



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, July 12, 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: None
Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

Mark Voigt – Updated board on his duties as HDC administrator under PLUS. Stated he feels his expert qualification recommend him for his position. McLaughlin – Wanted to ask Mr. Voigt a question but Ms Glazer felt it inappropriate at this time. He would like Mr. Voigt back at the meetings. Coombs & Oliver – Feel Mr. Voigt is not being used to the best of his abilities. Kuhnert – Appreciates Mr. Voigt’s work.

II. PLUS ADMINISTRATIVE UPDATE

None

III. SIGNS (4:35)

1.	Nantucket Hist. Assoc.	15 Broad Street	Sign, banner	42.4.2-61	Catherine Taylor
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	None				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate #	66112	
2.	Boys & Girls Club	61 Sparks Avenue	Sign, banner	55-143	N. Willauer
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 (SAC) – Approvable per SAC comments.				
Concerns	None				
Motion	Motion to Approve through staff per SAC recommendations. (Coombs)				
Vote	Carried unanimously		Certificate #	66113	

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3. Atheneum/TON	10 Surfside Road	Sign, banner	55-137	M. Anderson
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	None			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66114	

4. Cottage Hospital NCH	12A Oak Street	Sign, projecting	42.4.2-27	S. Maguire
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	None			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66115	

5. Enforcement				
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – SAC reviewed their list and photos and sent courtesy notices.			
Concerns	None			

IV. OLD BUSINESS

1. Norris, Randy	9 Bayberry Lane	Solar panels	67-62	Gerard Villano
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 (4:37)	Pohl – This is 100% visible. Noted the roof plane has too many facets; if the driveway were moved to the side and the front of the house planted, he might consider it. Coombs – The property is a large lot; she feels a ground array would work. Glazer – What makes it extraordinary is other houses on the street are set back and hidden and this is on the road.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried unanimously	Certificate #		

2. 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 , Director DPW – Provided the requested plans.			
Public	None			
Concerns (4:42)	McLaughlin – The length and width are not included on the elevations. Coombs – Noted that this area is not open to the public. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66116	

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3.	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	Lindsey Congelton , Atlantic Landscaping – Submitted a corrected site plan and reviewed changes made.				
Public	None				
Concerns (4:46)	<p>Glazer – Should have a picture of the existing structures.</p> <p>Pohl – Okay with the changes. The pergola should be natural to weather; okay with white trim if house has white trim.</p> <p>Kuhnert – No concerns; agrees with Mr. Pohl about the pergola and trim.</p> <p>Coombs – No concerns.</p>				
Motion	Motion to Approve through staff with a natural to weather pergola and trim color to match the house. (Coombs)				
Vote	Carried unanimously		Certificate #	66117	
4.	Petrini, Rob	22 Quidnet Path Road	Rev. 64024: fire pit	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	Doug Mills , BPC – Under Massachusetts Endangered Species Act, they can't touch the vegetation.				
Public	Sarah Alger , Sarah F. Alger P.C., for – Concerned a fire in the pit might be visible; if it truly isn't visible, okay.				
Concerns (4:40)	<p>Camp – Not very visible.</p> <p>Glazer – If the vegetation is maintained, there is no visibility.</p> <p>Held for representative.</p> <p>Pohl – He will go with the majority as to whether or not it is visible.</p> <p>Camp – She could see the chimney but not the lower portion.</p> <p>Coombs – This won't be visible.</p> <p>Glazer – If the vegetation is maintained, there is no visibility.</p>				
(4:51)					
Motion	Motion to Approve contingent upon continued maintenance of a vegetative screen. (Coombs)				
Vote	Carried unanimously		Certificate #	66118	
5.	Sabelhaus, Robert	2 Quaise Pasture Road	Driveway change	26-20.6	Julie Jordin
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Julie Jordin , The Garden Design Company – Presented project.				
Public	None				
Concerns (4:55)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66119	
6.	23 Broad St. LLC	23 Broad Street	Awning color change	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	Larry Whelden – Presented the project. The color requested is the same as used at Jetties Beach and the yacht club. The light color allows more light through to the patio in the daytime.				
Public	None				
Concerns (4:57)	<p>McLaughlin – We need a copy of the previous approval and photos.</p> <p>Pohl – As far as he knows, HDC doesn't have a pallet of approved colors for awnings. Green is more understated than the off-white. Would like a photo of existing conditions.</p> <p>Kuhnert – Read HSAB comments: the dark green is more appropriate given the in-town location; a light color will soil more readily and a dirty awning is a concern.</p> <p>Glazer – We don't have a site plan showing where the awning will go. The application is incomplete.</p>				
Motion	Motion to Hold for a site plan and photos from the street and to come back on July 19. (Pohl)				
Vote	Carried unanimously		Certificate #		

