



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

~~ MINUTES ~~

Tuesday, August 2, 2016

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

Called to order at 4:30 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members: Glazer, Coombs, McLaughlin, Camp, Oliver, Kuhnert
Absent Members: Pohl
Late Arrivals: None
Early Departures: McLaughlin 8:42 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. DISCUSSION OF REQUEST TO BOARD OF SELECTMEN re PLUS OVERSIGHT AND CONSIDERATION FOR REMOVAL OF HDC FROM PLUS.

Voting: Glazer, Coombs, McLaughlin, Camp, Oliver, Kuhnert
 Town Reps: Libby Gibson, Town Administrator; Andrew Vorce, Director PLUS; Leslie Snell, Deputy Director PLUS
 Public: Marsha Fader
 Discussion: **Oliver** – Given the length of the agenda would prefer this discussion take place with a separate meeting.
Coombs – If it’s going to take a long time, Ms Oliver is correct. In her opinion, she would like to see HDC staff status go back to the way things were in 2012. In addition to a letter, she would like to have a timeline of events.
McLaughlin – In his opinion, the incorporation of HDC into PLUS was a mistake when it happened; HDC is a special act of Legislature and the Town does not control it. He believes a lot of inequities have happened between HDC and PLUS.
Kuhnert – Suggested moving the discussion on the PLUS Operation Update forward and allow the Town colleagues to speak on that now.
Camp – She would like to learn more about how this situation came to be and what the exact problems are. She would like to hear from the Town representatives tonight and make a vote at a later meeting later.
Motion to move PLUS Operational Update forward on the agenda. (Coombs) Carried 4-2//Glazer & Oliver opposed
 PLUS OPERATIONAL UPDATE DISCUSSION:
Gibson – Referenced a memo she sent that outlined staffing in the PLUS Department. At the time, the Town was trying to move toward a more streamlined approach in staffing; part of that was the consolidated a number of departments across the Town. They are aware of the questions and concerns about the staffing situation. This most recent reorganization eliminates the HDC Administrator position, creates two new administrative positions, an inspector, a dedicated part-time minute taker, and procurement of a consultant in the field of historic preservation review to provide advice as the Board sees fit. The positions are not yet filled but are being advertised.
Glazer – Asked for the job descriptions of the administrative positions and wants to know how they would help HDC do its job of getting through the applications.
Snell – The HDC existing staff has not provided pre-review of applications; the new HDC compliance coordinator position would have a close relationship with the commission on enforcement and work with the Board on the agenda and pre-application review. Internally, PLUS has been working to create a pre-application review checklist to provide guidance to the commission on the application; that would not substitute a person’s judgment.
Kuhnert – As far as he knows, the written job descriptions have not been shared with this Board; asked why they weren’t shared prior to the positions being advertised and when the might be shared with this Board. The Board could then provide comments on whether or not those jobs as described will meet the commission’s needs.
Gibson – She wasn’t aware there was a desire by the Board members to see the job descriptions; she can provide those.

Coombs – She would also like an opportunity for the Board to meet the applicants. She feels strongly that HDC knows how to handle its own business without some other Board telling it how to do its job. The HDC is not part PLUS; however, its staffing is under PLUS not the Board. The Conservation Commission is independent with independent staff and feels HDC should be independent as well. HDC rules and regulations come from the State. This Board has not been included in staffing discussions. Feels the discussion with Town Counsel have been ineffective because the Board didn't what was coming up and needed to be addressed. Some emails she received today indicated that HDC had agreed to or put up some items for discussion; she doesn't recall the Board ever discussing or agreeing to those elements.

Glazer – There are statements in the memo dated August 1, 2016 that at the March 29, 2016 organizational meeting the commission expressed its dissatisfaction with the level of service that it and the public were being provided. That is a very broad and general statement; one of the items discussed at that meeting was how the overall satisfaction with the HDC has improved since 2012. She believes there is a lack of communication between the Board and PLUS. Prior to now, HDC has had no assistance; there was one person assuming all the responsibility for this board which is dysfunctional; in her opinion, it is poor practice for the Town to rely on one person's perception to run a board. At this time, we have a cooperative and collaborative Board but we need assistance. The board feels people are operating behind the scenes without communicating with the Board. The statement that HDC is dissatisfied with the level of service is inaccurate and a misrepresentation.

