



# 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 21, 2016**

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

Called to order at 4:30 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker  
Attending Members: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert  
Absent Members: None  
Late Arrivals: Pohl, 4:33 p.m.  
Early Departures: None

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. SIGNS

1.	Boys & Girls Club	61 Sparks Avenue	Sign, temporary	55-143	Antiques Council
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Approvable with recommendations.				
Concerns	None				
Motion	<b>Motion to Approve per SAC recommendations. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66050</b>	
2.	“Salt” NIR	4 South Water Street	Sign, projecting	42.3.1-176	
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Approvable with recommendations.				
Concerns	None				
Motion	<b>Motion to Approve per SAC recommendations. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66051</b>	
3.	“Parking” Nantucket Elec.	5 North Water Street	Sign, freestanding	42.3.1-93	E. Mooney
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Approvable with recommendations; will come down Columbus Day.				
Concerns	None				
Motion	<b>Motion to Approve per SAC recommendations. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66052</b>	

Minutes for June 21, 2016, adopted July 12

4. “David Handy Events” 126A Old South Road Sign, projecting 69-273 D. Dalliare  
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver  
 Alternates Kuhnert  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing None  
 Sign Advisory **Kevin Kuester**, Sign Advisory Committee – Approvable with recommendations.  
 Concerns None  
 Motion **Motion to Approve per SAC recommendations. (Coombs)**  
 Vote Carried unanimously **Certificate # 66053**

5. “Town Pool” 10 Straight Wharf Sign, projecting 42.3.1-137 S. Dew  
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver  
 Alternates Kuhnert  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing None  
 Sign Advisory **Kevin Kuester**, Sign Advisory Committee – Approvable with recommendations.  
 Concerns None  
 Motion **Motion to Approve per SAC recommendations. (Coombs)**  
 Vote Carried unanimously **Certificate # 66054**

~~6. Land Bank 4 Codfish Park Sign, fence 73.2.4-42 J. Jordin~~

7. Enforcement  
 Voting Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert  
 Sign Advisory **Kevin Kuester**, Sign Advisory Committee – The SAC chair will send an email to Leslie Snell, Amy Baxter, and Chief Pittman about enforcement action; Ms Glazer will be cc’d. New lights have gone up at Nix’s.  
 Discussion **Glazer** – Asked Mr. Kuester if the SAC would to write a letter to the Inquirer & Mirror explaining HDC’s position on the lighting at Nix’s.  
**Kuester** – That is something else they have to go to Ms Snell, Ms Baxter, and Chief Pittman about.  
**Coombs** – Asked about the TV on the patio at the JC House.  
**Kuester** – If the JC House entertainment license allows it, they can have a TV as long as it doesn’t provide advertising.

**III. Hospital Hearing**

1. Nantucket Cottage Hospital 57 Prospect Street Hardscaping 55-3 RJ O’Connell & Assocs  
 Voting Glazer, Coombs, Pohl, Camp, Oliver  
 Alternates Kuhnert  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing John Twohig, Health-care Law Goulston and Storrs  
 Sebastian Martello, Cannon Design  
 Bill Fleming, William Fleming Associates  
 Frank Kovack, NCH  
 Public None  
 Concerns (4:36) **Glazer** – Asked if the location of transformers has been addressed, she wants to know where they are going. HDC is to be notified where the transformers are to be placed.  
**Martello** – They reduced the height of light poles down to 25 feet and the number to 46 and changed the lighting fixtures to eliminate double fixtures and are using soft LED.  
 No concerns with the lighting plan.  
**Martello** – The retaining wall along the Emergency Room parking on the north was reduced in length and height and they will reuse the existing blocks. Explained the redesigned construction and that the light poles will be proud of the wall. The new wall will be shorter than the existing and taper toward the road down to one foot.  
 No concerns with the wall.  
 Motion **Motion to Approve. (Camp)**  
 Vote Carried unanimously **Certificate # 66055**