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7. 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.			
Public	None			
Concerns (5:14)	No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66120	
8. Phippen's Way LLC	20 Phippen's Way	Revs. to 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 – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:17)	<p>Camp – Preferred the attempt at the gambrel; it kept the perceived height down. The left double gables forward should be different. Likes the window added on the far right. This structure is exceptionally long. The two windows over the front door could have more attention drawn to them through some shingle-style element.</p> <p>Pohl – Looking at the currently proposed west elevation and the earlier iteration, in 2D the gambrel form is preferable; however what's not apparent is that the face and side pieces are in the same plane and won't read as a gambrel.</p> <p>Coombs – West elevation, likes the addition of the 4-light windows. Agrees about a west elevation far right window being added.</p> <p>McLaughlin – This house doesn't relate to itself; it is made up of four different styles.</p> <p>Glazer – West elevation, there is still a lot of wall plane; suggested larger windows; asked if shutters might help fill out the wall space.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
9. Lampe, John	64 Walsh Street	New dwelling	29-94	Self
10. Lampe, John	64 Walsh Street	Second dwelling	29-94	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 (5:29)	None at this time.			
Motion	Held for representation by unanimous consent.			
Vote	N/A	Certificate #		
11. Baldassano, William	2 Gardner Perry Lane	Porch roof	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	Matthew Baldassano – Presented project. Contends the porch, shingle rail, and fence will render the French doors on the front not visible.			
Public	None			
Concerns (5:30)	<p>Kuhnert – Read HSAB comments: no concerns.</p> <p>McLaughlin – East elevation, the French doors are atypical for the front of the house and will be visible.</p> <p>Pohl, Camp, & Coombs – No concerns.</p> <p>Glazer – The porch roof pitch should be noted on the plans.</p>			
Motion	Motion to Approve the porch roof and shingled half wall. (Coombs)			
Vote	Carried unanimously	Certificate #	66121	

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12. Baldassano, William	2 Gardner Perry Lane	Fence	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	Matthew Baldassano – Presented project. The fence will touch the porch.			
Public	None			
Concerns (5:38)	<p>Kuhnert – Read HSAB comments: need clarification on how fence will tie into shingled half wall on the porch; otherwise no concerns.</p> <p>Pohl – The 4-foot fence as drawn is fine; a 5&1 would be preferable over a 6-foot solid board fence.</p> <p>Camp – The lattice on the 5&1 should be square.</p>			
Motion	Motion to Approve through staff with a natural to weather 5&1 with square lattice. (Coombs)			
Vote	Carried unanimously	Certificate #	66122	
13. Baldassano, William	2 Gardner Perry Lane	Shed	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	Matthew Baldassano – Presented project.			
Public	None			
Concerns (5:45)	<p>Kuhnert – Read HSAB comments: the roof pitch is too shallow; need clarity of details on the doors and windows.</p> <p>Oliver – Windows in the shed should match the house.</p> <p>Pohl – Agrees with HSAB about the lack of window and door details.</p> <p>Camp – Windows and doors should match the main house.</p> <p>McLaughlin – Suggested a board-and-batten door.</p>			
Motion	Motion to Approve through staff with 7/12 roof pitch, 6-over-6 windows, natural to weather board-and-batten door, and door trim to be white. (Coombs)			
Vote	Carried unanimously	Certificate #	66123	
14. Boyer, Ken	68 Cliff Road	Shutters, north elevation	30-67	Ken Boyer
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Gregg Phillips , builder – Presented project; submitted photos of 66 Cliff Road at the table for context.			
Public	Ken Boyer			
Concerns (5:50)	<p>Pohl – The two middle windows of the main gable should also have shutters; they will lap over the other shutters. Agrees with Mr. McLaughlin, the batten shutters don't fit this style of house.</p> <p>McLaughlin – The board-and-batten shutters are not typical to this style house; they should be louvered.</p> <p>Camp – Shutters must be operable.</p>			
Motion	Motion to Approve through staff with shutters added to the middle windows of the right gable and shutters to be louvered. (Pohl)			
Vote	Carried unanimously	Certificate #	66124	
15. Pastan, Phil	63 Old South Road	New commercial bldg (Lot 1)	68-157	Patty Roggeveen
Voting	Glazer, Coombs, Pohl, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen – Reviewed the siting and changes made per previous concerns.			
Public	None			
Concerns (6:00)	<p>Oliver – The north elevation faces the road and has the most issues: no door, roof idiosyncrasies, and the overall configuration of the elevation. The long, sloping 7/12 roof on the north should be a straight gable.</p> <p>Coombs – Agrees the north elevation needs a door.</p> <p>Consensus agrees a simple hipped roof will mitigate the roof length and that the north elevation needs a front door and that the roof should be black 3-tab.</p> <p>Pohl – The hipped roof idea is great but door pediments should remain gables. Agrees the north elevation needs a door.</p> <p>Glazer – Suggested a simple hipped roof. Would prefer another color than white for the sashes and trim.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		

