



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 19, 2016

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

Called to order at 4:32 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker
Attending Members: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert
Absent Members: None
Late Arrivals: Camp, 4:34 p.m.
Early Departures: McLaughlin, 8:51 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. SIGNS

1. Nantucket Cottage Hospital	Main Street	Sign: banners on light poles	Shay 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	Jason Gradiazei , NCH – Met with SAC and complied with the SAC requests.		
Sign Advisory	None		
Concerns	Glazer – Stated that she received no recommendation from the SAC and asked this be held.		
Motion	Motion to Hold for next Tuesday. (Pohl)		
Vote	Carried unanimously	Certificate #	

III. CONSENT

1. Riggs, Breda – 66127	16 Pleasant Street	Roof change	42.3.3-76	Self
2. Rock, Rachel – 66128	84 West Chester Street	Rev. shed	44-343	N. Drahzal
3. EK Associates LLC – 66129	15 Blackfish Lane	Spa & fence	73-108	Jardins Intl.
4. Cashman, Tim – 66130	7 Hawks Circle	Remove chmny, rebuild	74-37.7	NAG
5. Myers, John – 66131	14 Sleepy Hollow	Shed, move on	66-449.2	Self
6. Lake, Dana – 66132	5 Ipswich Street	Rev. to chimney	71.3.2-28	Steve Lamb
7. Zinser, Jason – 66133	10 Equator Drive	Shed, as built	66-241	Self
8. 78 Wauwinet Rd LLC – 66134	78 Wauwinet Road	Hardscape	14-18	Jardins Intl.
9. Meer Family Partnership – 66135	25 Starbuck Road	Hardscape: material chng	60-121	Jardins Intl.
10. Bluefin Partners LLC – 66136	14 Ellen's Way	Rev. remove skylight	81-176	Bessey Const.
11. Rezendes, David – 66137	19 Nanina Drive	Hardscape, walkway	67-513.6	Self
12. Johnson, Susan – 66138	15A Madaket Road	Relocate driveway	41-299.2	Self
13. Anthon, Tom – 66139	2 Weetamo Road	Alterations to existing	15-55	Val Oliver
14. A&B Realty Trust – 66140	53 Baxter Road	Hardscaping	49-17	Permits Plus
15. Maxwell, John – 66141	29 Jefferson Avenue	Driveway, apron	30-125	BPC
16. Nantucket Island Resorts – 66142	19 North Water Street	Shed door chng, lighting	42.4.2-3	Scott Kelley
17. Conway, Ryan – 66143	21 Ticcoma Way	Revise Shed	67-162	Lori Geddes
18. Kobos, Michael – 66144	29 Nonantum Avenue	Pergola, rear house	87-51	Val Oliver
19. Killen, Patience – 66145	10 Pilgrim Road	Rev. 63143: as built	41-358	Val Oliver
20. Kossner, Amy – 66146	50 Lovers Lane	Hardscape: pool	79-82	Val Oliver
21. Sweatland, Louis – 66147	5 Davis Lane	AC units	82-72	Self

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22. G&G Development – 66148	2 Old Mill Court	Hardscape: pool	55-923	Jim Grant
23. Dex Dog LLC – 66149	6B Arrowhead Drive	Entry roof, fence	69-58	Emeritus
24. Smith, Halsey – 66150	1 Vinecliff Road	Add dormr,wndw, lowr mass	29-43.1	Emeritus
25. Steven Cohen L Trust – 66151	11 Union Street	Retaining wall, prev approval	42.3.1-44	Ethan McMorrow
26. Matthews, Lindsay – 66152	1 Old Mill Court	Rev. 65940: clr chng to blk	55-922	R. Goodwin
27. Matthews, Lindsay – 66153	1 Old Mill Court	Rev. 65941: clr chng to blk	55-922	R. Goodwin
28. Booth, Todd – 66154	80 Easton Street	Revs. deck, window, door	42.4.2-6	Self
29. JP Morgan Chase Bank – 66155	24 Pocomo Road	Revs. to main house	14-73	JM Landscaping
30. Arsenaault, Keith – 66156	25 Meadow View Drive	As-built shed	56-284	Glidden & Glidden
31. Smiley, Jeana – 66157	8 Celtic Drive	Cedar to arch black	67-655	Self
32. Cowles, Fred – 66158	14 Mt. Vernon Street	Porch	55.4.4-34	Self
33. Yates, Linda – 66159	4 Delaney Road	Remove shed from garage	41-123	Self
34. Hilderbrand, Elin – 66160	60 Crooked Lane	Rev. 65686: shed	41-198	JN Design
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Kuhnert			
Alternates	None			
Recused	Glazer, Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	66127 to 66160	

