



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, June 7, 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: Glazer, 4:37 p.m.  
Early Departures: Camp, 7:37 p.m.

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. SIGNS

|                      |                  |                 |              |                  |
|----------------------|------------------|-----------------|--------------|------------------|
| 1. Frazier, J Pepper | 13 Centre Street | Projecting sign | 42.3.1-203.2 | J Pepper Frazier |
|----------------------|------------------|-----------------|--------------|------------------|

|                 |                                                                                                                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Voting          | Coombs, McLaughlin, Pohl, Camp, Oliver                                                                                                                                                                                                                        |
| Alternates      | Kuhnert                                                                                                                                                                                                                                                       |
| Recused         | None                                                                                                                                                                                                                                                          |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                           |
| Representing    | None                                                                                                                                                                                                                                                          |
| Sign Advisory   | <b>Kevin Kuester</b> , Sign Advisory Committee – A sign was put up that isn't what they applied for and does not reflect SAC recommended changes. Asked the original application be approved per SAC recommendations. It will still go on the violation list. |
| Concerns (4:34) | No additional concerns.                                                                                                                                                                                                                                       |
| Motion          | <b>Motion to Approve through staff per recommendations of the SAC. (Pohl)</b>                                                                                                                                                                                 |
| Vote            | Carried <span style="float: right;"><b>Certificate # 65961</b></span>                                                                                                                                                                                         |

|              |                   |                 |            |          |
|--------------|-------------------|-----------------|------------|----------|
| 2. Town Pool | 10 Straight Wharf | Projecting sign | 42.3.1-137 | Sean Dew |
|--------------|-------------------|-----------------|------------|----------|

|               |                                                                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Voting        | Coombs, McLaughlin, Pohl, Camp, Oliver                                                                                                                     |
| Alternates    | Kuhnert                                                                                                                                                    |
| Recused       | None                                                                                                                                                       |
| Documentation | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                        |
| Representing  | None                                                                                                                                                       |
| Sign Advisory | <b>Kevin Kuester</b> , Sign Advisory Committee – They reapplied but our recommendation still stand; this doesn't meet the guidelines and recommend denial. |
| Concerns      | None                                                                                                                                                       |
| Motion        | <b>Motion to Deny based upon not meeting guidelines as noted by SAC. (Pohl)</b>                                                                            |
| Vote          | Carried unanimously <span style="float: right;"><b>Certificate # 65962</b></span>                                                                          |

|                        |                |            |           |           |
|------------------------|----------------|------------|-----------|-----------|
| 3. Nantucket Land Bank | 4 Codfish Park | Fence sign | 73.2.4-42 | J. Jordin |
|------------------------|----------------|------------|-----------|-----------|

|               |                                                                                                     |
|---------------|-----------------------------------------------------------------------------------------------------|
| Voting        | Coombs, McLaughlin, Pohl, Camp, Oliver                                                              |
| Alternates    | Kuhnert                                                                                             |
| Recused       | None                                                                                                |
| Documentation | Associated site and elevation plans, photos, correspondence, and required historical documentation. |
| Representing  | None                                                                                                |
| Sign Advisory | <b>Kevin Kuester</b> , Sign Advisory Committee – Recommend this be held for representation.         |
| Concerns      | None                                                                                                |
| Motion        | <b>Motion to Hold for representation to SAC. (Pohl)</b>                                             |
| Vote          | Carried unanimously <span style="float: right;"><b>Certificate #</b></span>                         |

4. Enforcement  
 Voting Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert  
 Sign Advisory **Kevin Kuester**, Sign Advisory Committee – The SAC has sent out 8 notices.  
 Concerns **Coombs** – Asked Old South Fish Market be put on the list.