**IV. OLD BUSINESS**

1. MAK Daddy Trust 72 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 – Reviewed changes made per previous concerns. There is about a 1.5-foot grade change across the property; they are not allowed to alter the grade. The 33’10” is from sea level, from grade it is 28’10”; they brought the height down 9 inches; the additive masses came down a total of 15 inches.  
 Public **Sarah Alger**, Sarah F. Alger P.C., for 74 Monomoy Road – Major concern is the height; this structure is down on the beach while others are well back. It’s not clear how high out of the ground the foundation will be. She doesn’t see an appreciable height change between the last iteration and this.  
 Concerns (4:51) **Pohl** – This building is sensitively done and with the muted colors will settle into the landscape.  
**McLaughlin** – There are a number of 1½-story structures in the area. This matches with others along the road.  
**Oliver** – Noted that the first floor is at 9 feet and typically old houses are at 8 feet.  
**Glazer** – She has no concern with the massing. However, she has concern with the main mass versus the gables on the south elevation and where the front door is located relative to the main mass. North elevation, this is a very sensitive design; the shower has a very tall wall and should look more traditional.  
**Coombs** – The 2-over-2 windows might be giving the illusion of height.  
**Camp** – She has only positive things to say. Doesn’t think it could down more without losing some of its design appeal.  
 Motion **Motion to Approve through staff with the shower walls reduced 2 feet. (Pohl)**  
 Vote Carried unanimously **Certificate # 66056**
2. MAK Daddy Trust 72 Monomoy Road Garage/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 hasn’t been discussed; presented project.  
 Public **Sarah Alger**, Sarah F. Alger P.C., for 74 Monomoy Road – West elevation, it is so narrow it gives the impression of being tall.  
 Concerns (5:10) **Pohl** – Agrees with Ms Alger.  
**McLaughlin** – The ratio should be 1.5:1.  
 Discussion about how to fix the issue of height to width.  
 Motion **Motion to Hold for revisions. (Camp)**  
 Vote Carried unanimously **Certificate #**
3. SIP N SEA Trust 10 North Road Hardscape: pool 43-81 Mirka Ahern  
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver  
 Alternates Kuhnert  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Miroslava Ahern**, Ahern Design – Reviewed changes made per previous concerns.  
**Andrew Kotchen**, Workshop/APD – The revised guest house helps to minimize the visibility and amount of retaining walls.  
 Public None  
 Concerns (5:14) **McLaughlin** – The entire length of the house is covered by retaining walls.  
**Glazer** – The 8-foot stone wall is drawn as a 4-foot retaining wall.  
**Ahern** – Clarified what portion of the 4-foot wall will be higher.  
**Camp** – If the paper road were to be developed, the plantings on the south side of the retaining wall should be evergreen.  
**Oliver** – Appreciates the changes.  
**Coombs** – Doesn’t think the 8-foot wall will be visible.  
**Glazer** – Asked about the hot tub size and receiving pool. The 8-foot section must be included on the notes  
 Motion **Motion to Approve through staff with the additions of notes on the 8-foot wall. (Coombs)**  
 Vote Carried unanimously **Certificate # 66057**

