



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Kristine Glazer (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Abigail Camp
Associate Commissioners: Vallorie Oliver, Matt Kuhnert
Staff: Mark Voigt, John Hedden

~~ MINUTES ~~

Tuesday, June 14, 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: Camp, 4:33 pm.; Coombs, 4:34 p.m.
 Early Departures: McLaughlin, 8:50 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1. Holding, William – 65981	12 Blackfish Lane	Reduce garage size	73-118	James Krapp
2. Fletcher, Tom – 65982	12 Almanack Pond Road	Deck railing change	25-11	Ethan McMorrow
3. Parizeau Nantucket RT – 65983	24 Fulling Mill	Rev. 65038: shower	27-21	Botticelli & Pohl
4. Hoff, Frederick – 65984	99 Cliff Road	Rev. 65799: move chimney	30-627	Botticelli & Pohl
5. Greywoods LLC – 65985	63 Hummock Pond Road	Rev. 63275: color chng wndw	56-466	BPC
6. Nantucket Golf Club – 65986	250 Milestone Road	Addition	50-3	Emeritus
7. Hull, Karen – 65987	8 ½ Thurston's Way	Front door color change	66-27	Self
8. Zachary, Barbara – 65988	11 Bailey Road	Rev. 65851	55-107	Val Oliver
9. Gudonis, Lauren – 65989	3 East Lincoln Avenue	Lift hse above flood pln	42.4.1-11	Val Oliver
10. Cros Parantoux Trust – 65990	30 Nobadeer Avenue	Rev. 65195: fenst changes	87-35	Botticelli & Pohl
11. Levy, Joyce – 65991	84 West Chester Street	Shed	41-343	Structures Uld
12. Waymear, Alex – 65992	6 South Shore Road	Fence changes	67-337	Denise Gardner
13. Town of Nantucket – 65993	6 Sun Island Road	Shed	69-3.1	Structures Uld

Voting: Glazer, McLaughlin, Camp, Kuhnert

Alternates: None

Recused: Pohl, Oliver

Documentation: Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing: None

Public: None

Concerns: No concerns.

Motion: **Motion to Approve. (Kuhnert)**

Vote: Carried 3-0//McLaughlin abstain

Certificate # 65981 to 65993

III. CONSENT WITH CONDITIONS

1.	Ross, Bonnie – 65994	3 Hulbert Avenue	Generator Pad	29.2.3-6	Mark Finley
	• Natural to weather fence to	surround generator			
2.	Lasota, Daniel – 65995	11 Killdeer Lane	Shed	68-651	Structures Ultd
	• Shed to be in back of house				
3.	Tannenbaum, Steven – 65996	15 North Pasture Lane	Add windows to East elevation	44-71	Self
	• “A” windows to be more	vertical to match doors			
4.	Tannenbaum, Steven – 65997	15 North Pasture	Outdoor shower	44-71	Self
	• Shower boards to vertical,	not horizontal			
Voting	Glazer, McLaughlin, Pohl, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Kuhnert)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	65995 to 65997	

IV. SIGNS

1.	Nantucket Theatre Project	5 North Water Street – 65998	Projecting sign	42.4.2-88	Self
2.	Nantucket Theatre Project	5 North Water Street – 65999	Wall sign	42.4.2-88	Self

Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Both are approvable per SAC comments				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per SAC comments. (Coombs)				
Vote	Carried unanimously		Certificate #	65998 & 65999	

3.	One New St. Realty Trst	1 New Street (Sconset)	Wall sign	73.1.3-35	E. Grubbs
----	-------------------------	------------------------	-----------	-----------	-----------

Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Approvable				
Concerns	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	66000	

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

Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – This will be coming back for revisions				
Concerns	None				
Motion	Motion to Hold for revisions. (Pohl)				
Vote	Carried unanimously		Certificate #		

5.	Enforcement				
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – There are construction signs cropping up and will handle them all together.				
Concerns	No additional enforcement issues.				