IV. CONSENT WITH CONDITIONS

1. Brennan, Donna	13 Madaket Road	AC units	41-297	JM Landscaping
• AC units to be surrounded	by natural to weather board fence			
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Kuhnert			
Alternates	Glazer, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Pohl)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	66161	

V. NEW BUSINESS

1. G&G Development	2 Old Mill Court	Pool shed	55-923	Jim Grant
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Jim Grant , G&G Development – Presented project.			
Public	None			
Concerns (4:39)	<p>Oliver – One of the pitches is 6/12 which is not typical.</p> <p>McLaughlin – A true saltbox roof is one-third or two-thirds.</p> <p>Pohl – East elevation, there is about 1.5 feet of space over the doors; normally the door headers touch the eaves. If the roof were a true saltbox with a 9/12 pitch, the west wall would be smaller. If it were moved to be centered on the pool, it would be in the middle of the yard.</p> <p>Camp – Doesn't want to see the pool from the street.</p> <p>Glazer – The pool shed could be moved up more to cover more of the pool.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously	Certificate #		

2.	Berlyn, Lynne	2 Francis Street	Hardscape: driveway	55.1.4-4	Gordon Folger
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 (4:49)	<p>Staff – The representative asked this to be heard.</p> <p>Kuhnert – HSAB had was no quorum; the applicant explained the project to the two in attendance: no concerns.</p> <p>No concerns</p>				
Motion	Motion to Approve. (Glazer)				
Vote	Carried unanimously			Certificate #	66162
3.	Frazier, Elizabeth	8/2	1 Brock's Court	Shed	42.3.4-84
4.	Boeckman, Philip	6 Underhill Lane	Stove chimney	73.3.2-58	John Berguist
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 (4:51)	<p>Glazer – Read SAB comments: appreciates the historic reference, no concerns.</p> <p>No concerns.</p>				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously			Certificate #	66163
3.	Nantucket Ice (fm views)	10 Backus Lane	Solar panels	55-100.1	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	<p>Steve Theroux, Nantucket Architecture Group Ltd – Asked this be swapped with Sanquinetti. Submitted photos indicating visibility at the table. The plan will be changed to reflect use of black panels with black frame.</p> <p>Todd Fryatt, President ECA Solar – Presented project.</p> <p>Claude Colp, Engineer ECA Solar – Contends not all the panels will be visible at the same time.</p>				
Public	None				
Concerns (4:52)	<p>McLaughlin – Noted that the photos are taken to the applicant's advantage and contends much of this will be visible to the public. Requested the commission look for themselves to ascertain visibility.</p> <p>Pohl – If the entire roof could be covered, it would read as black shingles; the aesthetics break down where the grey standing-seam metal roof shows through. This is the first time he's seen panels proposed for both roof planes.</p> <p>Glazer – Asked what happens when the panels are removed.</p> <p>Fryatt – Explained the removal contract with Nantucket Ice. The goal is to utilize as much roof as possible to create savings for Nantucket Ice; they are open to suggestions.</p> <p>Theroux – The southeast roof is visible from First Way and Cow Pond; it is definitely visible from Backus Lane.</p> <p>Kuhnert – Asked about the state of condition of the roof and longevity of the panels.</p> <p>Colp – Explained how the panels are installed and that the roof is in excellent repair.</p> <p>Camp – Concurs with Mr. Pohl about the black panels showing on a grey metal roof. Okay with them facing into the schools but worried about the southeast roof facing the public way.</p> <p>Discussion about the black-and-black modules that are actually being proposed as opposed to the blue and anodized metal modules shown in the National Grid application.</p> <p>Coombs – Agrees with Ms Camp about the size of the array and about the panels showing up against a grey roof. She would like to look at this again.</p> <p>Glazer – If some panels were to be eliminated, asked where would they come off and how that would impact the project.</p> <p>Pohl – Where the panels don't cover the roof, it looks like they ran out of shingles; suggested formalizing the layout to square off sections of panels and eliminate the zig-zag affect.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously			Certificate #	