Minutes for June 21, 2016, adopted July 12

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	Glazer, Coombs, McLaughlin, Pohl, Camp				
Representing	<b>Gordon Clark</b> – Reviewed the changes made per previous concerns. Explained the reasons behind the sizes and locations of windows. Ted Norberg, owner				
Public	None				
Concerns (5:25)	<b>Oliver</b> – South elevation, where the porch roof ties in, there is an overlap; the porch should have a shallower pitch and start at the base of the dormer. <b>Pohl</b> – Agrees with Ms Oliver; if the porch pitch goes to 5/12 and moves up, the porch ceiling will be higher. Suggested having more roof on either side, the absolute minimum required. <b>McLaughlin</b> – East elevation, the first floor windows should be larger than the 2 <sup>nd</sup> floor. (Those windows are in bathrooms.) The awning windows should be hoppers or fixed. <b>Camp</b> – The basement walk down looks like it’s under the porch. <b>Coombs</b> – The air-conditioning units (A/C) should be moved, they’re on the front. <b>Glazer</b> – The A/C would need to be screened. Asked about the color of the railing to the basement. Motion to reopen. (Pohl) Carried unanimously <b>Glazer</b> – There is a nanawall on the north elevation.				
Motion	<b>Motion to Approve through staff with the porch roof pitch dropped so the top of the porch roof hits where the bottom of the gambrel and shed intersect; west elevation the awning windows to be hoppers; the north elevation nanawall is being approved because there is a building between it and Madaket Road and the board believes there will be limited visibility. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66058</b>	
5.	ACK RGH, LLC	5 Hedgebury Lane	Hardscape: 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> – Reviewed changes made pre previous concerns. Provided at the table a picture of the pool equipment access hatch. Ted Norberg, owner				
Public	None				
Concerns (5:45)	<b>Glazer</b> – Need to see the natural-to-weather fences surrounding the A/C. The plans need the notation that the metal access hatch is flush with grade.				
Motion	<b>Motion to Approve through staff showing a natural-to-weather fence surround for the A/C. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66059</b>	
6.	107 Squam Realty Trst	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	<b>James Krapp</b> , Studio PPark – Presented project.				
Public	None				
Concerns (5:53)	<b>Pohl</b> – Doesn’t think the plans are printed at the correct scale; this structure is considerably smaller than the drawings indicate. West elevation, the mass to the left overwhelms the center mass; should be a lower eave end. The porch roof should come down so there isn’t a foot between the top of the windows and porch beam; the beam should be deeper and increase the pitch to 5/12. The fascia board under roof walk deck runs into the ridge; it should be above the ridge. <b>Glazer</b> – Can’t have sidelights and glass in the door. The chimney needs work; it’s too big. Need to see the existing structure. This house is almost 29 feet and that is 25 feet tall; one of the structures has to be 22 feet or less high. The roof walk is sitting on the roof. Given the architecture, vertical board in the shower would be better. <b>Coombs</b> – North elevation, the roof walk shouldn’t sit on the gable. Oliver – The posts on the roof walk shouldn’t be wrapped. <b>McLaughlin</b> – The railing on both sides of the house should be shingled to the top, no open space.				
Motion	<b>Motion to Hold for revisions and more information. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