V. NEW BUSINESS

1.	Dimock, Don	61 Bartlett Road	Garage	66-99	Ethan McMorro
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan McMorro – Presented project.				
Public	None				
Concerns (4:35)	McLaughlin – East and west elevations 2 nd -floor, there are six awning windows; those should be hoppers or fixed. No additional concerns.				
Motion	Motion to Approve through staff with the “B” windows to be hoppers. (Camp)				
Vote	Carried unanimously		Certificate #	66001	
2.	Slatoff, Karl	45 India Street	Rev. 64841: window revs.	42.3.4-123	Ethan McMorro
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan McMorro – Presented project				
Public	None				
Concerns (4:39)	Kuhnert – Read HSAB comments: no concerns. No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66002	
3.	SIP N Sea Trust	10 North Road	Rev. 65261: 2 nd dwelling	43-81	Workshop APD
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Andrew Kotchen , Workshop/APD – Presented project.				
Public	None				
Concerns (4:41)	No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate #	66003	
4.	MAK ShACK OB	68 Monomoy Road	New dwelling	43-149	Workshop APD
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Andrew Kotchen , Workshop/APD – Presented redesign based upon previous concern. The retaining walls will be part of the hardscaping application.				
Public	None				
Concerns (4:46)	Camp – South elevation, this façade doesn’t read as the front elevation. The “B” windows on the 1 st floor look small; would prefer they be “A” windows and align under the 2 nd -floor windows. Coombs – South elevation, bring the outer windows on the 1 st floor in a little. Glazer – Agrees about the south elevation. Leave the windows either side of the door.				
Motion	Motion to Approve through staff with the south-elevation, 1st-floor, outer “B” windows moved inward to align under the 2nd-floor “B” windows. (Coombs)				
Vote	Carried unanimously		Certificate #	66004	
5.	MAK ShACK	68 Monomoy Road	Studio	43-149	Workshop APD
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Andrew Kotchen , Workshop/APD – This was split off from the main house per board recommendations.				
Public	None				
Concerns (4:58)	No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously		Certificate #	66005	

Minutes for June 14, 2016, adopted June 28

6.	Keane, Robert	17 Deer Run Road	Rev.65824: mirror & add wndw	57-13	CWA
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan Griffin , Chip Webster Architecture – Presented project.				
Public	None				
Concerns (5:00)	Pohl – Noted an error, there is a 4-light window called out as a picture window on the schedule.				
Motion	Motion to Approve through staff with all 4-light windows to be fixed. (Coombs)				
Vote	Carried unanimously		Certificate #	66006	
7.	Rothbard, Robert	3 Brooks Farm Road	Renewal of COA 56039	41-222.7	CWA
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan Griffin , Chip Webster Architecture – This is a renewal; no change have been made to the design.				
Public	None				
Concerns (5:05)	Glazer – South elevation, noted a couple of peculiarities on some windows.				
	McLaughlin – The 4-light windows should all be fixed.				
	Camp – No comments.				
	Coombs – South elevation, the dormer needs to be dropped a little and the window should be a double hung.				
	Pohl – Agrees with what’s been said.				
Motion	Motion to Approve through staff with the south elevation dormer dropped to align the meeting rails and the “C” window to be a double hung. (Coombs)				
Vote	Carried unanimously		Certificate #	66007	
8.	Rothbard, Robert	3 Brooks Farm Road	Renewal of COA 56039	41-222.7	CWA
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan Griffin , Chip Webster Architecture – Another renewal with no change.				
Public	None				
Concerns (5:10)	Glazer – All the 4-light windows are listed as awnings.				
Motion	Motion to Approve through staff with all the “C” window to be fixed. (McLaughlin)				
Vote	Carried unanimously		Certificate #	66008	
9.	107 Squam Realty Trust	58 Pochick Avenue	New dwelling	79-163	Studio PPark
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (5:12)	Staff – The representative asked this be held for representation and to come back next week.				
	No comments at this time.				
Motion	Motion to Hold for June 21 meeting. (Pohl)				
Vote	Carried unanimously		Certificate #		
10.	Watts, Michael	6 Goose Cove Way	Rev: color chng	59.4-366	JB Studio
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (5:14)	Staff – Read MAB comments: no concerns.				
	No additional concerns				
Motion	Motion to Approve through staff with a color chip of “grey owl” submitted into the file. (Camp)				
Vote	Carried unanimously		Certificate #	66009	