16. Pastan, Phil 63 Old South Road New commercial bldg (Lot 2) 68-157 Patty Roggeveen
 Voting Glazer, Coombs, Pohl, Oliver, Kuhnert
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Patty Roggeveen** – Reviewed the siting and changes made per previous concerns.
 Public None
 Concerns (6:16) **Pohl** – This should share the same attributes as the Lot 1 building.
 No additional concerns.
 Motion **Motion to Hold for revisions. (Coombs)**
 Vote Carried unanimously **Certificate #**

17. Perry, Terry 94 Quidnet Road Addition 21-107 Thornewill Design
 Voting Glazer, Coombs, Pohl, Camp, Kuhnert
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Luke Thornewill**, Thornewill Design – Reviewed changes per previous concerns. Asking for simulated-divided-light windows; many other windows have already been replaced. Clarified location of the crawlspace and full basement.
Steven Cohen, Cohen & Cohen Law PC – This plan requires zoning relief; however, the move will change the non-conformity by decreasing the intensity.
 Public None
 Concerns (6:19) **Kuhnert** – Asked how this can be approvable if this doesn't comply with zoning; the addition would expand the house toward the side-yard setback.
Coombs – This is one of the few houses in its original position; the HDC should preserve the existing position of historical houses.
 Review and discussion of the window survey.
Pohl – This site slopes down toward Sesachacha Pond, there is only a difference of 4.5 inches between existing and proposed floor level. Appreciates the changes. Likes the Dutch-hipped roof option. Would like verification that the lifting of the structure will be only 4.5 inches. Putting this on a new foundation is doing the right thing. It is critical to get it off the neighbor's property. As for the windows, save the old windows and HDC will write a letter of exemption.
Camp – Likes the Dutch-hipped roof proposal. Would like the antique windows maintained.
Coombs – Agrees with Ms Camp about keeping the historic windows. This should stay in its current location. The old chimney should remain. East elevation, prefers the Dutch-hipped roof iteration; prefers to keep the original windows.
Oliver – Likes the submitted proposal. This is sitting in the dirt and needs to go on a foundation; to do that, it must be moved.
Kuhnert – He's not prepared to vote on this and would like to look over the plans more carefully and for HSAB to see the revisions. The lift is driving the program. He's not comfortable with moving this significant building three feet from its historic location; that would have an impact on its historic integrity. Asked for an interior scan in the event of approval.
Glazer – The evolution of this house is in keeping with the vernacular of Quidnet; would like to see this house have another life while keeping the language, which the changes have striven to architecturally maintain. Agrees about the Dutch-hipped roof. This should go back to HSAB.
 Motion **Motion to Hold for revision, maintaining the old windows, and further review by HSAB. (Pohl)**
 Vote Carried unanimously **Certificate #**

18. Perry, Terry 94 Quidnet Road Cottage 21-107 Thornewill Design
 19. Perry, Terry 94 Quidnet Road Demolition 21-107 Thornewill Design

Voting Glazer, Coombs, Pohl, Camp, Kuhnert
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Luke Thornewill**, Thornewill Design – Reviewed changes per previous concerns.
 Steven Cohen, Cohen & Cohen Law PC
 Public None
 Concerns No comments at this time.
 Motion **Motion to Hold to track with the main house. (Pohl)**
 Vote Carried unanimously **Certificate #**

Break 7:10 to 7:20 p.m.

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25. 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 – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:20)	No concerns due to lack of visibility.			
Motion	Motion to Approve due to lack of visibility. (Coombs)			
Vote	Carried unanimously	Certificate #	66125	
26. 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 – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:23)	<p>Oliver – Suggested flipping it with the cabana to put it behind the house.</p> <p>McLaughlin – East elevation, the gable is architecturally inappropriate for a small building.</p> <p>Pohl – Agrees with Mr. McLaughlin; however this is so far from the road impact will be minimal; if the porch were eliminated, the height would come down.</p> <p>Camp – The chimney is overly wide for a structure of this size.</p> <p>Glazer – Agrees with what’s been said. Would like to see it less complicated: a pergola instead of a porch and no chimney.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
27. Einbinder, Susan	11 Quince Street	Grade change	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	Matt MacEachern , Emeritus Development – Reviewed the existing versus proposed grade change.			
Public	None			
Concerns (7:30)	<p>Clarification of location of retaining walls and steps.</p> <p>Kuhnert – The grade change pushes the basement access railing up under the windows. Encourages a solution with less drastic grade change and something to mitigate the basement walkout.</p> <p>McLaughlin – No concerns with changing the grade in the back.</p> <p>Coombs – Changing the grade will affect the run-off of rain; not in favor of the grade change.</p> <p>Camp – Wouldn’t be opposed to lessening the 24” wall.</p> <p>Glazer – According to <i>Building with Nantucket in Mind</i>, the grade shouldn’t be altered more than three feet or so; couldn’t find the exact citation. Would prefer more sloping of the grade to minimize the need for a 24” retaining wall.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		