**III. OLD BUSINESS**

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |              |              |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------|--------------|
| 1. Yacone, Marc       | 42 Friendship Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Garage                       | 56-330       | S. Metz      |
| Voting                | Glazer, Coombs, Pohl, Camp, Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |              |              |
| Alternates            | Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |              |              |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |              |              |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |              |              |
| Representing          | <b>Sophie Metz</b> – Reviewed changes made per previous concerns.<br>Marc Yacone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |              |              |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |              |              |
| Concerns (4:38)       | No concerns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |              |              |
| Motion                | <b>Motion to Approve. (Oliver)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |              |              |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Certificate #</b>         | <b>65963</b> |              |
| 2. Ouren, Christine   | 10 Fifth Way                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | As-built skylights & windows | 67-783       | 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          | <b>Wend Wetherill</b> – Presented project.<br><b>Val Oliver</b> – Other modifications to the structure have been approved; she can get the information requested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |              |              |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |              |              |
| Concerns (4:43)       | <b>McLaughlin</b> – One of the skylights should be eliminated; the policy is only one per roof plane.<br><b>Glazer</b> – We need photos of what the structure looked like before it was changed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |              |              |
| Motion                | <b>Motion to Hold for additional information. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |              |              |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Certificate #</b>         |              |              |
| 3. Lifzchultz, Betsey | 3 Massasoit Bridge Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | New dwelling                 | 59-11        | Permits Plus |
| Voting                | Glazer, Coombs, McLaughlin, Camp, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |              |              |
| Alternates            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |              |              |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |              |              |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |              |              |
| Representing          | <b>Mark Poor</b> , Permits Plus – Reviewed history of project; the plan is to build new what was approved for renovation; the owners are sentimentally attached to the original structure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |              |              |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |              |              |
| Concerns (4:50)       | <b>Kuhnert</b> – As a new dwelling, we shouldn't be constrained by what is being demolished. If the applicant wants to submit a revised design, that would be welcomed. In general this is simple. South elevation, the glazing should be reduced.<br><b>Camp</b> – Doesn't see how the design relates to the area. North elevation, this doesn't read as the front; the front door and two shed dormers should be reworked to be more cohesive.<br><b>Coombs</b> – Agrees with what's been said. North elevation, the right windows should be ungangled; reduce the dormers and bring in the cheek walls or add a 3 <sup>rd</sup> window on the 1 <sup>st</sup> floor. Same for the west elevation. Shouldn't have two skylights on the same roof plane. South elevation, the single-pane French doors/sliders on the 1 <sup>st</sup> floor are a concern. East elevation, a 3 <sup>rd</sup> window would help.<br><b>McLaughlin</b> – South elevation, change to a shingled railing to match the east elevation.<br><b>Glazer</b> – Agree with what's been said. North elevation, shed dormers are over sized. South elevation, the "A" windows are 6-feet tall and ganged across the side. |                              |              |              |
| Motion                | <b>Motion to Hold for revisions. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |              |              |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Certificate #</b>         |              |              |