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5.	Boughram, Richard	28 Old Tom Nevers	Hardscape: pool	92.4-252	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (5:27)	McLaughlin – The fence should be closer to the pool and the 5&1 along the road is not appropriate; it should be a 4-foot fence. Pohl – Understands the rationale for the tall fence; however, asked for a compromise with a five-foot fence. Oliver – Suggested pushing the fence off the corner of the house and back to where the pool equipment is. Discussion about a 4&1 in place of the 5&1. Camp and Coombs agree with the suggested changes to the fence height and location.				
Motion	Motion to Approve through staff with the southern-most portion to be a 4&1 fence moved back to align with the pool equipment fence. (Pohl)				
Vote	Carried unanimously		Certificate #	66164	
6.	Boughram, Richard	28 Old Tom Nevers	Hardscape: patio	92.4-252	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns	Same concerns with the fence as per the pool.				
Motion	Motion to Approve through staff with the same revisions as the pool. (Coombs)				
Vote	Carried unanimously		Certificate #	66165	
7.	Wager, Susan	3 Meader Street	Raise; addition; add front stairs	42.2.3-39	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project. There are no air-conditioning units (A/C) and none are anticipated.				
Public	None				
Concerns (5:37)	McLaughlin – The FEMA flood regulations are tearing this island apart. This is a pre-existing house and should be allowed to remain at its current elevation. Kuhnert – HSAB (<i>sans</i> quorum) did look at this; there was no historic information and ask that be submitted. Recommend HDC author formal guidelines to deal with flood mitigation in affected areas. Pohl – Clarified the changes and additions. Oliver – The north elevation is losing its presence with the addition of triple doors; it currently feels like the front. Camp – No concerns with lifting the house 4 feet. South elevation, it feels excessive with two sets of stairs. Coombs – South elevation, agree the second staircase feels too heavy. North elevation right, the two windows should be separated. Kuhnert – Asked commissioners if a lattice skirt would be lighter than the board. Theroux – Lattice would show the concrete foundation behind it.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
8.	Emmy Real Estate LLC	2 North Star Road	Shed	30-188	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan McMorrow – Presented project; due to wetlands, this is the only possible location.				
Public	None				
Concerns (5:52)	Pohl – If the overhangs are eliminated, this is approvable. Consensus agrees.				
Motion	Motion to Approve through staff with elimination of the overhangs. (Camp)				
Vote	Carried unanimously		Certificate #	66166	

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9.	Sanford Residence	10 Academy Lane	Demo/ move bldg	42.4.3-86	Ethan McMorrow
10.	Sanford Residence	10 Academy Lane	Demo/ move shed	42.4.3-86	Ethan McMorrow
11.	Sanford Residence	10 Academy Lane	New dwelling	42.4.3-86	Ethan McMorrow

Voting Coombs (acting chair), McLaughlin, Pohl, Camp, Kuhnert
 Alternates Oliver
 Recused Glazer
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Ethan McMorrow** – According to the family, the historic house was moved and this built in the 1950s
 Public None
 Concerns (5:55) **Kuhnert** – HSAB (*sans* quorum) in regards to one of the demos, a Sanborne map shows a historic building; want to confirm the date of construction.
Oliver – Suggested holding this for HSAB review.
Pohl – Agrees HSAB should review this and the new building; the HDC can review it with their recommendations.
 Motion **Motion to Hold for HSAB review. (Pohl)**
 Vote Carried unanimously **Certificate #**

