



## 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 28, 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: Kuhnert, 4:34 p.m.; Camp, 4:37 p.m.  
 Early Departures: Pohl, 7:58 p.m.

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. SIGNS

1. 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	None			
Concerns	<b>Glazer</b> – Read an email from Kevin Kuester of the Sign Advisory Committee: this is approvable.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried	<b>Certificate #</b>	<b>66075</b>	

### III. CONSENT

1. Maury, Larry – <b>66076</b>	54 Old South Road	Add window to east office	68-18.2,3	Val Oliver
2. Farman, Robert – <b>66077</b>	105 Low Beach Road	Trim color chng to white	75-33	Steven Levin
3. McMorrow, Richard – <b>66078</b>	19 Hummock Pond Road	Outdoor shower	56-12	Ethan McMorrow
4. Houghton, James – <b>66079</b>	4 Moor's End Lane	Rev. reduce pool size	43-211	Jim Houghton
5. Bartlett Tree Experts – <b>66080</b>	1 Salros Road	Roof chng to arch	66-20	Vasil Marinov
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried 4-0//McLaughlin abstain	<b>Certificate #</b>	<b>66076 to 66080</b>	

IV. OLD BUSINESS FROM 6/21					
1.	S/P Norwell LLC	78 Union Street Lot 3	New dwelling	55.1.4-72	BPC
Voting	Glazer, Coombs, Camp, Kuhnert				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Reviewed changes made per previous concern. Allowed 35% groundcover.				
Public	None				
Concerns (4:36)	<p><b>Kuhnert</b> – Read HSAB comments from 6/27: all windows should be true-divided light (TDL); proposed design is too tall; too much program on the lot; push living room back; lacks additive massing; East elevation windows pushed to corners, 6-lights not appropriate; south elevation balcony not on hip roof; north elevation trim pieces above windows should return on the front, window in attic doesn't look right.</p> <p><b>Coombs</b> – Agrees about the north elevation trim over the windows and doors; okay with the 3<sup>rd</sup>-floor window. Would like to see the height come down. In this area of Union Street houses have a lot of yard around them; don't want this to look like a new development in the old historic district (OHD). Looks better without the ganged windows. East elevation, the little window on the right could be a 4-light. There should be a chimney in the main mass.</p> <p><b>Camp</b> – Suggested rotating so it's eave forward with the chimney centered. Agrees with HSAB about more green on the lot. South elevation, the three windows could read like that's a sun porch. Agrees about the extra header trim on the windows.</p> <p><b>Kuhnert</b> – The building envelope allowed by zoning doesn't always agree with what's contextually appropriate. East elevation, the living room projection could be pushed south toward the proposed deck. The balcony projection has three different types of windows on it; should be more homogeneous.</p> <p><b>Glazer</b> – Agrees that the program on the lot is maxed out and the house should be pulled in. Agrees with what's been said.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
2.	S/P Norwell LLC NB	78 Union Street Lot 3	Garage	55.1.4-72	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Presented project				
Public	None				
Concerns (4:56)	<p><b>Kuhnert</b> – Read HSAB comments: a 1-story garage would be more appropriate; suggested a street-forward garage.</p> <p><b>McLaughlin</b> – The 6-light “B” windows should be hoppers or fixed.</p> <p><b>Camp</b> – Too vertical. West elevation, should be a single gable coming forward.</p> <p><b>Pohl</b> – Agrees it's too vertical.</p> <p><b>Coombs</b> – Shouldn't be two stories; not appropriate for this area. North and south elevations, the roof should come down to alleviate the amount of wall space.</p> <p><b>Glazer</b> – Agrees with what's been said.</p>				
Motion	<b>Motion to Hold for revisions and to track. (Pohl)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
3.	S/P Norwell LLC NB	78 Union Street Lot 5	Garage	55.1.4-72	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Presented project.				
Public	None				
Concerns (5:02)	<p><b>Kuhnert</b> – Read HSAB comments: The west elevation is over fenestrated.</p> <p><b>McLaughlin</b> – The application shouldn't have been accepted without all required information.</p> <p><b>Pohl</b> – The proportion of the gable is too vertical; should come down in height. Too many “B” windows on the 2<sup>nd</sup> floor. Suggested adding windows to the 1<sup>st</sup> floor of the east elevation.</p> <p><b>Camp</b> – Agrees the west elevation is over fenestrated with the two French doors and three ganged windows. Agrees with Mr. Pohl about the east elevation.</p> <p><b>Coombs</b> – Agrees the height should come down; would prefer a 1-story garage.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	