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| 6. 78 Wauwinet Rd, LLC    | 78 Wauwinet Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | New main dwelling | 14-18                | Mellow & 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              | <b>Bob Paladino</b> , Mellow & Paladino – Reviewed changes made per previous concerns. Contends lack of visibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                      |                   |
| Public                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                      |                   |
| Concerns (5:10)           | <p><b>McLaughlin</b> – Questions the visibility. The south elevation is only 120 feet from the proprietor’s road.</p> <p><b>Pohl</b> – This is just over 22 feet and will be virtually invisible with the grey trim; he’s willing to allow the eccentricities.</p> <p><b>Camp</b> – The 2<sup>nd</sup> floor “D” windows in the north and west elevations should be “E” windows.</p> <p><b>Coombs</b> – Agrees about changing windows in the north elevation. The front door should be on the south elevation facing Wauwinet Road.</p> <p><b>Glazer</b> – The east elevation won’t be visible. If there is glass in the front door, there shouldn’t be sidelights; it doesn’t have to be a 6-panel door and can have lights in it. Suggested a Dutch door on the west elevation.</p>                                                                                                                                                                                                                                                                                           |                   |                      |                   |
| Motion                    | <b>Motion to Hold for revisions. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |                      |                   |
| Vote                      | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | <b>Certificate #</b> |                   |
| 7. 78 Wauwinet Rd, LLC    | 78 Wauwinet Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | New barn          | 14-18                | Mellow & 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              | <b>Bob Paladino</b> , Mellow & Paladino – Reviewed changes made per previous concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                      |                   |
| Public                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                      |                   |
| Concerns (5:23)           | No concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |                      |                   |
| Motion                    | <b>Motion to Approve. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |                      |                   |
| Vote                      | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | <b>Certificate #</b> | <b>65964</b>      |
| 4. 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              | <b>Gordon Clark</b> – Reviewed changes made per previous concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |                      |                   |
| Public                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                      |                   |
| Concerns (5:09)<br>(5:27) | <p><b>Staff</b> – Representative is on the boat. <b>Motion to Hold for representative. (Coombs) Carried unanimously</b></p> <p><b>Pohl</b> – We have neither the previous submission nor are the changes bubbled on the plans. The elevations have improved. The shed dormers should be broken up. The window panes in general should become less horizontal; make the windows taller and/or narrower. West elevation, the 6-lights either side of the chimney 2<sup>nd</sup> floor are a concern.</p> <p><b>McLaughlin</b> – No comment.</p> <p><b>Camp</b> – Given the relationship to the existing, no comments.</p> <p><b>Coombs</b> – West elevation, the chimney should be corbelled up a little bit higher; the 3038 windows are too square. North elevation, the 3838 windows are too horizontal. The front dormer needs to be reduced and/or split up.</p> <p><b>Glazer</b> – North elevation, the six ganged French doors are inappropriate; suggested two doors and windows. West elevation, need a different window on the 2<sup>nd</sup> floor at the chimney.</p> |                   |                      |                   |
| Motion                    | <b>Motion to Hold for revisions. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |                      |                   |
| Vote                      | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | <b>Certificate #</b> |                   |
| 5. ACK RGH, LLC           | 5 Hedgebury Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Fence, gate       | 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              | <b>Gordon Clark</b> – Presented project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                      |                   |
| Public                    | Don Bracken, Bracken Engineering, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                      |                   |
| Concerns (5:09)<br>(5:44) | <p><b>Staff</b> – Representative is on the boat. <b>Motion to Hold for representative. (Coombs) Carried unanimously</b></p> <p><b>Pohl</b> – Need to know where the metal vault for the pool equipment is being moved to. The gate design is too ornate for Nantucket; should be a Type II picket or straight board.</p> <p><b>McLaughlin</b> – Likes that the fence is kept close to the pool.</p> <p><b>Glazer</b> – Need a better depiction of the gate and dimensions of the pool equipment vault and previous submittal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |                      |                   |
| Motion                    | <b>Motion to Hold for revisions. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |                      |                   |
| Vote                      | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | <b>Certificate #</b> |                   |