Minutes for June 21, 2016, adopted July 12

7. Sullivan, Brian	6 Marble Way	Commercial building	66-103	Topham Design
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (6:03)	<p><b>Glazer</b> – This is before us because it expires on June 22, 2016 and she wants to ensure the board has said what it should. The applicant has not submitted requested revisions, is not in attendance, and has not responded to staff's efforts to reach them about extending the application. It is time to come to a finding. She looked at the approval for the Russell Simpson building next door. This applicant never put up a height pool as requested; the board asked for a reduction in height and never got it; the Russell Simpson building is 20'7" tall and this proposal is 26'4" to 29'5" depending on the side; additionally the Russell Simpson building has no shed dormers and this application has a five shed dormers on the west and two oversized shed dormers on the east with a total of ten windows which the board felt was inappropriate.</p> <p><b>Pohl</b> – Believes the differences were enough to warrant requests for revisions that were not made and this application should be denied.</p> <p><b>Camp</b> – Echoed what Mr. Pohl said as he isn't sitting on this.</p> <p><b>Oliver</b> – Read into the record her statement of concerns about the design of the proposed structure.</p>			
Motion	<b>Motion to Deny due to the applicant not getting back with requested revisions. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66060</b>	
8. Lynch, Patricia	5 Sleepy Hollow	Rev. 63529: Increase shed	66-444.2	Edward O'Brien
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<p><b>Eddy O'Brien</b> – Presented project: increasing to 200 square feet and relocate on lot.</p> <p><b>Michelle O'Brien</b> – The site plan shows both 5 Marble Way and 5 Sleepy Hollow; clarified which lot is theirs.</p>			
Public	None			
Concerns (6:09)	<b>Pohl</b> – The site plan is not correct and is confusing.			
Motion	<b>Motion to Approve through staff with a new site plan showing the shed relocated and larger, per Exhibit A. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66061</b>	
9. Kotalac, Rick	48 Bartlett Road	Deck	66-524	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Rick Kotalac</b> – Presented project. Contends it won't be visible.			
Public	None			
Concerns (6:14)	<p><b>Camp</b> – Would like it better if it weren't so big; not sure it's visible.</p> <p><b>Pohl</b> – If the deck were bracketed, only the southwest corner would be visible, not the width.</p> <p><b>Glazer</b> – The deck is 30 feet long and 6 feet deep.</p>			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 4-0//Glazer abstain	<b>Certificate #</b>	<b>66062</b>	
10. 78 Wauwinet Road, LLC	78 Wauwinet Road	New 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, Mellow &amp; Paladino</b> – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:22)	<p><b>Coombs</b> – East elevation, the "G" windows are square; the "D" and "F" windows are a better shape.</p> <p><b>Glazer</b> – The "G" windows appear vertical to her but they are larger than others on that elevation. There is no visibility. No other concerns.</p>			
Motion	<b>Motion to Approve due to lack of visibility. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66063</b>	

Minutes for June 21, 2016, adopted July 12

11. Nutt, Karen	9 Wright's Landing	Shed	91-124	Atlantic Landscape
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lindsey Congelton</b> , Atlantic Landscaping – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:27)	<p><b>Pohl</b> – Not in favor of the cross gable.; it should be utilitarian, a simple gable.</p> <p><b>Kuhnert</b> – Doesn't know how this relates architecturally back to the main house. Would like to see a site plan.</p> <p>Consensus agrees.</p>			
Motion	<b>Motion to Hold for revisions and a complete submission. (Pohl)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	
12. Ouren, Christine	10 Fifth Way	As built skylights	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>Val Oliver</b> – This was held for more information on the house; provided all five approvals to date. Structure is circa 1930s.			
Public	<b>Christine Ouren</b> – The chimney fell off when the house was moved.			
Concerns (6:32)	<p><b>McLaughlin</b> – There should be only one skylight per roof plane; this is visible.</p> <p><b>Glazer</b> – This house was moved with a successful attempt to reuse an older structure and there are anomalies but she has no concerns given the context of the area.</p> <p>No one else has concerns.</p>			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried 4-0//McLaughlin abstain		<b>Certificate # 66064</b>	
13. Burke, Janice	36 North Liberty Street	Cottage	41-265	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Val Oliver</b> – Reviewed changes made per previous concerns and addressed concerns expressed by the abutters. There is an unpermitted shed that will be moved. Colors will match the house.			
Public	<b>Robert Sylvia</b> , 38 North Liberty Street – Read a letter of concerns into the record.			
Concerns (6:38)	<p>Jennifer Pask, 1 Franklin Street</p> <p><b>Glazer</b> – This is a corner lot that people are accustomed to seeing as an open lot. Would like to know the height of the main dwelling.</p> <p><b>McLaughlin</b> – Can't find anything that is contrary to HDC policy.</p> <p><b>Pohl</b> – Agrees with Mr. McLaughlin. He's in favor of the proposal. The main house is about 25 feet tall.</p> <p><b>Camp</b> – No concerns.</p> <p><b>Coombs</b> – Wonders if the big tree will be damaged in construction. Would like to have the age of the main dwelling documented.</p>			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate # 66065</b>	