12.	Bolton, Lynne	5 North Water Street	Rev. 64508: chng leaders	42.4.2-88	Workshop APD
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Voting Coombs (acting chair), McLaughlin, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused Glazer
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Andrew Harte**, Workshop/APD – Presented project.
 Public None
 Concerns (6:06) **McLaughlin** – The gutters should be boxed.
Oliver – No concerns.
Pohl – Agrees with Mr. McLaughlin; due to the white trim, copper would stand out.
Camp – No concerns.
Coombs – Would prefer they remain boxed.
 Motion **Application withdrawn.**
 Vote N/A **Certificate #**

13.	107 Squam Road Trust	58 Pochick Avenue	New dwelling	79-163	Studio PPark
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Voting Glazer, Coombs, McLaughlin, Pohl, Camp
 Alternates Oliver, Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **James Krapp**, Studio PPark – Presented project. Reviewed context photos. Colors are grey and grey. Can pull the chimney interior.
 Public None
 Concerns (6:15) **Camp** – This is almost 77 feet long and is a very large house; wonders how it will fit into the area.
McLaughlin – No comments.
Pohl – Agrees it's large. This is 28.9 and the other structure is proposed at 25 feet tall; that is a large build-out of the site. Would like to see an overall plan that relieves some of that massing on the site. The front door arrangement is atypical.
Oliver – West elevation, the “B” windows should be more vertical. The chimneys still feel too large. West elevation, the integration of the secondary mass roof to the main mass roof is awkward.
Kuhnert – No comments.
Camp – The secondary chimney should be slimmed down.
Coombs – The roof walk should have only three posts. “B” windows would be better than “C” windows.
Glazer – The chimney is tapered high rather than lower; would like both or at least one put inside. There is an opportunity to reduce the height of this structure
 Motion **Motion to Hold for revisions. (Coombs)**
 Vote Carried unanimously **Certificate #**

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14.	107 Squam Road Trust	58 Pochick Avenue	Partial demo	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	James Krapp , Studio PPark – Presented project.				
Public	None				
Concerns (6:09)	Oliver – This structure is almost 24 feet tall which limits the new dwelling to 22 feet tall. McLaughlin – This scales out at 25 feet tall. Pohl – Suggested looking at the main house.				
Motion	Motion to Hold to track. (Pohl)				
Vote	Carried unanimously			Certificate #	
15.	Michel, Betsey	11 Sankaty Road	Convert garage to GH	73.1.4-36	Andrew Berman
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 Berman , Andrew Berman Architecture PLLC – Presented project. Contends only the north elevation is visible from the street; east elevation, the three double doors won't be visible due to the hedge height. Explained additional screening of the rear yard that will take place.				
Public	None				
Concerns (6:28)	Glazer – Read SAB comments: three double doors. Camp – No concerns. McLaughlin – Contends all four sides will be visible from the street. Coombs – The east elevation faces into the property. Glazer – The double doors will probably be visible in the winter.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 4-1//McLaughlin opposed			Certificate # 66167	
16.	10 Straight Wharf LLC	10 Straight Wharf	Shed	42.3.1-137	Structures Unlimited
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 (6:40)	No comments at this time.				
Motion	Held for the end of the agenda by unanimously consent				
Vote	N/A			Certificate #	
17.	Carey, Peter	6 West York Street	Shed	55-14	Structures Unlimited
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Held for the end of the agenda by unanimously consent				
Vote	N/A			Certificate #	