Minutes for June 7, 2016, adopted June 21

|                                 |                                                                                                                                                                |                               |                      |                             |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------|-----------------------------|
| 8. Pastan, Phil                 | 4 Greglen Avenue                                                                                                                                               | Demolition                    | 68-177               | Patty Roggeveen             |
| Voting                          | Glazer, Coombs, Pohl, Camp, Kuhnert                                                                                                                            |                               |                      |                             |
| Alternates                      | Oliver                                                                                                                                                         |                               |                      |                             |
| Recused                         | None                                                                                                                                                           |                               |                      |                             |
| Documentation                   | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                            |                               |                      |                             |
| Representing                    | <b>Patty Roggeveen</b> – This has already been demolished.                                                                                                     |                               |                      |                             |
| Public                          | None                                                                                                                                                           |                               |                      |                             |
| Concerns (5:55)                 | <b>Kuhnert</b> – Asked that in the request for legal services (RLS) also address demolition by neglect.<br><b>Glazer</b> – Have not yet met with Town Counsel. |                               |                      |                             |
| Motion                          | <b>Motion to Hold for legal counsel. (Pohl)</b>                                                                                                                |                               |                      |                             |
| Vote                            | Carried unanimously                                                                                                                                            |                               | <b>Certificate #</b> |                             |
| 9. Pastan, Phil – <b>65965</b>  | 1 Greglen Avenue                                                                                                                                               | Hardscape                     | 68-194               | Patty Roggeveen             |
| 10. Pastan, Phil – <b>65966</b> | 3 Greglen Avenue                                                                                                                                               | Hardscape                     | 68-197               | Patty Roggeveen             |
| 11. Pastan, Phil – <b>65967</b> | 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                    | <b>Patty Roggeveen</b> – Reviewed changes made per previous concerns. Explained the lighting plan.                                                             |                               |                      |                             |
| Public                          | None                                                                                                                                                           |                               |                      |                             |
| Concerns (5:58)                 | Clarification of the details not on the plans.<br>No concerns with the plans as annotated at the table.                                                        |                               |                      |                             |
| Motion                          | <b>Motion to Approve 1, 3, &amp; 5 Greglen Avenue through staff with separate sets of plans submitted for each address. (Camp)</b>                             |                               |                      |                             |
| Vote                            | Carried unanimously                                                                                                                                            |                               | <b>Certificate #</b> | <b>65965 to 65967</b>       |
| <b>12. TON/NCS</b>              | <b>Bathing Beach Road</b>                                                                                                                                      | <b>Moveable shed – 16X14</b>  | <b>29-2</b>          | <b>Structures Unlimited</b> |
| Voting                          | Glazer, Coombs, McLaughlin, Pohl, Camp                                                                                                                         |                               |                      |                             |
| Alternates                      | Oliver, Kuhnert                                                                                                                                                |                               |                      |                             |
| Recused                         | None                                                                                                                                                           |                               |                      |                             |
| Documentation                   | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                            |                               |                      |                             |
| Representing                    | <b>Diane Brown</b> , Nantucket Community Sailing – Presented project. These are seasonal and movable.<br>Nancy Drahzal, Structures Unlimited                   |                               |                      |                             |
| Public                          | None                                                                                                                                                           |                               |                      |                             |
| Concerns (6:11)                 | Discussion about how the sheds are moved off the beach in winter. Their summer location changes based upon erosion.                                            |                               |                      |                             |
| Motion                          | <b>Motion to Approve. (Coombs)</b>                                                                                                                             |                               |                      |                             |
| Vote                            | Carried unanimously                                                                                                                                            |                               | <b>Certificate #</b> | <b>65968</b>                |
| <b>13. TON/NCS</b>              | <b>Bathing Beach Road</b>                                                                                                                                      | <b>Shed 2 – 10X12 storage</b> | <b>29-2</b>          | <b>Structures Unlimited</b> |
| Voting                          | Glazer, Coombs, McLaughlin, Pohl, Camp                                                                                                                         |                               |                      |                             |
| Alternates                      | Oliver, Kuhnert                                                                                                                                                |                               |                      |                             |
| Recused                         | None                                                                                                                                                           |                               |                      |                             |
| Documentation                   | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                            |                               |                      |                             |
| Representing                    | <b>Diane Brown</b> , Nantucket Community Sailing – Presented project. Boat equipment storage.<br>Nancy Drahzal, Structures Unlimited                           |                               |                      |                             |
| Public                          | None                                                                                                                                                           |                               |                      |                             |
| Concerns                        | No concerns                                                                                                                                                    |                               |                      |                             |