Minutes for June 14, 2016, adopted June 28

11. Conway, Ryan	21 Ticcoma Way	Rev. 64814: fnst, color & deck	67-162	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ryan Conway – Presented project.			
Public	None			
Concerns (5:16)	Pohl – The air conditioning units (A/C) need to be fenced in. No additional concerns.			
Motion	Motion to Approve through staff with a board fence screen around the A/C. (Pohl)			
Vote	Carried unanimously	Certificate #	66010	
12. Dunlop, Daniel	3 New Hummock Circle	Shed	56-365	Structures Ultd
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Kim Glowacki , Structures Unlimited – Presented project.			
Public	None			
Concerns (5:21)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	66011	
13. Baldassano, Bill	2A Gardner Perry Lane	Fence	55/33	Matt Baldassano
14. Baldassano, Bill	2A Gardner Perry Lane	Shed	55/33	Matt Baldassano
15. Baldassano, Bill	2A Gardner Perry Lane	Porch roof addition	55/33	Matt Baldassano
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (5:22)	Kuhnert – Read HSAB comments: recommend a view.			
Motion	Motion to View and hold for representation. (Oliver)			
Vote	Carried unanimously	Certificate #		
16. Dwyer, Matthew	5 Monomoy Road	Relocate fence	54-136	JB Studio
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Juraj Bencat , JB Studio – Presented project.			
Public	None			
Concerns (5:27)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66012	
17. Fredericks, Dave	7 Newtown Lane	6' privacy fence	55-212	Jason Perkins
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Dave Fredericks – Presented project.			
Public	None			
Concerns (5:32)	Discussion about the fence type and others in the immediate vicinity.			
Motion	Motion to Approve a natural-to-weather, 5&1 with square lattice fence. (Coombs)			
Vote	Carried unanimously	Certificate #	66013	

18. Miol Mor LLC	61 Vestal Street	Rev. 65754: fnst chngs	41-58.2	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project			
Public	None			
Concerns (5:38)	Coombs – East elevation would like two windows on the outside and one in the middle. No additional concerns.			
Motion	Motion to Approve through staff with the addition of two 1st-floor windows on the right and left of the east elevation outermost walls. (Camp)			
Vote	Carried unanimously	Certificate #	66014	
19. Willsey, Kevin	67 Monomoy Road	Rev. 65819:basement walkout	43-103	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (5:42)	Discussion about the window well on the front; consensus is it isn't visible. Glazer – West elevation, the dormer should be smaller.			
Motion	Motion to Approve through staff with the west elevation shed dormer on the right to go to a single window. (Pohl)			
Vote	Carried unanimously	Certificate #	66015	
20. Willsey, Kevin	67 Monomoy Road	Shed	43-103	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (5:49)	Pohl – The chimney overwhelms the building; the porch makes the roof poke up and look tall. Camp – Agrees with Mr. Pohl.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
21. Willsey, Kevin	67 Monomoy Road	Cabana	43-103	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (5:54)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	66016	
22. Willsey, Kevin	67 Monomoy Road	Hardscape: pool	43-103	Ahern 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	Miroslava Ahern , Ahern Design – Presented project. The wall will be 30 inches. Clarified the grading in the front yard and the need for retaining. Further clarified the fencing, grading, and retaining. Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:56)	Pohl – On the plan, the wall is noted at 42 inches but the grading indicates only 30 inches is needed; asked which is correct. Oliver – Suggested pushing the wall back to meet the window well so there isn't double retaining.			
Motion	Motion to Approve through staff with the eastern retaining wall to stop at the south side of the window well. (Pohl)			
Vote	Carried unanimously	Certificate #	66017	