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4.	Mulrow Edwyna Etal Trst	40 Jefferson Avenue	Relocate house	30-119	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns. Submitted historic photos at the table; reviewed the photos in regards to details. Moving it forward creates a back yard space.				
Public	None				
Concerns (5:08)	<p><b>Kuhnert</b> – Shared historic information: circa 1899. HSAB did not review the project. Reminded the board about the Secretary of Interior standards for moving a historic structure off its original setting and the consequences of doing that.</p> <p><b>McLaughlin</b> – No concerns with moving forward as long as it meets zoning.</p> <p><b>Pohl</b> – As long as it is no further forward than the neighbor to the south, he has no concerns. The approach to the renovation is good.</p> <p><b>Camp</b> – Not enthusiastic about moving it forward for a swimming pool; agrees with Mr. Pohl about the renovation being well done.</p> <p><b>Coombs</b> – Not in favor of moving it forward this much; would support moving it forward enough for a small back yard.</p> <p><b>Oliver</b> – Not in favor of the double-door on the front; would prefer it be single with glass as in the historic photos.</p> <p><b>Glazer</b> – Need to see the location of adjacent structures to understand its relationship when it moves forward.</p>				
Motion	<b>Motion to Hold for revisions and further information.</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
5.	Fooshee, Ben	13 Massachusetts Avenue	Guest house	60-75	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
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.				
Public	None				
Concerns (5:23)	<p><b>Pohl</b> – This is a much improved proposal. Okay with the north elevation. South elevation, the four “B” windows are very narrow.</p> <p><b>Oliver</b> – East elevation needs more windows and the south elevation needs fewer.</p> <p><b>Camp</b> – Looks great.</p> <p><b>Coombs</b> – the east and north elevations are visible.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
6.	Miller, Chandra	41 Chuck Hollow Road	Footprint, fenestration changes	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	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:30)	No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66081</b>	
7.	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	<b>Matt MacEachern</b> , Emeritus Development – Reviewed renderings of revisions submitted at the table.				
Public	None				
Concerns (5:34)	<p><b>Camp</b> – The renderings are better.</p> <p><b>Oliver</b> – Suggested the windows be 6-over-1. Front door should have less glass.</p> <p><b>Glazer</b> – Nothing changed sufficiently for her in the renderings. Really wants to see the west elevation.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

<b>8. Third Time Trust</b>	<b>41A Cliff Road</b>	<b>Addition, move on site, wndws</b>	<b>42.4.4-2</b>	<b>Botticelli &amp; Pohl</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Reviewed changes made per previous concerns and demolition plan. Explained an addition to the hyphen done in 2000; only the 2 <sup>nd</sup> -floor wall is from the original hyphen.			
Public	None			
Concerns (5:42)	<p><b>McLaughlin</b> – No comment.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Camp</b> – No concerns. Asked about the possibility of adding shutters to the main mass.</p> <p><b>Coombs</b> – No concerns.</p> <p><b>Kuhnert</b> – Appreciates the light touch to certain areas of the exterior. The historic hyphen, asked for explanation to the modifications to the north elevation; the hyphen dates back to 1870s. Asked an approval be contingent upon documentation of the interior: double photography and 3D scan.</p> <p><b>Glazer</b> – Need to be specific about which windows are remaining and which are historic. Suggested reusing the interior 4-over-4 historic windows. She's not comfortable with making the interior scan a requirement of the approval.</p>			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried 4-0//Kuhnert abstain	<b>Certificate #</b>	<b>66082</b>	