18. Weymouth Partners LLC		10 Weymouth Street	New dwelling	55.4.1-85	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Luke Thornewill , Thornewill Design – Presented project. Alan LaFrance , co-owner – Noted there are roof walks on the street.				
Public	Melinda Puljick , 3 Weymouth Street – Submitted photos at the table. That side of the street has 3-bay, 1 ³ / ₄ -story structures; feel this is too large in scale and height. All houses run parallel to the street and this sits at an angle, which is out of place. There are cellar rows on the street; no other houses have that; roof walks on Weymouth are inappropriate. Liz Coffin , 47 Union Street & 4 Weymouth Street – There have been no significant changes on this street since 1956 and so she is hypersensitive about a new house being built on a very small lot; that is deviant to the area. Asked the board to be smart about shoe-horning a house into this lot. Thinks the house for this lot should be two-thirds the size of what is proposed. The increased density will impact the area; there is a lot of foot traffic and the road is only 12-feet wide. This should conform with the houses in the center of Weymouth where it is located, not houses on the end. Claire Walker , 1 Weymouth Street – Her house is 2-stories and faces Union. Asked the board to think about the neighborhood. Goran Puljick , 3 Weymouth Street – The height should be looked at closely. The driveway is extremely narrow forcing people pulling in and out to hit existing fences. The existing driveway is massive.				
Concerns (6:41)	Kuhnert – HSAB (<i>sans</i> quorum) comments: proposed design is out of scale to the surrounding context; recommend a view; as an infill house it should be set back to give proximity to historic dwellings, roof walk is inappropriate. McLaughlin – There are 9 houses; four are 2 stories and five are 1 ¹ / ₂ story. East elevation, the window casings are atypical. There are 12 window wells and they need to be grated or fenced Pohl – The fact this isn't parallel to the street resonates; it should be shifted so the front addresses the street. He would like to view this to investigate the scale. The light well should be on the back. HSAB is correct about moving this back a little. Suggested bringing down the 1 st -floor plate height to eight feet. The "A" windows are very wide; when windows are stacked, they should be the same width. Would like to see this be diminutive in height and setback. Glazer – She visited the area. The contextual setting for this site is the immediately surrounding houses, not the ends of Weymouth Street. Agrees the siting of the house should be parallel to the road. The length is inappropriate to what exists on the street. Agrees about the window wells. Camp – Agrees about the orientation being parallel to the street. The light wells should not be in the front. Would like to see the height come down and no roof walk. This house is too tall, too deep, and too wide for this lot and is inappropriate to this area. Coombs – The HDC is charged with maintaining the aura of the area. Weymouth is its own little section. This house is unfitting for Weymouth Street; all other houses have greenery around them. The window well on the front isn't acceptable. Doesn't want to lose another historic area to a big house.				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously		Certificate #		
Break: 7:08 to 7:14 p.m.					
19. Desert Island LLC		151 Main Street	Rev. 64654: add two windows	41-281	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Luke Thornewill, Thornewill Design Randy Sharpe				
Public	None				
Concerns (7:14)	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate # 66168		

20. Brescher, John	31 Somerset Lane	Addition, renovations	66-134.2	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill , Thornewill Design – Presented project.			
Public	None			
Concerns (7:18)	<p>Kuhnert – Asked the age of the structure. (Circa 1960). McLaughlin – The casements should be replaced with 3-over-3 or hopper windows. Pohl – Nothing to add; this is visible only at a distance. Camp – This has limited visibility; no concerns. Coombs – Asked if a firebox is necessary on the 1st floor. (Chimney exists) Glazer – No concerns.</p>			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66169	
21. Dunphy, Maureen	7 I Street	Pre-existing weathervane	59.4-74	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill , Thornewill Design – Presented project: was on original before 2 nd -floor was added.			
Public	None			
Concerns (7:26)	<p>Pohl – This is a cupola, not a weathervane. If this is approved, it should stipulate that it was part of the original structure. Camp – No concerns. Coombs – The cupola as drawn is different than the one in the photos. No concerns. McLaughlin – No comments. Glazer – Her understanding is that this was added by the applicant.</p>			
otion	Motion to Approve conditional upon the fact it is an artifact from the original building. (Pohl)			
Vote	Carried unanimously	Certificate #	66170	
22. Nantucket Tents Inc.	39,41,43,45 Tomahawk Rd.	Hardscape: retaining walls	69-327,8,9,30	Steve Cheney
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 Cheney , Cheney Bros. – There is significant grading on the lot. Andy Grennan – Presented project.			
Public	None			
Concerns (7:31)	Clarification of the plan. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66171	
23. Polpis Harbor LLC	250 Polpis Road	Reno, replace wndws studio	26-27	Steve Cheney
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 Cheney , Cheney Bros. – Presented project; there is a mixture of old and new windows: true-divided lights (TDL) and simulated-divided lights (SDL).			
Public	None			
Concerns (7:37)	<p>Glazer – Asked the age of this building. Urges the board not let anything happen to the “W-6” windows due to their age. Oliver – This is circa 1890. Suggested replacing the “W-4” windows with 8-over-8s. Coombs – North elevation, the “W-4” and “W-2” windows are too horizontal; the 18-light doors are atypical. Pohl – The “W-4” windows exist as very horizontal; the question is to fix that or match it. He’s concerned about changing the size of the window opening in order to fix the horizontal panes. The “W-3” is a 6-light casement. Glazer – Okay as long as the “W-6” windows aren’t touch and the applicant presents the survey as accurate.</p>			
Motion	Motion to Approve the change of windows but to keep the “W-6” windows on the east elevation. (Camp)			
Vote	Carried unanimously	Certificate #	66172	