| Motion                          | <b>Motion to Approve contingent upon removal of the existing shed. (Coombs)</b>                                                                                |                               |                      |                             |
| Vote                            | Carried unanimously                                                                                                                                            |                               | <b>Certificate #</b> | <b>65969</b>                |
| <b>14. TON/NCS</b>              | <b>Bathing Beach Road</b>                                                                                                                                      | <b>Shed 3 – 10X12 solar</b>   | <b>29-2</b>          | <b>Structures Unlimited</b> |
| Voting                          | Glazer, Coombs, McLaughlin, Pohl, Camp                                                                                                                         |                               |                      |                             |
| Alternates                      | Oliver, Kuhnert                                                                                                                                                |                               |                      |                             |
| Recused                         | None                                                                                                                                                           |                               |                      |                             |
| Documentation                   | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                            |                               |                      |                             |
| Representing                    | <b>Diane Brown</b> , Nantucket Community Sailing – Presented project. Customer service shed with solar panels.<br>Nancy Drahzal, Structures Unlimited          |                               |                      |                             |
| Public                          | None                                                                                                                                                           |                               |                      |                             |
| Concerns                        | South elevation, location of solar panels 4’4”X4’11”                                                                                                           |                               |                      |                             |
| Motion                          | <b>Motion to Approve contingent upon removal of the existing shed. (Coombs)</b>                                                                                |                               |                      |                             |
| Vote                            | Carried unanimously                                                                                                                                            |                               | <b>Certificate #</b> | <b>65970</b>                |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |                      |                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------|-------------------|
| 15. Desert Island LLC | 151 Main Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Garage, porch              | 41-281               | Thornewill Design |
| Voting                | Glazer, Coombs, McLaughlin, Pohl, Camp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                      |                   |
| Alternates            | (Oliver stepped out), Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                      |                   |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                      |                   |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |                      |                   |
| Representing          | <b>Carrie Thornewill</b> , Thornewill Design – Reviewed changes made per previous concerns.<br>Randy Sharp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |                      |                   |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                      |                   |
| Concerns (6:23)       | Coombs, McLaughlin, Pohl, & Camp – No concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |                      |                   |
| Motion                | <b>Motion to Approve. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |                      |                   |
| Vote                  | Carried 4-1//Glazer opposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            | <b>Certificate #</b> | <b>65971</b>      |
| 16. Perry, Terry      | 94 Quidnet Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Addition, lift, foundation | 21-107               | Thornewill Design |
| Voting                | Glazer, Coombs, Pohl, Camp, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |                      |                   |
| Alternates            | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                      |                   |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                      |                   |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |                      |                   |
| Representing          | <b>Luke Thornewill</b> , Thornewill Design – Reviewed the project and history of the structure, circa 1910 and addressed previous concerns. Stated he submitted a large historic packet with the application. Rebutted HSAB comments.<br>Steven Cohen, Cohen & Cohen Law PC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |                      |                   |
| Public                | <b>Sarah Alger</b> , Sarah F. Alger P.C. – Feels HSAB’s review was thorough and careful. Feels a demolition plan needs to be submitted to show what is and is not being kept. Asked for a justification for raising the structure. Reviewed its historic relationship to Quidnet. Reviewed concerns: walkdown, window style and ganging, front porch, grading changes, and the possibility of moving on site as inappropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |                      |                   |
| Concerns (6:28)       | <b>Kuhnert</b> – Read HSAB comments: structure is contributing on the National Historic Landmark listing, concerns per elevation, no justification for lifting 16” as per application, simulated-divided-light (SDL) windows are inappropriate, need a demolition plan.<br><b>Oliver</b> – Disappointed at HSAB comments; she feels Mr. Thornewill has been sensitive to the integrity of the house. Should maintain the 6-over-6 window style.<br><b>Pohl</b> – Agrees with Ms Oliver. The idea at the time of the preliminary review had discrete, low additions that resemble what is before us now, if not identical. North elevation, the addition obscures the greatest portion of the existing structure though it’s least visible. Agrees they are being sensitive and agrees about discarding the 6-over-1 windows on the original mass. It would be great to find a new home for the diamond window on the back. Referenced a historic photo with an old barn as a possible solution for adding space.<br><b>Camp</b> – Not in favor of the two left and right wings on the south elevation; they don’t relate back to the main mass. East elevation, restoring the hipped roof would be good; could make the porch a sun porch.<br><b>Kuhnert</b> – Agrees with most of what’s been said. Historic windows should be rehabilitated and reused; additions should have 6-over-6 windows. Likes that the additions are kept low. There is flexibility for a contemporary addition to come off this structure. Would prefer to see the master bedroom come off the more modern east elevation and the west elevation to have a lighter touch; the historic elevations should be changed as little as possible. Proposed changes to the 2 <sup>nd</sup> floor are inappropriate and the program moved to the 1 <sup>st</sup> floor; what’s proposed alters the historic profile.<br><b>Coombs</b> – Doesn’t see in the plans how much property actually goes with the structure. This house is the center of Old Quidnet Village. Agree with what’s been said. Doesn’t want to see the house raised or the grade change.<br><b>Glazer</b> – Some of the connector pieces are too long. Agrees about moving interior program to the east elevation to preserve the west elevation. Agree with much that’s been said. Likes the idea of emulating the old photo with the barn. Not loving the north elevation oversized dormer. |                            |                      |                   |
| Motion                | <b>Motion to Hold for revisions. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |                      |                   |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            | <b>Certificate #</b> |                   |
| 17. Perry, Terry      | 94 Quidnet Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Demo garage                | 21-107               | Thornewill Design |
| 18. Perry, Terry      | 94 Quidnet Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cottage                    | 21-107               | 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          | Luke Thornewill, Thornewill Design<br>Steven Cohen, Cohen & Cohen Law PC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            |                      |                   |
| Public                | Sarah Alger, Sarah F. Alger P.C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                      |                   |
| Concerns              | No comments at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                      |                   |
| Motion                | <b>Motion to Hold to track. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                      |                   |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            | <b>Certificate #</b> |                   |