Minutes for June 14, 2016, adopted June 28

23. Miller, Chandra	41 Chuckhollow Road	Rev. 65366: adtn & fenest hse	75-110	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project; will be back for a stoop off the French doors. Said he can drop the plate heights to reduce the ridge height.			
Public	None			
Concerns (6:11)	Glazer – The house not only got wider and longer, it got taller by 9 inches. McLaughlin – The front door shouldn't change. Pohl – Clarified that the increase in width of the gable is 18"; he's not comfortable with that change as it raises the ridge. Camp – Agrees with Mr. Pohl and has nothing to add. Coombs – West elevation, would like the 1 st floor "E" windows and the 2 nd -floor "A" windows separated.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
24. Smith, Halsey	1 Vinecliff Lane	Rev. 65206: add drmr to garage	29-43.1	Emeritus
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (6:22)	McLaughlin – The long, multi-light window on the west elevation should be changed. (It's existing.) No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	66018	
25. McCarthy, Gary	12 Coffin Street	Rev. 65808: extend fence	42.3.2-77	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (6:27)	Kuhnert – Read HSAB comments: no concerns. Coombs – The locus map is for Coffin Street in 'Sconset.			
Motion	Motion to Approve through staff with a proper locus map. (Camp)			
Vote	Carried unanimously	Certificate #	66019	
26. Dannheim, Erik	97 Low Beach Road	Rev. 65845: clr & fnst chng	75-31.2	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (6:30)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66020	

Minutes for June 14, 2016, adopted June 28

27. Edell, Gregg	8 High Brush Path	Hardscape: pool	56-370	Ahern Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Oliver			
Recused	Camp			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern , Ahern Design – Presented project.			
Public	None			
Concerns (6:33)	Discussion about location and screening of the pool equipment. No concerns.			
Motion	Motion to Approve through staff with the pool equipment to be behind the garage and enclosed in a natural-to-weather fence. (Coombs)			
Vote	Carried unanimously	Certificate #	66021	
28. Miller, Bruce	42 Nonantum Avenue	Addition, wnd chng, chimney	87-30	Mark Finlay Archs
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Jay Valade , Mark Finlay Architects – Presented project			
Public	None			
Concerns (6:38)	McLaughlin – North elevation, questions who approved the existing skylight in the dormer. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66022	
29. Segall, Gregory	25 Starbuck Road	Rev. 64751: fenst & doors	60-121	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:44)	Glazer – Read MAB comments: extend garage door brackets, no concerns about fenestration. No additional concerns.			
Motion	Motion to Approve through staff with the garage door brackets to be extended per MAB. (Oliver)			
Vote	Carried unanimously	Certificate #	66023	
30. Cros Parantoux Trust	30 Nobadeer Avenue	Rev. 65854: exp deck, shower	87-35	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:47)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	66024	

31. Third Time Trust	41A Cliff Road	Addition, move on site, fnst	42.4.4-2	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project. Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (6:49)	<p>Kuhnert – Read HSAB comments: historic windows to remain; west elevation 6-over-6 windows should remain; main mass chimney should remain; the south elevation “hyphen” the historic current window arrangement should remain; would like to see a formal demolition plan; due to individual significance ask that an interior scan and documentation and photos be part of the approval process.</p> <p>McLaughlin – West elevation existing, noted a drafting error. No comments.</p> <p>Camp – Would like some of the details on the gambrel shown in historic photos be incorporated into this gambrel. Suggested putting a picture window back in to hearken back to the studio. No other concerns.</p> <p>Kuhnert – Agrees with HSAB comments. The east elevation is horizontal but it’s appropriate. Would like more information about historic fabric in the “hyphen” and that it be retained. No reason to retain the chimney in the “hyphen”.</p> <p>Coombs – East elevation, the addition hides the profile of the original house. Main chimney should remain.</p> <p>Glazer – Need a window survey. Would like the east elevation 3-light windows to be repurposed. Agrees with what’s been said.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously		Certificate #	
	Break 7:06 to 7:11 p.m.			
32. Bartlett Farm LLC	39 Bartlett Farm Road	Solar panels	65-16	SMRD
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Presented project. The array is placed in the lowest point of land and are 1 foot shorter than the previous approved. John Bartlett , owner – The only place this might be visible from is from the parking lot.			
Public	None			
Concerns (7:12)	<p>Discussion about how much larger this array is from the previous approval; 50% larger but it is 1 lower than previously approved.</p> <p>Coombs – Would like to view with posts. Wonders if it might be visible from the community gardens.</p> <p>Camp – Wonders if they will be visible in the winter.</p>			
Motion	Motion to View with stakes marking the four corners and high point. (Camp)			
Vote	Carried unanimously		Certificate #	
33. Spivy, Greg	36 Main Street (Sconset)	Rev. 59960: massing & fnst	73.3.1-3	SMRD
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Roethke , S.M. Roethke Design – Presented project; “Telegraph” circa 1853. Historically the front door didn’t face Main Street. The east elevation is not visible.			
Public	None			
Concerns (7:26)	<p>Glazer – Read SAB comments: keep chimney, a front door should face main, too much glass, French doors should be scaled down, no black sash or doors.</p> <p>McLaughlin – Appreciates sensitivity of the new owner; everything is appropriate.</p> <p>Camp – Agrees with SAB about the chimney and the front door. East elevation, agree it’s over fenestrated and prefer the 2-over-2 windows. The French doors don’t look as historic as those in the previous approval.</p> <p>Pohl – The chimney should be kept; really likes the idea of keeping the diamond window.</p> <p>Coombs – Agrees about the chimney being kept.</p> <p>Glazer – Sorry to see the diamond window go. East elevation, reduce the four French doors to three.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	