24. Polpis Harbor LLC	250 Polpis Road	Reno, replace wndws boathouse	26-27	Steve Cheney
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 Cheney , Cheney Bros. – Presented project.			
Public	None			
Concerns (7:51)	Pohl – Asked the age of the boathouse. (1960) McLaughlin – This is visible from the harbor. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66173	
25. Gendron, Robert	23 Federal Street	Relocate door, omit window	42.3.1-9.3	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project. The door as proposed is compliant.			
Public	None			
Concerns (7:56)	Glazer – The A/C should be enclosed. Oliver – Asked for a picture of the A/C units. Pohl – The lift door will swing into the sidewalk; questions if it is legal to do that. McLaughlin – Questions why the A/C is elevated; they should be on the ground.			
Motion	Motion to Hold for further information and photos. (Camp)			
Vote	Carried unanimously	Certificate #		
26. Brass Lantern	11 North Water Street	Rev. 65175: fenest chngs	42.4.2-54.1	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project. That porch was approved prior to his involvement; he assumes there is historic precedent for a side entrance.			
Public	Robert Newman – The porch was based upon an historic photo of the Brass Lantern.			
Concerns (8:04)	Discussion about reducing the amount of basement fenestration. McLaughlin – No comments. Pohl – No concerns Camp – No comments. Kuhnert – There is a proposal to reconfigure the west elevation porch; can't remember the original configuration. Glazer – The basement is overly fenestrated; the second from the left is in a shower.			
Motion	Motion to Approve through staff with the removal of the two left, south-elevation, lower –level windows and dropping the west-elevation pent roof 2 to 2.5 feet and based upon the photo documentation of the west door porch being submitted. (Pohl)			
Vote	Carried unanimously	Certificate #	66174	
27. Fooshee, Benjamin	13 Massachusetts Avenue	Rev. 65553: add garage	60-75	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:14)	No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66175	

Minutes for July 19, 2016, adopted Aug. 2

28. Dannheim, Eric	97 Low Beach Road	Rev 66020: railing change	75-13.2	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:18)	Glazer – Read SAB comments: shingle rail is better. Consensus agrees that a shingle rail is better and that white is not appropriate for this house.			
Motion	Application withdrawn.			
Vote	N/A	Certificate #		
29. Cisco Sanctuary LLC	162 Hummock Pond Road	Rev. 64804: add smoke vnts	65-13.3	CWA
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan Griffin , Chip Webster Architecture – Presented project: the vents are required by fire code.			
Public	None			
Concerns (8:20)	Pohl – It’s a metal building 900 feet off road and the vents are required by code. No concerns.			
Motion	Motion to Approve due to limited visibility. (Camp)			
Vote	Carried unanimously	Certificate #	66176	
30. Levesque, Pat	36 York Street	Move chimney to prev apprvl	55.4.1-103	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (8:23)	Staff – Going back to the previous approval; asked this be heard. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66177	
31. 7 Swain St. LLC	7 Swain Street	New dwelling	42.4.1-79	Sandcastle Const
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project: using street (elevation 3) for benchmark and FEMA requires 7 feet in this area; current zoning allows the ridge to be over 30 feet. The existing structure was approved for demolition or move. Bonnie Carr			
Public	None			
Concerns (8:24)	Glazer – This should have been put on the view list. Camp – This fills up the lot; there should be more green space around it. The A/C shouldn’t be on the front; it needs to move to the back. Even though it’s in the flood plain, would like to see the height brought down. McLaughlin –Can’t agree with what FEMA’s doing to Nantucket by forcing buildings to be lifted. Pohl – The “B” windows should get wider; same with the “A” windows. The chimney on the exterior feels very, very tall; it should be internal. Coombs – Asked what the foundation would be and if it needs flood gates. Agrees with Ms Camp about reducing the size. Glazer – The outdoor shower connects this to the shed. The “B” windows in the gable should be a different configuration. The front door can’t have sidelights and glass panels; choose on or the other. The roof walk, if it is approved, should be at least 4 feet smaller and no skirt.			
Motion	Motion to View and hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		