Break 7:37 to 7:41 p.m.

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |              |                |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------|----------------|
| 19. Fee, Matt         | 50 Cliff Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Solar panels          | 41-28        | Self           |
| Voting                | Glazer, Coombs, McLaughlin, Oliver, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |              |                |
| Alternates            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                |
| Representing          | <b>Zachary Dusseau</b> – Reviewed changes made per previous concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |              |                |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Concerns (7:42)       | <b>McLaughlin</b> – Believes it will be visible from Coffin Park. Would prefer they be on the ground.<br><b>Oliver</b> – Believes that if they were on the ground they would be more noticeable. Appreciates the changes.<br><b>Coombs</b> – Agrees due to minimal visibility.                                                                                                                                                                                                                                                                                                                              |                       |              |                |
| Motion                | <b>Motion to Approve due to limited visibility only from Coffin Park and the back side of Something Natural. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |              |                |
| Vote                  | Carried 4-0//McLaughlin abstain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Certificate #</b>  | <b>65972</b> |                |
| 20. Watterson, TJ     | 33½ Vesper Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rev. 65441: hardscape | 55-908       | Concept Design |
| Voting                | Glazer, Coombs, McLaughlin, Pohl, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |              |                |
| Alternates            | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |              |                |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                |
| Representing          | <b>TJ Watterson</b> , Concept Design LLC – Presented project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |              |                |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Concerns (7:50)       | <b>Glazer</b> – Delete the firepit from the application.<br>No concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |              |                |
| Motion                | <b>Motion to Approve through staff with a natural-to-weather, 4-rail gate and no firepit, per Exhibit A. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Certificate #</b>  | <b>65973</b> |                |
| 21. John Dunfey Trust | 8 Old North Wharf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rev. 65036            | 42.3.1-20    | Milton Rowland |
| Voting                | Glazer, Coombs, Oliver, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |              |                |
| Alternates            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Recused               | McLaughlin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |              |                |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                |
| Representing          | <b>Ben Normand</b> , Rowland and Associates – Reviewed supplemental information requested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |              |                |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Concerns (7:53)       | <b>Oliver</b> – South elevation, the loss of the horizontal 2 <sup>nd</sup> -floor railing is her only concern.<br><b>Kuhnert</b> – Prefers the existing south elevation 2 <sup>nd</sup> -floor railing but understands the safety need. Concerned that the lattice screen with a roof could set a precedent.<br>Discussion about painting the south elevation 2 <sup>nd</sup> -floor railing in such a way as to maintain the horizontal element in white.<br><b>Glazer</b> – You are saying that the top piece on the north elevation is being removed but you don't show one on the previous submission. |                       |              |                |
| Motion                | <b>Motion to Approve through staff with the south elevation 2<sup>nd</sup> floor horizontal railing to remain painted white with natural to weather balusters behind. (Oliver)</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |              |                |
| Vote                  | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Certificate #</b>  | <b>65974</b> |                |
| 22. McDonald, John    | 4 Capaum Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Rev. 64664: shutters  | 30-217       | Milton Rowland |
| Voting                | Glazer, Coombs, McLaughlin, Pohl, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |              |                |
| Alternates            | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |              |                |
| Recused               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Documentation         | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                |
| Representing          | <b>Ben Normand</b> , Rowland and Associates – Maintaining Hussey green shutters; removing the color change to shutters from the application. Reviewed changes made per previous concerns.                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |              |                |
| Public                | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |              |                |
| Concerns (8:05)       | <b>McLaughlin</b> – No concerns.<br><b>Pohl</b> – South elevation, this is complicated and only about six windows can be shuttered. He supports Ms Coombs previous suggestion of no shutters on any south elevation windows.<br><b>Kuhnert</b> – Agrees with Mr. Pohl.<br><b>Coombs</b> – Agrees with Mr. Pohl.<br><b>Glazer</b> – The west elevation shed dormer shouldn't have shutters                                                                                                                                                                                                                   |                       |              |                |
| Motion                | <b>Motion to Approve through staff with no shutters on the south elevation or on the west elevation dormer. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |              |                |
| Vote                  | Carried 4-1//McLaughlin opposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Certificate #</b>  | <b>65975</b> |                |

