the left gable is over fenestrated; would like to see a reduction by one window top and bottom; concerned about the amount of light that will come off the building at night. Feels that with the increase in and spacing of windows, the structure is getting too uniform looking.</p> <p>Martello – Explained the spacing on the windows. The height is 35 to 40 feet for the 2-story elements. Explained how bright contrasting colors can make this building look even larger and dark contrasting colors makes it too busy. The entrance pediments will probably be painted clapboard.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	

2. Nantucket Cottage Hospital 57 Prospect Street Demo existing hospital 55-3 RJ O'Connell & Assoc
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates None
 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
 Bill Fleming, William Fleming Associates
 John Jennings, Cannon Design
 Timothy Sullivan, Goulston and Storrs
 Rich O'Connell, RJ O'Connell & Associates, Inc.
 Steve Glowacki, RJ O'Connell & Associates, Inc.
 Frank Kovack, NCH

Public None
 Concerns No concerns.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously **Certificate #**

3. Nantucket Cottage Hospital 57 Prospect Street Hardscaping for hospital 55-3 RJ O'Connell & Assoc
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates None
 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
 Bill Fleming, William Fleming Associates
 John Jennings, Cannon Design
 Timothy Sullivan, Goulston and Storrs
 Rich O'Connell, RJ O'Connell & Associates, Inc.
 Steve Glowacki, RJ O'Connell & Associates, Inc.
 Frank Kovack, NCH

Public None
 Concerns **Fleming** – Presented the landscape plan: paving materials and planting plan. The Native New England fieldstone walls will be 18”; the gravity modular block wall will be less than 3’ tall; both walls taper to grade. The helipad will be enclosed by a split-rail fence with hedges.
Glazer – Will need to see where all the walls start and end and a photo of the gravity modular block. Need to know the length of the 5&1 fence off Vesper Lane.
Oliver – Asked about the color and pattern of the 4X16 paver blocks.
Fleming – It is grey running bond. Had brought a sample to the first hearing.
Martellotto – Reviewed the lighting plan and how it complies with the Dark Skies Initiative.
Coombs – It looks like a lot of parking light fixtures.
Martellotto – There are as many fixtures as necessary to meet industry standards. The parking lights are 21 feet tall, and antique lights are 12 feet tall; the door lights are on the wall.
Oliver – If all those lights are on at night, it will be excessively bright especially in a residential area.
Jennings – The lights are designed to have minimum light trespass. The lights can be on sensors to go off at night and motion-sensors to go on when cars move in.
 Discussion about if it’s possible to reduce the number of parking lot light fixtures. No concerns with the lighting fixtures themselves.
Pohl – Suggested comparing this lighting plan to the Stop & Shop lighting plan.
Twohig – The did look at the Stop & Shop lighting; that type of lighting is not good for this site in regards to meeting the safety and security requirements under the Town bylaws.
Glazer – Asked that the lights with “spill shields” be identified on the plan.
Oliver – Asked about lighting at the Helipad.
Martellotto – The Helipad lights will be airport type runway lighting on the ground and are mandated by law.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously **Certificate #**

IV. HDC BUSINESS

Next hearing date	Glazer - The next hearing for this will be June 9 at 1 p.m.
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Motion to Adjourn: 2:36 p.m.
 Submitted by:
 Terry L. Norton