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28. Mulrow, Edwyna Et al trst	40 Jefferson Avenue	Relocate bldg, renovations	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	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns and proposed resiting. The shutters are existing.			
Public	None			
Concerns (7:46)	<p>Pohl – East elevation, the double front door is because the porch is glassed in; behind that is the old wall with two door. Discussion about whether or not the double front doors are appropriate in this case.</p> <p>Kuhnert – The historic photos are blurry; should contact the Nantucket Historic Association repository and get high-resolution images. In almost every instance, the windows are being enlarged or filled in; would prefer the historic openings be maintained.</p> <p>Camp – Would like the antique windows preserved and to see a window survey.</p> <p>McLaughlin – East elevation, the brackets at the tops of the posts should come off.</p> <p>Glazer – Need to know where the air-conditioning will go. Looking at a photo of the house, it has 2-over-2 windows. East elevation, the windows are a different size than other sides; in the proposed, the 15-light French doors present as the front door. Need the age of the portions proposed for demolition. The brackets on the porch posts are a historic detail.</p>			
Motion	Motion to Hold for revisions and more information. (Coombs)			
Vote	Carried unanimously	Certificate #		
29. Fooshee, Brian	13 Massachusetts Avenue	Additions	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	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:07)	<p>Camp – It has a nanawall. The structure is visible from the beach.</p> <p>Oliver – North elevation, reduce to three windows. The south elevation has too many windows.</p> <p>Pohl – The south elevation has big windows on one half and small windows on the other half; that could be better balanced. Discussion about how to better balance the windows on the south elevation.</p> <p>Glazer – West elevation, the outdoor shower looks huge.</p>			
Motion	Motion to Approve through staff with the south elevation left “B” window removed and the right “B” window shifted left six inches. (Pohl)			
Vote	Carried unanimously	Certificate #	66126	
30. Neumunz, Ronald	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 – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:19)	<p>Pohl – Looking at the site plan, the north elevation is visible up the driveway; it’s a very flat, two-story facade. The rest is fine. Generally the neighborhood has low structures.</p> <p>Camp – The north elevation looks like a hotel.</p> <p>Oliver – Suggested wrapping the porch around to the north to the chimney.</p> <p>Glazer – Currently it is difficult to see the front and north side of the house due to the trees; some of that vegetation will be removed to allow for construction. West elevation, the 2nd-floor porch over the 1st-floor porch is excessive for Pilgrim Road. This is very tall for Pilgrim Road.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		

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31. 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 Public	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Concerns (8:30)	None			
	Oliver – The massing looks good. It is over fenestrated especially on the east facing the street.			
	Coombs – West elevation, the little porch has an “A” window that isn’t the same size as the other “A” on that side.			
	Pohl – East elevation, the dominant mass is the left side; the right part should remain several feet lower than the main mass.			
	Glazer – One of the strengths of the original house was the varied eave heights; this has the same eave height the full length and lacks adequate additive massing. West elevation, the shed dormer with four windows is too large; similarly on the east.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
32. Wetherell, Elizabeth	10 Hickory Meadow Lane	Rev. 65820: window chngs	41-904	Emeritus
33. Wetherell, Elizabeth	10 Hickory Meadow Lane	New bldg, north pavilion	41-904	Emeritus
34. Wetherell, Elizabeth	10 Hickory Meadow Lane	Pool house	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 Public	Matt MacEachern , Emeritus Development – Making major revisions.			
Concerns	None			
Concerns	No comments at this time.			
Motion	Held for revisions at the applicant’s request by unanimous consent.			
Vote	N/A		Certificate #	

V. HDC BUSINESS	
Approve Minutes	June 21, 2016 minutes Motion to Approve. (Camp) Carried unanimously
Review Minutes	June 28, 2016 minutes
Other Business	<ul style="list-style-type: none"> • 48 Orange Street – Ms Glazer said that Chris Skehel explained to her that the work is not yet finished. • 40 Somerset Lane – Motion to Have Ms Glazer send a letter to the property owner about the stone wall. (Pohl) Carried unanimously • 11 Fayette Street – Motion to Have Ms Glazer send an enforcement letter to the applicant. (Pohl) Carried unanimously
Commission Comments	None

Motion to Adjourn: 8:46 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Scotset Advisory Board District

Madaket Advisory Board District