**V. NEW BUSINESS**

<b>1. Collamore, Robert</b>	<b>32 Woodbury Lane</b>	<b>Clapboard color chng</b>	<b>41-279.1</b>	<b>Self</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	None			
Public	None			
Concerns (6:01)	<p><b>Kuhnert</b> – Read HSAB comments: no concerns.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66083</b>	
<b>2. Dunphy, Maureen</b>	<b>One Kite Hill Lane</b>	<b>Rev. 64067: fenestration</b>	<b>42.4.4-63</b>	<b>Thornewill Design</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>Luke Thornewill</b> , Thornewill Design – Presented project			
Public	None			
Concerns (6:02)	<p><b>Kuhnert</b> – Read HSAB comments: no concerns.</p> <p>No concerns</p>			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66084</b>	
<b>3. Norris, Randolph</b>	<b>9 Bayberry Lane</b>	<b>Solar panels</b>	<b>67-62</b>	<b>Gerard Villano</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>Thomas Janowski</b> – Presented project: black, 4' off roof.			
Public	None			
Concerns (6:03)	<p>Clarification of positioning of the panels.</p> <p><b>Camp</b> – Wants to see the site.</p> <p><b>Oliver</b> – Asked if the possibility of a ground array was considered.</p>			
Motion	<b>Motion to View. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

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4.	Panner, Aaron	6 Hickory Meadow Lane	Hardscape	41-205	Scott Fritz
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Scott Fritz</b> – Presented project.				
Public	None				
Concerns (6:13)	Clarification of the application. <b>Oliver</b> – The plans are wrong. <b>Glazer</b> – Need to specify on the plan that the stone wall isn't to exceed 12" and no cap. On the back of the house, there is a large ladder on the roof going to the roof walk; questions if it was approved.				
Motion	<b>Motion to Approve with the stipulation that the wall is no taller than 12" and has no cap. (Coombs)</b>				
Vote	Carried 4-0//Oliver abstain.		<b>Certificate #</b>	<b>66085</b>	
5.	Sykes, Colin	63 N. Liberty Street	Guest house	41-144	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	<b>Ethan McMorrow</b> – Presented project.				
Public	None				
Concerns (6:20)	<b>Kuhnert</b> – Read HSAB comments: scale and massing is appropriate; west elevation has no fenestration on the 1 <sup>st</sup> floor; the east elevation would be more appropriate facing the road. <b>Pohl</b> – Agrees with HSAB about lack of fenestration on the west elevation. <b>Camp</b> – Nothing to add. <b>Coombs</b> – Agrees. <b>McLaughlin</b> – West elevation, the front door should be a 6-panel door. <b>Glazer</b> – Agrees. Feels a 9-light panel door is more appropriate.				
Motion	<b>Motion to Approve through staff with a "B" window added to the 1<sup>st</sup> floor of the west elevation under the 2<sup>nd</sup>-floor "B" windows and the front door to be a 9-light with two panels below. (Camp)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66086</b>	
6.	Lifshultz, Elisabeth	3 Massasoit Bridge Road	Rev. 63635: deck, fenst, chmny	59-11	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Mark Poor</b> , Permits Plus – Presented project. Contends nothing below the eave line is visible.				
Public	None				
Concerns (6:27)	<b>Pohl</b> – Everything is an improvement. <b>Camp</b> – No comments.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66087</b>	
7.	Palmer, Lydia	110 Wauwinet Road	Greenhouse	11-29	Pagano
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>Leonard Pagano</b> – Presented project. Contends lack of visibility due to existing vegetation.				
Public	None				
Concerns (6:36)	No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66088</b>	

