



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 ~~

Thursday, July 21, 2016

Public Safety Facility, 4 Fairgrounds Road, Training Room – 1:00 p.m.

Called to order at 1:00 p.m.

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

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. NEW BUSINESS

1. Sachem's Path LLC	PHASE II	OVERVIEW	Rowland & Assocs.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp		
Alternates	Oliver		
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.		
Representing	Ben Normand , Rowland and Associates – Reviewed Phase II in relation to Phase I; clarified phases on the subdivision plan. Explained how the siting, landscaping, and colors will be varied to avoid monotony; there will be very few white-trim homes, mostly dark and grey. The dwelling at 7 Nanina Drive is the state required Americans with Disabilities Act unit. Explained all the air-conditioning units (A/C) are screened. Hardscaping will be a separate application. Sandy Roberts, Housing Assistance Corporation		
Concerns	Coombs – Asked what Lot 40 “Natural” grey. (Should be Nantucket grey) Glazer – Her only concern is landscaping; the area is barren. The transition between contractor responsibility and homeowner responsibility should be ironed out.		
2. Sachem's Path LLC – 66181	11 Wapossett Circle	New dwelling – Type A	67-567 Rowland & Assocs.
3. Sachem's Path LLC – 66182	21 Wapossett Circle	New dwelling – Type A	67-576 Rowland & Assocs.
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver		
Alternates	Camp		
Recused	None		
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.		
Representing	Ben Normand , Rowland and Associates – Reviewed Phase II in relation to Phase I; clarified the site plan. Sandy Roberts, Housing Assistance Corporation –		
Public	None		
Concerns	Camp – Asked about the basement window on the front. Asked about the west elevation shed dormer. McLaughlin – The transoms over the door makes them too tall in relation to the windows.		
Motion	Motion to Approve the Type A. (Oliver)		
Vote	Carried unanimously	Certificate #	66181 & 66182

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4. Sachem's Path LLC – 66183	13 Wapossett Circle	New dwelling – Type C	67-569	Rowland & Assocs.
5. Sachem's Path LLC – 66184	14 Wapossett Circle	New dwelling – Type C	67-574	Rowland & Assocs.
6. Sachem's Path LLC – 66185	19 Wapossett Circle	New dwelling – Type C	67-575	Rowland & Assocs.
7. Sachem's Path LLC – 66186	12 Nanina Drive	New dwelling – Type C	67-584	Rowland & Assocs.
8. Sachem's Path LLC – 66187	9 Nanina Drive	New dwelling – Type C	67-583	Rowland & Assocs.
9. Habitat Nantucket – 66188	4 Nanina Drive	New dwelling – Type C	67-591	Rowland & Assocs.
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – No changes from Phase I. Sandy Roberts, Housing Assistance Corporation Richard Hussey, Habitat Nantucket			
Public	None			
Concerns	No Concerns.			
Motion	Motion to Approve the Type C. (Oliver)			
Vote	Carried unanimously	Certificate #	66183 to 66187	
10. Sachem's Path LLC – 66189	23 Wapossett Circle	New dwelling – Type D	67-577	Rowland & Assocs.
11. Sachem's Path LLC – 66190	11 Nanina Drive	New dwelling – Type D	67-582	Rowland & Assocs.
12. Habitat Nantucket – 66191	2 Nanina Drive	New dwelling – Type D	67-592	Rowland & Assocs.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – The gable forward was brought forward one foot. Sandy Roberts, Housing Assistance Corporation Richard Hussey, Habitat Nantucket			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve the Type D. (Coombs)			
Vote	Carried unanimously	Certificate #	66189 to 66191	
13. Sachem's Path LLC – 66192	6 Wapossett Circle	New dwelling – Type F	67-566	Rowland & Assocs.
14. Sachem's Path LLC – 66193	10 Wapossett Circle	New dwelling – Type F	67-570	Rowland & Assocs.
15. Sachem's Path LLC – 66194	17 Wapossett Circle	New dwelling – Type F	67-573	Rowland & Assocs.
16. Sachem's Path LLC – 66195	10 Nanina Drive	New dwelling – Type F	67-586	Rowland & Assocs.
17. Sachem's Path LLC – 66196	5 Nanina Drive	New dwelling – Type F	67-587	Rowland & Assocs.
18. Sachem's Path LLC – 66197	6 Nanina Drive	New dwelling – Type F	67-590	Rowland & Assocs.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – Explained that Type F the 4-bay colonial was redesigned to a 5-bay colonial. Sandy Roberts, Housing Assistance Corporation			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve the Type F. (Coombs)			
Vote	Carried unanimously	Certificate #	66192 to 66197	

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19. Sachem's Path LLC – **66198** 8 Wapossett Circle New dwelling – Type G 67-568 Rowland & Assocs.
 20. Sachem's Path LLC – **66199** 15 Wapossett Circle New dwelling – Type G 67-571 Rowland & Assocs.
 21. Sachem's Path LLC – **66200A** 25 Wapossett Circle New dwelling – Type G 67-578 Rowland & Assocs.
 22. Sachem's Path LLC – **66201** 8 Nanina Drive New dwelling – Type G 67-588 Rowland & Assocs.
 Voting Glazer, Coombs, McLaughlin, Pohl, Camp
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Ben Normand**, Rowland and Associates – No change from Phase I
 Sandy Roberts, Housing Assistance Corporation
 Public None
 Concerns **McLaughlin** – West elevation, the 2nd-floor 3-light window is out of character for the style.
 Motion **Motion to Approve the Type G. (Camp)**
 Vote Carried unanimously **Certificate # 66198 to 66201**

23. Sachem's Path LLC – **66202** 12 Wapossett Circle New dwelling – Type H 67-572 Rowland & Assocs.
 24. Sachem's Path LLC – **66203** 3 Nanina Drive New dwelling – Type H 67-589 Rowland & Assocs.
 Voting Glazer, Coombs, McLaughlin, Pohl, Camp
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Ben Normand**, Rowland and Associates – No change from Phase I.
 Sandy Roberts, Housing Assistance Corporation
 Public None
 Concerns **Pohl** – Noted error on the type 1 window, description in the schedule is wrong
 Motion **Motion to Approve the Type H. (Coombs)**
 Vote Carried unanimously **Certificate # 66202 & 66203**

25. Sachem's Path LLC – **66204** 7 Nanina Drive New dwelling – ADA unit 67-585 Rowland & Assocs.
 Voting Glazer, Coombs, McLaughlin, Pohl, Camp
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Ben Normand**, Rowland and Associates – Graded path to the front door and wood ramp to the rear door.
 Sandy Roberts, Housing Assistance Corporation
 Public None
 Concerns No concerns
 Motion **Motion to Approve the ADA unit. (Camp)**
 Vote Carried unanimously **Certificate # 66204**

III. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	None
Other Business	None
Commission Comments	None

Motion to Adjourn: 2:02 p.m.

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

Scotset Advisory Board District

Madaket Advisory Board District