**14. Phljan Trust                      67 Easton Street                      New dwelling                      42.4.1-115.1                      Val Oliver**

Voting                      Glazer, Coombs, McLaughlin, Pohl, Camp  
 Alternates                      Kuhnert  
 Recused                      Oliver  
 Documentation                      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing                      **Val Oliver** – Reviewed changes made per previous concerns.  
    Phil & Jan Visco, owners  
 Public                      None  
 Concerns (6:50)                      **Camp** – East elevation, there are a lot of windows and the upper eight are very vertical and look Victorian, suggested 6-over-1; the fascia could be more generous; on the French doors, the two square panels should become one. Preferred the window configuration of the previous submission.  
    **Coombs** – Prefers the 2-over-2 or 2-over-1 windows. East elevation, the post on the right is good; agrees about the French doors.  
    **McLaughlin** – Looks fine for the area.  
    **Pohl** – Agrees with Ms Camp; 6-over-1 or 2-over-1 would be a better proportion.  
    **Glazer** – Agrees 6-over-1 or 2-over-1 would work. East elevation, preferred the double window in the 3<sup>rd</sup>-floor dormer of the previous submission; thinks the columns shouldn't show through the lattice; agrees about the French doors.  
 Motion                      **Motion to Hold for revisions. (Coombs)**  
 Vote                      Carried unanimously                      **Certificate #**

**15. Glenhurst West RT                      137 Cliff Road                      Beach stairs                      30-610                      CWA**

Voting                      Glazer, Coombs, McLaughlin, Pohl, Camp  
 Alternates                      Oliver, Kuhnert  
 Recused                      None  
 Documentation                      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing                      **Ethan Griffin**, Chip Webster Architecture – Conservation Commission (ConCom) approved the metal beach stairs. Submitted requested information. Feels the wood stairs stand out more than metal.  
 Public                      None  
 Concerns (7:02)                      **Glazer** – ConCom approved metal but didn't require the stairs to be metal. There are lots of all-wood beach stairs. Unless there is a mitigating circumstance for metal, doesn't see why the stairs can't be wood.  
    **Pohl** – Confirmed that the handrail was designed to be all open; from the water, that will look like metal because of the single band. He's willing to approve as drawn.  
    **Coombs** – The lower stairs are noted as being removable with a black locust landing. She would go with the top being wood and the part below the landing being removable aluminum.  
    **Camp** – Asked if aluminum causes less stress on the land and if that is why ConCom approved it.  
    **Kuhnert** – His question is what is the adverse effect, environmental or aesthetic, to having metal.  
    Discussion about metal versus wood stairs.  
    **McLaughlin** – There are metal stairs in the area. If they want metal, they should be granted metal.  
 Motion                      **Motion to Approve as submitted with there being a platform half-way down. (Pohl)**  
 Vote                      Carried 3-0//Coombs Glazer abstain                      **Certificate #                      66066**  
    Break 7:17 to 7:22 p.m.

**16. Nantucket Land Council                      6 Ash Lane                      Fence                      42.4.2-79                      Self**

Voting                      Glazer, Coombs, McLaughlin, Camp, Kuhnert  
 Alternates                      Oliver  
 Recused                      None  
 Documentation                      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing                      None  
 Public                      None  
 Concerns (7:23)                      **Kuhnert** – Read HSAB comments: no concerns.  
    No concerns.  
 Motion                      **Motion to Approve. (Camp)**  
 Vote                      Carried unanimously                      **Certificate #                      66067**