34. Claris LLC	5 Joy Street	Shutter color clarification	55.4.4-68.1	Allan LaFrance
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Allan LaFrance – Presented project			
Public	None			
Concerns (7:36)	Kuhnert – Read HSAB comments: prefer black or Essex green. No concerns with Folger blue.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	66025	
35. Nantucket Atheneum	3 India Street	Permit 2 SDL basement sash	42.3.1-73,74	Allan LaFrance
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Allan LaFrance – Presented project; all nine existing basement windows are simulated divided light (SDL).			
Public	None			
Concerns (7:38)	Kuhnert – Read HSAB comments: approving as an as-built is appropriate but when replaced should go to true divided light (TDL). Nantucket Preservation Trust holds and easement and they should approve this.			
Motion	Motion to Approve with the acknowledgement that all basement windows currently are SDL; however in the event that the basement windows are replaced, they are be replaced with TDL windows. (Pohl)			
Vote	Carried 3-0//McLaughlin & Coombs abstain	Certificate #	66026	
36. Forgaard, Julie	20 West Sankaty Avenue	Rev. 65601: hardscape	73.4.2-121	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (7:45)	Glazer – Read SAB comments: no concerns with stoop or patio but no window wells on street side. No concerns.			
Motion	Motion to Approve as applied for including the one extra window well on the King Street side. (Coombs)			
Vote	Carried unanimously	Certificate #	66027	
37. Beiger, Lynne	3 Sconset Avenue	Rev. 64835: Front door revs	73.4.1-17	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (7:50)	Glazer – Read SAB Comments: No concerns No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66028	
38. Levesque, Pat	36 York Street	Hardscape: drive apron	55.4.1-103	Pat Levesque
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (7:51)	Kuhnert – Read HSAB comments: no concerns. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66029	

Minutes for June 14, 2016, adopted June 28

39. Marks, Patrick	8 Hull Lane	Addition	67-276	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joy Marks – Presented project. The north elevation won't be visible; that has a mirrored exercise room. Patrick Marks			
Public	None			
Concerns (7:52)	Pohl – Asked why the north elevation has no windows. No concerns.			
Motion	Motion to Approve the north elevation due to positioning of the house. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66030	
40. Centre of Town LLC	35 Centre Street	Rev. 65616: ramp, railing	42.3.1-3	Milton Rowland
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Held by unanimous consent due to lack of representation.			
Vote	N/A	Certificate #		
41. Town of Nantucket	81 South Shore Road	Addition enclosure	87-135	Woodford & Curian
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Kara Buzanoski , Department of Public Works – Presented project.			
Public	None			
Concerns (7:57)	Clarification of the application. McLaughlin – The drawings should be ¼-inch scale; these are illegible.			
Motion	Motion to Hold for four sets of ¼-inch-scale drawings. (McLaughlin)			
Vote	Carried unanimously	Certificate #		
42. 23 Broad Street LLC	23 Broad Street	Awning color chgn	42.4.2-77	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (8:02)	Kuhnert – HSAB would prefer a darker color.			
Motion	Motion to Hold for revisions and representation. (Pohl)			
Vote	Carried unanimously	Certificate #		
43. Sabelhaus	2 Quaise Pasture	Driveway chng	26-20.6	Julie Jordin
Voting	Glazer, Coombs, McLaughlin, Camp			
Alternates	Oliver, Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Held by unanimous consent due to lack of representation.			
Vote	N/A	Certificate #		