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8. Palmer, Lydia	110 Wauwinet Road	Shed A	11-29	Pagano
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>Leonard Pagano</b> – Presented project.			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate # 66089</b>	
9. Palmer, Lydia	110 Wauwinet Road	Shed B	11-29	Pagano
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>Leonard Pagano</b> – Presented project.			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate # 66090</b>	
10. Petrini, Rob	22 Quidnet Path Road	Rev. 64024: external fireplace	21-151	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Doug Mills</b> , BPC – Presented project. Submitted photo supporting lack of visibility at the table			
Public	None			
Concerns (6:44)	<b>McLaughlin</b> – Noted that photos taken by the applicant tend to be to their advantage. <b>Pohl</b> – He would like to view it. <b>Glazer</b> – Recalls that one stipulation on the approval was that there would be no exterior fireplace on that end.			
Motion	<b>Motion to View. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	
11. Choma, Christopher	29 Monomoy Road	Rev. 65914: Raise bldg 6”	54-209	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	<b>Mickey Rowland</b> , Rowland and Associates – Presented project.			
Public	None			
Concerns (6:50)	<b>Coombs</b> – East elevation, asked for clarification about what is being done to the dormer. No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate # 66091</b>	
12. Angelastro, Michael	18 Vestal Street	New egress window well	42.3.3-93	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	<b>Mickey Rowland</b> , Rowland and Associates – Presented project.			
Public	None			
Concerns (6:53)	No concerns			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate # 66092</b>	

<b>13. Boardman, William</b>	<b>150 Main Street</b>	<b>Rev. 65234: window changes</b>	<b>41-516</b>	<b>Milton Rowland</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>Mickey Rowland</b> , Rowland and Associates – Presented project.			
Public	None			
Concerns (6:54)	<b>Kuhnert</b> – Read HSAB comments: no concerns. No concern.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66093</b>	
<b>14. Strang, Doris</b>	<b>8 Tripp Drive</b>	<b>Pergolas</b>	<b>80-51</b>	<b>Self</b>
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> – Presented project.			
Public	None			
Concerns (6:57)	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66094</b>	
	Break 6:59 to 7:06 p.m.			
<b>15. G&amp;G Development</b>	<b>2 Old Mill Court</b>	<b>Rev. 65407, window size chng</b>	<b>55-923</b>	<b>French 2D</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>Jim Grant</b> – Presented project			
Public	None			
Concerns (7:06)	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66095</b>	
<b>16. Boyer, Ken</b>	<b>68 Cliff Road</b>	<b>Shutters, north elevation</b>	<b>30-67</b>	<b>Ken Boyer</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	None			
Public	None			
Concerns (7:08)	<b>Pohl</b> – The shutters being on only 4 windows is inconsistent. <b>Glazer</b> – It is not consistent but it does look better, a little more dressed. Need to stipulate that the shutters are wide enough to close and operable. <b>Camp</b> – Not going for it. <b>McLaughlin</b> – It's inappropriate.			
Motion	<b>Motion to Hold for revisions and representation. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

<b>17. Wesquo Properties</b>	<b>57 Washington Street Lot A</b>	<b>Rev. 65413: add outdr shwr</b>	<b>42.2.3-37</b>	<b>Botticelli &amp; Pohl</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project. Asked for lattice to screen.			
Public	None			
Concerns (7:13)	<b>McLaughlin</b> – No comments. <b>Kuhnert</b> – No concerns. <b>Coombs</b> – It's not visible. <b>Glazer</b> – Suggested the lattice have 6X6 openings as would be used for roses. Noted a drafting error on the stairs.			
Motion	<b>Motion to Approve through staff with the lattice on the north to have 6” squares and correct plans in regards to stairs. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66096</b>	
<b>18. Wesquo Properties</b>	<b>57 Washington Street Lot B</b>	<b>Rev. 65496: add outdr shwr</b>	<b>42.2.3-37</b>	<b>Botticelli &amp; Pohl</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:18)	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66097</b>	
<b>19. Ladybird LLC</b>	<b>8 Middle Valley Road</b>	<b>Rev. 64710: barn reduce size</b>	<b>43-160</b>	<b>Botticelli &amp; Pohl</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:20)	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66098</b>	
<b>20. Sabet, Bijan</b>	<b>77 Eel Point Road</b>	<b>Rev. 63800: windows</b>	<b>32-14</b>	<b>Botticelli &amp; Pohl</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:23)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66099</b>	