Minutes for June 21, 2016, adopted July 12

17. Burn the Ships, LLC	98 Old South Road	Garage	68-429	JB Studio
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Juraj Bencat</b> , JB Studio – Reviewed changes made pre previous concerns.			
Public	None			
Concerns (7:28)	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66068</b>	
18. First Congregational Church	62 Centre Street	Façade repairs	42.4.3-75	John Stover
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>John Stover</b> , Stover Engineering – Looking at using Lifespan®, a treated wood, for the clapboard.			
Public	None			
Concerns (7:31)	No concerns with use of Lifespan®.			
Motion	<b>Motion to Approve use of Lifespan®. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66069</b>	
19. Leventon	9 East Dover Street	Driveway	55.4.1-23	Jessie Dutra
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Jessie Dutra</b> , Waterscapes by Jessie Dutra – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:36)	<b>Camp</b> – If the apron were a different material, that would help mitigate the amount of brick. Would like the driveway edged with green. <b>Kuhnert</b> – Asked the width of the planting strip (30"); that's an improvement but would like to see it meeting the apron and going to the garage. <b>Coombs</b> – The middle strip should be wider than 30". <b>Pohl</b> – No additional concerns.			
Motion	<b>Motion to Approve through staff with the green island to be 3 feet wide and lengthened at the ends. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66070</b>	
21. 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	<b>Steve Roethke</b> , S.M. Roethke Design – Described the distance the array will be from any road. <b>John Bartlett</b> – Explained the reasons for choosing this location.			
Public	None			
Concerns (7:45)	<b>Glazer</b> – This was carefully viewed from many points around the farm. She feels this location will be visible from many sides and so is inappropriate. Wonders if solar panels on the shade garden is still a viable plan. <b>Coombs</b> – She looked at it from many angles; to get a full understanding, would have to see the panels up. However, this is a commercial enterprise and she would support it for that reason. <b>McLaughlin</b> – Due to the remote location, he feels these should be approved due to previously approved arrays. <b>Kuhnert</b> – Explained the packet he put together for the board: to have a full understanding of affect on the view from the many directions and why the previous approval is more appropriate. <b>Camp</b> – Agrees with Mr. Kuhnert. Asked if there's any way to screen the array. Also prefers the original location. She's concerned about the glare of an array that's bigger than a football field. <b>Pohl</b> – He believes this technology is here to stay and agrees with Mr. McLaughlin.			
Motion	Discussion of pros and cons of the proposed solar array in the proposed location and alternative design solutions. <b>Motion to Approve as presented with as much landscaping as can be provided to mitigate the visibility. (Coombs)</b>			
Vote	Carried 3-1//Glazer opposed Camp abstain	<b>Certificate #</b>	<b>66071</b>	