Fader – People are interested what is going on and have comments. Stated that Mr. Mark Voigt, the former HDC administrator, had always been an incredible resource for her: knowledgeable, architectural expertise, and understanding of historical preservation. She was shocked to hear that Mr. Voigt no longer has that position and that there are three new positions being advertised. She doesn't believe many people know that was happening or why.

Glazer – That is what this Board must determine and it is in conjunction with the discussion about whether or not the HDC would like to be removed from PLUS. It all feeds into the question should HDC have a full-time administrator and does the enabling legislation guarantee that HDC have that position.

McLaughlin – People don't know what's going on. Ever since the agreement put HDC under PLUS, in his opinion HDC has had nothing but problems with the Planning Board trying to run the HDC behind the scenes. The autonomy of this commission is not to be messed with.

Motion **Motion to Draft a letter to be sent to the Board of Selectmen and create a timeline of events for further discussion. (Coombs)**

Vote Carried unanimously

III. SIGNS

1.	Remain 58 LLC	58 Main Street	Sign, wall directory	42.3.1-219	M. Philbrick
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee (SAC) – Went over options the SAC discussed with the applicant. This is being held for revisions per that discussion.				
Concerns (4:55)	Coombs – Asked for clarification on the application and the options.				
Motion	Motion to Hold for revisions. (McLaughlin)				
Vote	Carried unanimously			Certificate #	

IV. NEW BUSINESS

1.	Bonita Bar LLC	1 Chin's Way	Windows, doors	55-163	JN Design Build
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Josiah Newman , JN Design Builders – Presented project.				
Public	None				
Concerns (4:57)	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried unanimously			Certificate #	66256

2.	Maria Mitchell Assn.	3 Vestal Street	Color chng, roof + door	42.3.3-146	Jascin L. Finger
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Jascin Leonardo Finger , MMA – Presented project. Structure was built in 1830.				
Public	None				
Concerns (5:01)	Kuhnert – The 1970s door is a candidate for replacement. If this structure were interpreted to the public, the historic door would be more appropriate; since it's not, the salvaged door is appropriate. No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate #	66257	
3.	Townsend, Dan	1 Grand Avenue	Extend porch, reloc window	73.3.1-13	Bentley Churchill
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Elizabeth Churchill , Bentley Churchill Architects – Presented project.				
Public	None				
Concerns (5:05)	Glazer – Need photos of the existing and the previous approval plans. Coombs – Also need the dimensions on the plans.				
Motion	Motion to Hold for revisions and further information. (Oliver)				
Vote	Carried unanimously		Certificate #		
4.	Townsend, Dan	1 Grand Avenue	Patio change	73.3.1-13	Bentley Churchill
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Elizabeth Churchill , Bentley Churchill Architects – Presented project.				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold to track. (Oliver)				
Vote	Carried unanimously		Certificate #		
5.	Frazier, Elizabeth view	1 Brock's Court	Shed	42.3.4-84	Salt Spray Sheds
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	Nancy Nichols – Wants to be certain this work doesn't end up with a constructive grant; asked about the process to prevent that from happening. Noted that the applicant has put up an elevated chicken coop that is visible from the street; this shed is located in a parking area and she believe it is in fact a garage. Marsh Fader – There is a correction in the address this was 44 Liberty Street, not North Liberty.				
Concerns (5:10)	Staff – Explained the extension process and that if no extension is signed by the representative, the application is reviewed by the Board and a motion to approve or deny is made. Glazer – Noted that if the applicant does not appear at a meeting, this Board will make a determination before the 60-day review period is up. Oliver – Questions whether or not the elevated chicken coop was applied for. No representative. Move to end of agenda by unanimous consent.				
Motion	Motion to Hold for representation. (Camp)				
Vote	Carried unanimously		Certificate #		