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21. Featherstone, Jonathan	8 Micheme Lane	Rev. 65355: hse ridge, fenst	67-162.3	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	<b>Juraj Bencat</b> , JB Studio – Presented project.			
Public	Jon Featherstone			
Concerns (7:24)	<p><b>None</b></p> <p><b>Coombs</b> – The windows were centered. 6-over-1 would be better than 2-over-2. Lost the distinction it had.</p> <p><b>Camp</b> – Preferred the previous north elevation; The 2-over-2s don't work.</p> <p><b>Pohl</b> – Agrees the previous approval was better. The 2-over-2 windows feel square; should be narrower. Now there is a shingle line between the head of the window and the eave. Agrees the windows are now too far apart. The porch helps now that it's taller.</p> <p><b>Glazer</b> – At 29.4, this is essentially a 30-foot tall house. North elevation, the French doors don't belong on the front.</p>			
Motion	<b>Motion to Approve through staff with 6-over-1 windows; north elevation to be fenestrated as previously approved; the columns to be 8". (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66100</b>	
22. Featherstone, Jonathan	8 Micheme Lane	Rev.65365 cottage ridge, fenst	67-162.3	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	<b>Juraj Bencat</b> , JB Studio – Presented project.			
Public	Jon Featherstone			
Concerns (7:35)	<p><b>None</b></p> <p><b>Glazer</b> – As a second dwelling, this can't be any taller than 22 feet.</p> <p><b>Coombs</b> – Should have 6-over-1 windows. Too tall.</p> <p>Consensus agrees it's too tall.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
23. Watts, Michael	6 Goose Cove Way	Roofwalk, main door change	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	<b>Juraj Bencat</b> , JB Studio – Presented project.			
Public	None			
Concerns (7:37)	<p><b>McLaughlin</b> – This is not a 2-story house; a roof walk isn't appropriate.</p> <p>Consensus agrees.</p>			
Motion	<b>Motion to Approve through staff the door but not the roof walk. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66101</b>	
24. Fleming, Brad	232 Madaket Road	Roof change, wood to arch	59.4-120.1	Vasil Marinov
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 (7:40)	<b>Camp</b> – Not in favor of architectural shingles.			
Motion	<b>Motion to Approve. (Pohl)</b>			
Vote	Carried 4-1//Camp opposed	<b>Certificate #</b>	<b>66102</b>	

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25.	84 Surfside Road, LLC	84 Surfside Road	Rev. 65978: rotate, resite, drmr	67-343	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Val Oliver</b> – Presented project.				
Public	None				
Concerns (7:44)	<b>Glazer</b> – The approval would be due to the fact it is moving back and into a lower elevation.				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66103</b>	
26.	Eleven Crooked Lane, LLC	10 Hickory Meadow Lane	Rev. 65820: extend bldg, drmr	41-904	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	<b>Matt MacEachern</b> , Emeritus Development – Presented project.				
Public	None				
Concerns (7:47)	<b>Glazer</b> – The ridge was allowed to be 50 feet long due to the height; now it's getting taller and longer. The dimensions are not included on the elevation pages. The whole complex now looks very commercial.				
	<b>Camp</b> – Prefers the previous approval; on the west elevation, the tall French doors went with the 2-over-2s. Strongly in favor of 2-over-2 windows.				
	<b>Coombs</b> – The French doors are too big. 6-over-1 windows would work.				
	<b>Pohl</b> – Agrees this now looks too commercial with the long, run-on dormer; the three small dormers were better and that should be translated to the other buildings. No opinion on the window type.				
	<b>McLaughlin</b> – Agrees with what's been said. 6-over-1 would be okay.				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
27.	Eleven Crooked Lane, LLC	10 Hickory Meadow Lane	Pool house	41-904	Emeritus
28.	Eleven Crooked Lane, LLC	10 Hickory Meadow Lane	New bldg, north pavilion	41-904	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				
Public	None				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for revisions and to track. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
29.	Einbinder, Susan	11 Quince Street	Change existing grade	42.3.4-60	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 – Presented project.				
Public	None				
Concerns (8:01)	<b>Kuhnert</b> – Read HSAB comments: there were no elevations and no information on the existing versus proposed grades.				
	<b>Glazer</b> – Need more information.				
Motion	<b>Motion to Hold for further information. (Camp)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