32.	7 Swain St. LLC	7 Swain Street	Shed	42.4.1-79	Sandcastle Const
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project. Bonnie Carr				
Public	None				
Concerns	McLaughlin – West elevation, the saltbox should be one-third or two-thirds and the building should be 1.5:1 width/height ratio. Pohl – The shed should be a plain gable.				
Motion	Motion to Hold to track. (Pohl)				
Vote	Carried unanimously		Certificate #		
33.	Sherman, William	4 Skyline Drive	Deck	79-134	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Philip Patterson – Presented project.				
Public	None				
Concerns (8:40)	Glazer – This is an elevated stand-alone deck and wonders about visibility from Lovers Lane. No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried 4-0//Glazer abstain		Certificate #	66178	
34.	O'Connor, Anastasia	69 Union Street	Door, window color chng	55.1.4-95	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (8:43)	Staff – Asked this be heard. Kuhnert – HSAB (<i>sans</i> quorum) had no concerns. Glazer – It isn't clear on what the color is being changed.				
Motion	Motion to Hold for clarification. (Pohl)				
Vote	Carried unanimously		Certificate #		
35.	276 Polpis Road N.T.	276 Polpis Road	Rev. 65195: major revisions	25-31	Rowland & Assocs
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ben Normand , Rowland and Associates – Presented project. Circa 1850 with many additions.				
Public	None				
Concerns (8:45)	Pohl – West elevation, the sun room windows are very horizontal. Glazer – West elevation porch with the 4-over-4 windows and French doors could be much simpler with a single door. The skylight should be wood clad.				
Motion	Motion to Hold for revisions on the windows. (Pohl)				
Vote	Carried unanimously		Certificate #		

36. Wepler, John	8 Fair Street	Alterations to existing house	42.3.1-107	Val Oliver
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project: original section is circa 1840. No visibility of the rear.			
Public	John Wepler			
Public	None			
Concerns (8:55)	<p>Glazer – HSAB didn't look at this due to lack of a quorum; this should go on a view and needs historic documentation.</p> <p>Kuhnert – Asked if there is documentation of clapboard and roof walk on this. (no) Based on the lack that documentation, those two changes are inappropriate.</p> <p>Pohl – Doesn't see why adding the roof walk would be inappropriate for this structure. No objections to the proposal but HSAB should get to see this.</p> <p>Coombs – The structure allows for a roof walk.</p> <p>Glazer – The roof walk should be shortened.</p>			
Motion	Motion to View and hold for further information. (Pohl)			
Vote	Carried unanimously		Certificate #	
37. Barry, Jack	5 South Cambridge Street	Garage	59.4-133	Val Oliver
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (9:02)	<p>Pohl – The windows look too low; suggested raising them about 1 to 1.5 feet, specifically on the east and west elevations.</p> <p>Glazer – If the windows are lifted, they should be shorter.</p>			
Motion	Motion to Approve through staff with the east and west elevation windows shortened 6 inches and raised 1 foot. (Pohl)			
Vote	Carried unanimously		Certificate #	66179
38. Nantucket Island Resorts	19 North Water Street	Clear up door, fence, lighting	42.4.2-3	Scott Kelley
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Scott Kelley – Presented project.			
Public	None			
Concerns (9:10)	<p>Camp – This is within their village and has no concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously		Certificate #	66180
Held for beginning of July 26 meeting by unanimous consent.				
39. Healey, Patrick	5 Cabot Lane	Hardscape: patio	29-44	Permits Plus
40. Bishop, James	5 Kite Hill Lane	Addition, alteration	42.4.4-65	Permits Plus
41. Bandrowczak, Steve	10 Lyon Street	As built wood stoop	55.4.1-70	Permits Plus
42. Bretschneider, Richard	3 Cherry Street	Window, staircase, ret wall	55-376	Self
43. Hanson, Laura	55 Centre Street	Alterations, additions	42.4.3-72	Val Oliver
44. Brown, Roberta	9 Beach Street	Additions, porch	73.1.3-24	Val Oliver
45. Brown, Roberta	9 Beach Street	Cabana	73.1.3-24	Val Oliver
46. Lamon, Alec	6 Evelyn Street	Historic determination	73.3.1-63	Angus MacLeod
47. Keane, Bob	17 Deer Run Road	Tennis court, patio, wlkway	57-13	Rita Higgins
48. MacDonald, Brian	11 Cottage Avenue	New dwelling	73.3.1-52	Bentley Churchill
49. MacDonald, Brian	11 Cottage Avenue	Addition	73.3.1-52	Bentley Churchill
50. MacDonald, Brian	11 Cottage Avenue	Shed	73.3.1-52	Bentley Churchill
51. MacDonald, Brian	11 Cottage Avenue	Hardscape: patio	73.3.1-52	Bentley Churchill
52. Pasten, Phil	63 Old South Road, lot 1	Hardscape	68-157	Patty Roggeveen
53. Pasten, Phil	63 Old South Road, lot 2	Hardscape	68-157	Patty Roggeveen
54. Richmond Great Point	4 Cherry Street	Replace windows	55-387	Self
55. 10 Straight Wharf LLC	10 Straight Wharf	Shed	42.3.1-137	Structures Unlimited