<b>22. Spivy, Greg</b>	<b>36 Main Street (Sconset)</b>	<b>Rev. 59960</b>	<b>73.3.1-3</b>	<b>SMRD</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>Steve Roethke</b> , S.M. Roethke Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:18)	No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66072</b>	
<b>23. Perry, Terry</b>	<b>94 Quidnet Road</b>	<b>Addition</b>	<b>21-107</b>	<b>Thornewill Design</b>
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 changes made per previous concerns. Reviewed other beach cottages of similar age approved with simulated-divided-light windows (SDL). Due to the program added to the north, the structure will have to move away from the setback 2 or 3 feet.			
Public	<p><b>Steven Cohen</b>, Cohen &amp; Cohen Law PC – The two paper roads are shown as dotted lines and are in the process of being taken and transferred in the yard sale program. The envelope is dictated by setbacks and ConCom restrictions.</p> <p><b>Sarah Alger</b>, Sarah F. Alger P.C., for the abutter – It’s hard to comment on sketches and not full plans. The site plan is somewhat deceptive in that it doesn’t show roads cutting through the parcels toward the beach. South elevation, as seen from the pond, will look very long. This is one of the oldest houses in the village; feels keeping the windows is important.</p> <p><b>Michael May</b>, Nantucket Preservation Trust (NPT) – Interpreting the plans is difficult from the sketch. He’d rather see the east elevation preserved as much as possible. He would prefer the use of true-divided-light windows (TDL). He’s concerned about the location of the parking.</p>			
Concerns (8:21)	<p><b>Pohl</b> – These are sketches and a formal submission is required for final approval. The revisions are an improvement. The only odd roof is the south right hipped roof; all the others are Dutch hipped.</p> <p><b>Camp</b> – South elevation, there are 4 different types of roofs which is overly complicated; there should be some continuity to pull this together.</p> <p><b>Oliver</b> – This is great; reducing the scale really helped and reads as a house that’s evolved over time.</p> <p><b>Coombs</b> – She would like the south elevation brought in a little. West elevation, suggested a single window on the right side.</p> <p><b>Kuhnert</b> – Appreciates the 1-story additions and changes made; it’s moving in a positive direction. It would be helpful to see a demolition plan; there is none in the application. Western addition, how it attaches to the main body is a concern; a smaller connector would be more appropriate. Concerned about the 2<sup>nd</sup> floor additions. Questions the paper roads and whether or not those are considered traveled ways over which this board would have jurisdiction.</p> <p><b>Glazer</b> – West elevation, the 1910 bumpout has been obliterated. We are ready for ¼-scale plans.</p>			
Motion	<b>Motion to Hold for revisions. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
<b>24. Perry, Terry</b>	<b>94 Quidnet Road</b>	<b>Cottage</b>	<b>21-107</b>	<b>Thornewill Design</b>
<b>25. Perry, Terry</b>	<b>94 Quidnet Road</b>	<b>Demo garage</b>	<b>21-107</b>	<b>Thornewill Design</b>
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<p>Luke Thornewill, Thornewill Design</p> <p>Steven Cohen, Cohen &amp; Cohen Law PC</p>			
Public	<p>Sarah Alger, Sarah F. Alger P.C., for the abutter</p> <p>Michael May, NPT</p>			
Concerns	No comments at this time.			
Motion	<b>Motion to Hold to track. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

26. Stoddard, Jane	6 Quaker Road	Addition	41-522	Emeritus
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns. The “A” windows are TDL.			
Public	None			
Concerns (9:00)	<b>Kuhnert</b> – What’s presented is very appropriate. <b>Camp</b> – Agrees. <b>Glazer</b> – HSAB had a concern the new piece wasn’t set back far enough; that hasn’t been changed. West elevation, the casement window should be double “A” windows. <b>Coombs</b> – No concerns. <b>McLaughlin</b> – The ganged casement windows on the rear should be double-hung to match the rest of the house. Discussion about different treatments in place of the casement windows.			
Motion	<b>Motion to Approve through staff with three “A” windows on the west elevation. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66073</b>	

27. Einbinder, Susan	11 Quince Street	Add basmnt walk, wnd chngs	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	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns. This site will be coming back with the landscaping plan showing a grade change in the back.			
Public	None			
Concerns (9:08)	<b>Kuhnert</b> – East elevation, the “C” window shifting right should remain in place.			
Motion	<b>Motion to Approve with the no change in the east elevation window. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66074</b>	
	Motion to Hold for June 28. (Coombs) Carried unanimously			

28. Mulrow Edwyna Etal Trst	40 Jefferson Avenue	Relocate house	30-119	Ermeritus
29. Fooshee, Ben	13 Massachusetts Avenue	Guest house	60-75	Emeritus
30. Miller, Chandra	41 Chuck Hollow Road	Footprint, fenest chngs	75-110	Emeritus
31. Lieber, Jonathan	6 Stone Post Way	Addition	74-38.1	Ermeritus
32. Third Time Trust	41A Cliff Road	Addition, move on site, wnds	42.4.4-2	Botticelli & Pohl

V. HDCBUSINESS	
Approve Minutes	June 7, 2016: <b>Motion to Approve.</b> (Coombs) Carried unanimously June 9, 2016: <b>Motion to Approve.</b> (Coombs) Carried unanimously
Review Minutes	June 14, 2016
Other Business	None
Commission Comments	None

Motion to Adjourn: 9:17 p.m.

Submitted by:  
Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District