V. VIEWS

1.	Mt Holly Properties LLC	9C+D Teasdale Circle	Addition	69-72.4	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan McMorrow – Presented project.				
Public	None				
Concerns (8:04)	McLaughlin – Believes Code requires there should be a landing every 15 steps on the stairs; the landing here is at 17 steps.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously			Certificate #	66031
2.	Creech, Darcy	21 Quidnet Road	Barn	21-3	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan McMorrow – Presented project.				
Public	None				
Concerns (8:11)	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried 4-0//McLaughlin abstain			Certificate #	66032
3.	King, David	14R Orange Street	Replace retain wall	42.3.1-45	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan McMorrow – Presented project; will use existing stone for a façade to a concrete back.				
Public	None				
Concerns (8:12)	Kuhnert – Read HSAB comments: should match existing using old stone and should look old. Clarification of the height and material.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously			Certificate #	66033
4.	McDermott, John	34 Centre Street	Patio extension	42.3.1-120	George Harrington
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Held by unanimous consent due to lack of representation.				
Vote	N/A			Certificate #	

5.	Pippens Way LLC	20 Pippens Way	New dwelling	43-94.9	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project; the scale of this structure is similar to others already approved on this road.				
Public	None				
Concerns (8:16)	<p>Camp – The length seems excessive despite the size of the lot.</p> <p>Glazer – West elevation, the gables are under fenestrated and the main mass bleeds into the secondary masses; the gable piece on the right should be lower and subservient to the main mass.</p> <p>Pohl – All the wall planes are in the same plane with an appliqué rake; that won't read well at all. The gambrel is very shallow to be almost a bow-string gable. The roof form should have more clarity and be more homogenous. Discussion about how to break up the length of the structure particularly the main mass.</p> <p>Oliver – Thinks a gambrel going from front to back will help.</p> <p>McLaughlin – The band boards are decorative. (Those are a shingle-style flair.)</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
6.	Pippens Way LLC	20 Pippens Way	Garage/studio	43-94.9	NAG
7.	Pippens Way LLC	20 Pippens Way	Cabana	43-94.9	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steven Theroux, Nantucket Architectural Group Inc.				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold to track. (Camp)				
Vote	Carried unanimously		Certificate #		
8.	Pippens Way LLC	10 Pippens Way	Door revisions	43-94.6	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (8:28)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	660334	
9.	Sanquinetti, Chris	20 Liberty Street	Door & window changes	42.3.4-143	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (8:29)	No HSAB review.				
	<p>McLaughlin – This will be highly visible from the Coffin School; should remove the transoms.</p> <p>Pohl – Agrees with Mr. McLaughlin.</p>				
Motion	Motion to Approve through staff with the elimination of the east elevation transoms over the triple doors. (Coombs)				
Vote	Carried unanimously		Certificate #	66035	

10. Wayman, Jim	145 Main Street	Revisions to fence	41-71	P. Gardenier
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sean O'Callaghan – Presented project.			
Public	None			
Concerns (8:35)	Kuhnert – Read HSAB comments: No concerns. Clarification of the plans. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66036	
13. Dyer, Sean	15 Seikinnow Road	Garage apartment	67-257	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sean Dyer – Presented project.			
Public	None			
Concerns (8:40)	Coombs – South elevation, the dormer looks pinched and has two different sized windows. Glazer – The garage next door is gable end to the street; this is eave to the street and swiveling it would take the dormer away from the street. Camp – This doesn't relate architecturally to the main house and is a little large; reduce the width down about 2 feet both sides. The shed dormer should be smaller. Oliver – Provided shifting the interior program to reduce the dormer. Suggested an overhang over the doors.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
11. Einbinder, Susan	11 Quince Street	Fnst chgns, basmnt wlk, prch	42.3.4-60	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project; the north elevation is not visible.			
Public	None			
Concerns (8:51)	Kuhnert – Read HSAB comments: more information about grade changes; west elevation pent roof inappropriate; basement walkout shouldn't face the street; too much glazing north elevation; west elevation main mass has existing pair of windows should be kept. Pohl – The basement walk down is articulated in a way that draws attention to it. Oliver – Retaining affects the house; we need to know what the grade change is.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
12. Bloom, Chris	11 Lily Street	Rev: 65384: Demo addition	42.3.4-50	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:59)	Kuhnert – Read HSAB comments: no concerns; according to the Sanborn maps, the addition is circa 1949. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66037	