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30. Saluzzo, Brian                      15 Boulevard                      Addition                      80-244                      Emeritus  
 Voting                      Glazer, Coombs, McLaughlin, 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.  
 Public                      None  
 Concerns (8:05)                      **Coombs** – Photos of the structures as they exist would help. This isn't visible from the road.  
    **Kuhnert** – It's a clever design solution.  
    **Camp** – South elevation, the "G" window in the shed looks lonely; suggested another window.  
    **McLaughlin** – The "F-1" window on the schedule is a 6-light; that won't fit with 2-over-2 windows.  
 Motion                      **Motion to View. (Camp)**  
 Vote                      Carried unanimously                      **Certificate #**

31. Crib LLC                      17 Surfside Road                      Move bldg on site                      55-259                      Emeritus  
 Voting                      Glazer, Coombs, McLaughlin, 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 (8:14)                      **Coombs** – East elevation, the blank wall needs something.  
 Motion                      **Motion to Approve through staff with inclusion of lattice on the east elevation 1<sup>st</sup>-floor blank wall. (Oliver)**  
 Vote                      Carried unanimously                      **Certificate #**                      **66104**

**VI. VIEWS**

1. Tofalli, Kim                      122 Main Street                      Roof dck skrt, color chng                      42.3.3-100                      Daily Construction

Voting                      Glazer, Coombs, McLaughlin, Camp, Kuhnert  
 Alternates                      Oliver  
 Recused                      None  
 Documentation                      Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing                      **Isaiah Stover** – Presented project.  
 Public                      None  
 Concerns (8:17)                      **Kuhnert** – Read HSAB comments: a roof walk skirt was previously denied; a skirt is not appropriate here; a non-approved stair was installed on the roof; no concerns about the color change. He agrees with HSAB.  
    **Camp** – Agrees with HSAB. The posts should be white but not the balustrades.  
    **McLaughlin** – No concerns.  
    **Coombs** – Agrees with HSAB.  
    **Glazer** – Agrees with HSAB The posts should be white but not the balustrades.  
 Motion                      **Motion to Approve through staff with only the posts to be white and no skirt. (Coombs)**  
 Vote                      Carried unanimously                      **Certificate #**                      **66105**

2. 14 Pippens Way LLC                      14 Pippens Way                      New dwelling                      43-94.7                      NAG  
 3. 14 Pippens Way LLC                      14 Pippens Way                      Garage                      43-94.7                      NAG  
 4. 14 Pippens Way LLC                      14 Pippens Way                      Pool cabana                      43-94.7                      NAG

Voting                      Glazer, Coombs, McLaughlin, 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 at applicant's request by unanimous consent.**  
 Vote                      N/A                      **Certificate #**