Minutes for June 7, 2016, adopted June 21

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| 24. Fogarty, Brian  | 10 Uncatena Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Change existing grade             | 80-16        | Bracken Engineering |
| Voting              | Glazer, Coombs, McLaughlin, Pohl, Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |              |                     |
| Alternates          | Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |              |                     |
| Recused             | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |              |                     |
| Documentation       | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |              |                     |
| Representing        | <b>Don Bracken</b> , Bracken Engineering, Inc. – This was caused by an error of the surveyor.<br><b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns. The net change of the height is 18 inches; there will be 8 inches of exposed foundation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |              |                     |
| Public              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |              |                     |
| Concerns (8:10)     | <b>Oliver</b> – Noted that there the land is scraped and once the soil is graded back into place, it will look okay.<br><b>Coombs</b> – Thinks the change will make this house too tall of Uncatena Street.<br><b>Pohl</b> – We don’t want to see that much grading to cover the foundation.<br><b>McLaughlin</b> – There was a similar situation where the judge ruled the foundation be reduced to the approved height.<br><b>Glazer</b> – The house was approved at 26’6”; now it is 27’2”.                                                                                                                                                                                                                                                                                                               |                                   |              |                     |
| Motion              | <b>Motion to Approve the change and through staff with payment of the \$750 as-built fee. (Oliver)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |              |                     |
| Vote                | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Certificate #</b>              | <b>65976</b> |                     |
| 25. Harris, Brian   | 5 Monohasset Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Hardscape: pool, game ct, & fence | 79-140       | Val Oliver          |
| Voting              | Glazer, Coombs, McLaughlin, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |              |                     |
| Alternates          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |              |                     |
| Recused             | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |              |                     |
| Documentation       | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |              |                     |
| Representing        | <b>Val Oliver</b> – Reviewed changes made per previous concerns; asking to keep the circular driveway.<br><b>Brian Harris</b> – The plan is to keep the vegetation and add more.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |              |                     |
| Public              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |              |                     |
| Concerns (8:28)     | <b>Glazer</b> – Without the caveat of low visibility and property location, the pool should be behind the house.<br><b>McLaughlin</b> – Approvable due to low visibility.<br><b>Kuhnert</b> – Agree that there are aspects that aren’t approvable but can be here due to low visibility.<br><b>Coombs</b> – The vegetative screen should be maintained.<br>Clarification and inclusion of details and dimensions on the plan.                                                                                                                                                                                                                                                                                                                                                                                |                                   |              |                     |
| Motion              | <b>Motion to Approve through staff with a corrected site plan and given the location and that the applicant has agreed to maintain the screening on the northwest corner. (Coombs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |              |                     |
| Vote                | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Certificate #</b>              | <b>65977</b> |                     |
| 26. 84 Surfside LLC | 84 Surfside Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | New dwelling                      | 67-343       | Val Oliver          |
| Voting              | Glazer, Coombs, McLaughlin, Pohl, Kuhnert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |              |                     |
| Alternates          | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |              |                     |
| Recused             | Oliver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |              |                     |
| Documentation       | Associated site and elevation plans, photos, correspondence, and required historical documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |              |                     |
| Representing        | <b>Val Oliver</b> – Reviewed changes made per previous concerns. The height was reduced one foot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |                     |
| Public              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |              |                     |
| Concerns (8:38)     | Discussion about the height contextually to other structures in the area.<br><b>Kuhnert</b> – The two exterior stairwells are his only concern; doesn’t understand why there have to be two.<br>Discussion about the need for two exterior egresses, required by the building code, for the basement apartment.<br><b>Glazer</b> – Disconcerted about having so many exterior stairs to the basement; there should be a better way. The north elevation dormer should be as previously submitted. Would like the structure moved further back away from the road.<br><b>Coombs</b> – Only the side exterior staircase will be visible.<br><b>Pohl</b> – He would not be in favor of trying to get more height out of this; agrees about moving back.<br>Discussion about how far to move the structure back. |                                   |              |                     |
| Motion              | <b>Motion to Approve through staff with the north dormer to be as previously submitted and the structure moved back 10 feet. (Pohl)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |              |                     |
| Vote                | Carried unanimously                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Certificate #</b>              | <b>65978</b> |                     |