Minutes for June 14, 2016, adopted June 28

13. Neumunz, Roland 37 Pilgrim Road Addition 41-16.4 Emeritus
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Presented project.
 Public None
 Concerns (9:02) **Glazer** – South elevation, the shed dormers are almost not shed dormers.
 Oliver – Likes the quirkiness with the exception of the outside chimney.
 Camp – The outside chimney is bothersome.
 Coombs – Doesn’t mind the outside chimney. North elevation 2nd floor, should add a couple of windows.
 Motion **Motion to Hold for revisions. (Oliver)**
 Vote Carried unanimously **Certificate #**

14. Lieber, Jonathan 6 Stone Post Way Addition 74-38.1 Emeritus
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – Presented project.
 Public None
 Concerns (9:08) **Glazer** – Read SAB comments: too many French doors.
 From Hawks Circle, there is a beautiful view of this house with additive massing; the proposal doesn’t have that.
 Oliver – There is no hierarchy of massing.
 Motion **Motion to Hold for revisions. (Coombs)**
 Vote Carried unanimously **Certificate #**

14. Mulrow Edwyna Tr Et al 40 Jefferson Avenue Hardscape: pool 30-119 Emeritus
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Matt MacEachern**, Emeritus Development – This should track with the main house
 Public None
 Concerns (9:15) No comments at this time.
 Motion **Motion to Hold to track with the main house. (Coombs)**
 Vote Carried unanimously **Certificate #**

44. Campbell & Grover 14 Woodbury Lane Gate 41-554 SGI
 Voting Glazer, Coombs, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Marty McGowan** – Presented project.
 Public None
 Concerns (9:17) No concerns
 Motion **Motion to Approve. (Camp)**
 Vote Carried unanimously **Certificate #** **66038**

45. Verrochi, Paul 18 Mill Street Pergola 55.4.4-75 SGI
 Voting Glazer, Coombs, Pohl, Camp, Kuhnert
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Marty McGowan** – Presented project; the pergola is 4 feet over the grill and the required clearance is 18 inches.
 Public None
 Concerns (9:20) **Kuhnert** – This is a pergola over a grill; doesn’t know if that might not be is a violation of the fire code.
 Motion **Motion to Approve. (Coombs)**
 Vote Carried unanimously **Certificate #** **66039**

Minutes for June 14, 2016, adopted June 28

Following Items held for Thursday, June 16 1 p.m. by unanimous consent

15. Net Zero LLC	10 Eat Fire Spring Road	Add stair, deck to garage	20-63	Thornewill Design
15. BGWFT II, LLC	16 Brant Point Road	Fenestration chngs	29-151	Concept Design
16. BGWFT II, LLC	16 Brant Point Road	Addition	29-151	Concept Design
17. Kronan, Denise	4 Angola Street	Shed	55.4.1-22.2	Val Oliver
18. Trainor, Gary	6 Straight Wharf	Trim color change	42.3.1-136.1	Jack Pearson
19. Goldman, Norma	24 Coffin Street	Shed	73.4.1-52	Will Stephens
20. Esposito, John	14 Eat Fire Spring Road	Rev: 64937: main house	20-61	BPC
21. Esposito, John	14 Eat Fire Spring Road	Rev: 65023: guest house	20-61	BPC
22. Esposito, John	14 Eat Fire Spring Road	Rev: 65468: office	20-61	BPC
23. Esposito, John	14 Eat Fire Spring Road	Hardscaping	20-61	BPC
24. Esposito, John	14 Eat Fire Spring Road	Relocate shed	20-61	BPC

VII. HDC BUSINESS

Approve Minutes	May 31, 2016 Minutes: Approved by unanimous consent
Review Minutes	June 7, 2016 Minutes
Other Business	None
Commission Comments	None

Motion to Adjourn: 9:24 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District