56.	Carey, Peter	6 West York Street	Shed	55-14	Structures Unlimited
VI. VIEWS					
1.	Croyle, James L Trust	96 West Chester Street	Hardscape: pool	41-483	NAG
57.	Sanguinetti, Christopher	20 Liberty Street	Hardscape: patio	42.3.4-143	NAG
3.	Croyle, James L Trust	96 West Chester Street	Pool Cabana	41-483	NAG
4.	Dragon Family	8 Field Avenue	Garage	80-167	Dragon Family
5.	Kaschuluk, Jeff	30 Pocomo Road	Trim color chgn to white	14-76	Westbay
6.	Sullivan, Michael	4 Reacher Lane	New dwelling	66-336	Self
7.	Zinser, Jason	10 Equator Drive	Pool	66-241	Self
8.	Bart Ack, LLC	2 Bartlett Road	Partial demo, convert to house	67-952	Val Oliver
9.	MCB, LLC	55 Goldfinch Road	New dwelling	68-555	Val Oliver
10.	Sharp, Randolph	12R Skyline Drive	New dwelling	79-35	Thornewill Design
11.	Sharp, Randolph	12R Skyline Drive	New garage	79-35	Thornewill Design
12.	Grimshaw	31 Quidnet Road	New dwelling	21-27.4	Emeritus
13.	Champoux, Ben	8 Upper Tawpawshaw	Addition	53-56	Whitney Sabrauth
14.	Glowacki, Walter	6 Perry Lane	New commercial building	67-425.3	Frances Scarcille
15.	Glowacki, Walter	6 Perry Lane	Fence	67-425.3	Frances Scarcille
16.	Bridier, Patricia	50 Vestal Street	Outdoor shower, deck	41-56	Frank Psaradelis
17.	East Winds LLC	7 Jonathan Way	Additions, deck, windws, door	75-40	Liz Maury
18.	Net Zero LLC	10 Eat Fire Spring	Solar array, ground	20-53	Z. Dusseau
19.	Cressman, Caleb	300 Polpis Road	Solar array, ground	20-11	Z. Dusseau

VII. HDC BUSINESS	
Approve Minutes	June 28, 2016: Motion to Approve. (Pohl) Carried unanimously
Review Minutes	June 30 and July 12, 2016
Other Business	Glazer – Meeting for Sachem Path Phase II on Thursday, July 21 at 1 p.m.
Commission Comments	Kuhnert – Asked an email go to all advisory board members reminding them to attend the regularly scheduled meetings.

Motion to Adjourn: 9:15 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District