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|-----------------|-----------------------------------------------------------------------------------------------------|------|----------------------|----------------------|
| 27. Nutt, Karen | 9 Wrights Landing                                                                                   | Shed | 91-124               | Atlantic Landscaping |
| Voting          | Glazer, Coombs, McLaughlin, Pohl, Kuhnert                                                           |      |                      |                      |
| Alternates      | Oliver                                                                                              |      |                      |                      |
| Recused         | None                                                                                                |      |                      |                      |
| Documentation   | Associated site and elevation plans, photos, correspondence, and required historical documentation. |      |                      |                      |
| Representing    | None                                                                                                |      |                      |                      |
| Public          | None                                                                                                |      |                      |                      |
| Concerns (8:55) | There is no representation and the requested information was not submitted.                         |      |                      |                      |
| Motion          | <b>Motion to Hold for representation and previously requested additional information. (Pohl)</b>    |      |                      |                      |
| Vote            | Carried unanimously                                                                                 |      | <b>Certificate #</b> |                      |

**IV. OTHER BUSINESS**

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approve Minutes     | May 24, 2016: <b>Motion to Approve.</b> (Glazer) Carried unanimously<br><b>Motion to amend something previously adopted: in the May 10, 2016 HDC minutes change "“E” window" in both the hearing and motion to read "“C” window".</b> (Glazer) Carried unanimously                                                                                                                                                                               |
| Review Minutes      | May 31, and June 2, 2016                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Other Business      | HDC brochure for PLUS office<br>HDC checklist                                                                                                                                                                                                                                                                                                                                                                                                    |
| Commission Comments | McLaughlin – It is written in the minutes from last week that he requested discussing Mr. Voigt’s position. Believes the agreement signed by the Board of Selectmen and Planning and Land Use Services (PLUS) that put the HDC staff under PLUS is illegal. He wants Town Counsel to rule on that. Glazer – Unfortunately this board has nothing to say about staffing. Pohl – He wants to hear what Town Counsel has to say about that as well. |

Motion to Adjourn: 9:04 p.m.

Submitted by:  
Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District