<b>5. Barnes, Peter</b>	<b>8 Derrymore Road</b>	<b>Hardscape</b>	<b>41-244</b>	<b>Curtis Barnes</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Curtis Barnes</b> – Clarified the materials: existing and proposed. Submitted context photos at the table. <b>Cheryl Barnes</b> – Presented project: retaining wall, restore grade, arbor, picket fence, steps, walkway, apron, and drive.			
Public	None			
Concerns (8:24)	<b>Clarification of the application.</b> <b>Glazer</b> – Every single thing Ms Barnes wants to do needs to be on the application form.			
Motion	<b>Motion to Approve through staff with a detailed plan showing exactly what material is being used where, photos of the material, a simplified arbor, and completed application form. (Kuhnert)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66106</b>	
<b>6. Bolton, Lynne</b>	<b>5 North Water Street</b>	<b>Revisions to hardscape</b>	<b>42.4.2-88</b>	<b>Mirka Ahern</b>
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Steven Cohen</b> , Cohen & Cohen Law PC – Presented project. <b>Miroslava Ahern</b> , Ahern Design – The back fence is 7 feet to ensure that the air conditioning units are screened. Explained the planting plan for screening around the transformer. Andrew Hart, Workshop/APD			
Public	<b>Kristine Glazer</b> – There is a transformer at a White Elephant building further along North Water Street that is enclosed in a 5&1 fence.			
Concerns (8:33)	<b>Kuhnert</b> – Read HSAB comments: no concerns. <b>McLaughlin</b> – The back fence is noted to be 7' which is contrary to HDC policy; should be no more than 6 feet; no board fence should be along the street. <b>Oliver</b> – Along the street, a picket fence with a hedge behind would be nicer to help screen the transformer. Doesn't believe the 6-foot board fence will be necessary. <b>Kuhnert</b> – Okay with the fence around the utility area and along the side. On the front a 50-inch board is okay. Around the transformer pad the interior fence and hedge will suffice as screening. <b>Camp</b> – Likes the screening plan for the transformer pad; however, it will take a while for the arborvitae to grow. <b>Coombs</b> – The 50-inch fence from gate to street, and picket and arborvitae around the pad and review in the fall.			
Motion	<b>Motion to Approve through staff with a 50-inche fence from the gate to Whaler's Lane, and a white 3-foot picket fence and arborvitae around the transformer pad and review in the fall. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66107</b>	
<b>7. Faros/17 Broad LLC</b>	<b>17 Broad Street</b>	<b>Revisions to hardscape</b>	<b>42.4.2-74</b>	<b>Mirka Ahern</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Miroslava Ahern</b> , Ahern Design – Presented project.			
Public	None			
Concerns (8:55)	<b>Kuhnert</b> – Read HSAB comments: no concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66108</b>	
<b>8. Miol Mor, LLC</b>	<b>61 Vestal Street</b>	<b>Hardscape: pool</b>	<b>41-58.2</b>	<b>Mirka Ahern</b>
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Miroslava Ahern</b> , Ahern Design – Presented project.			
Public	None			
Concerns (8:57)	<b>Camp</b> – Due to lack of visibility, she has no concerns.			
Motion	<b>Motion to Approve due to lack of visibility. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66109</b>	

9. Amick, Bob	1 Fayette Street	Fence	42.2.3-33	Rita Higgins
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	No comments at this time.			
Motion	<b>Motion to Hold for representation. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

**VII. HDC BUSINESS**

Approve Minute	June 14, 2016: <b>Motion to Approve.</b> (Camp) Carried unanimously June 16, 2016: <b>Motion to Approve.</b> (Camp) Carried unanimously
Review Minutes	June 21th, 2016
Other Business	<ul style="list-style-type: none"> <li>• Marine Home Center hearing Thursday 6/30</li> <li>• Review of executive session per open meeting law – Scheduled for 4:30 July 12.</li> </ul>
Commission Comments	Coombs – The “Boston Globe” had an article about tiny houses on Nantucket bringing back trailer parks. Coombs – 48 Orange Street and Summerset Lane need to be discussed.

Motion to Adjourn: 9:07 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District