6.	Bouchard, Lisa	24 Hawthorne Lane	Shed	56-242	Michael Pearson
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Michael Pearson – Contends lack of visibility so challenges the need for appropriateness. Noted the site is currently being viewed for visibility by someone who is no longer on the HDC. Presented project. Explained why the sides and rear are clad not shingled; only the front is shingled. Lisa Bouchard				
Public	None				
Concerns (5:16)	Oliver – Natural to weather vertical barn board would be fine for the three sides. “Clad” implies clapboarding. Camp – Need to know clearly what the plan for the door is. Glazer – Don’t have information on the windows; need a window and door schedule. They have six 6-over-6 windows. Coombs – That is almost at the corner of Dukes Road which could be open to visibility. Asked that a photo of the door used be included in the file.				
Motion	Motion to Approve through staff with supplemental information submitted into the file. (Coombs)				
Vote	Carried unanimously		Certificate #	66258	
7.	Thayer, Geoffery	7 Doc Ryder Drive	Shed	66-212	Self
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 (5:25)	Staff – The owner asked this be heard in his absence. Oliver – Need to cut back on the side overhangs.				
Motion	Motion to Approve through staff with the overhangs cut back six inches on each side. (Oliver)				
Vote	Carried unanimously		Certificate #	66259	
8.	Nantucket Public Schools	10 Surfside Road	Relocate building, temporary	55-242	Diane O’Neil
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Diane O’Neil , Director of Facilities – Presented project.				
Public	None				
Concerns (5:28)	Coombs – Suggested giving a one-year approval.				
Motion	Motion to Approve. (Kuhnert)				
Vote	Carried unanimously		Certificate #	66260	
9.	Feinberg, Jon	98 Orange Street	Addition & add dormer	55-395	Concept Design
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	TJ Watterson , Concept Design LLC – Presented project. Structure is circa 1901. Presented an option to the north dormer at the table.				
Public	None				
Concerns (5:30)	Kuhnert – HSAB Comments: okay except north elevation right 4-window shed dormer is too large; should be 2 or 3 windows. McLaughlin – North elevation, the 2-light awning windows in the right dormer are inappropriate; should be 3-over-3s. West elevation, the front door should be a 4-light. (It’s existing.) Coombs – Agrees about the north elevation right dormer being reduced by one window; it needs to come in on the sides. Kuhnert – Suggested the north elevation dormers in Version 2 be shifted away from Orange Street. Camp – North elevation, agrees about the dormer being smaller; the main mass historic roofing shouldn’t be disturbed. Glazer – Thinks the dormer should have a single triple window and be smaller.				
Motion	Motion to Approve through staff with the north elevation right dormer reduced to three windows and moved 3.5 feet toward the rear. (Kuhnert)				
Vote	Carried 4-1//McLaughlin opposed		Certificate #	66261	

10. Merlos Landscaping	8B Greglen Avenue	Rev. 64932: fenestration	66-179.1	Concept Design
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	TJ Watterson , Concept Design LLC – Presented project.			
Public	None			
Concerns (5:43)	No concerns			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	66262	
11. Brown, Willard	2 Wigwam Road	Hardscape: pool & fence	77-4.1	Tim Brown
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tim Brown – Presented project.			
Public	None			
Concerns (5:45)	Discussion about the visibility and clarification of location of the fence. Kuhnert – Asked where the gate for the fence would be. (On the east side.) Asked where the 54-inch-wide walkway is going. (Around the pool.) Camp – Confirmed the vegetation at the back of the lot would screen the pool. McLaughlin – The fence on the west will be visible from Russells Way and shouldn't be white. Glazer – The house trim is natural cedar but the fence is proposed as white; a white 5&1 fence is not appropriate.			
Motion	Motion to Approve through staff with all fences natural to weather. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66263	
12. Sullivan, Peter	6 C Street	Window, rplc door & clr change	60.2.1-22	NAG
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Bill McGuire , Nantucket Architecture Group Ltd – Presented project. The main house is approved for simulated divided light windows (SDL).			
Public	None			
Concerns (5:52)	Oliver – This is in Madaket old village area; doesn't think it should have SDLs. There are too many windows on the north elevation; the triple window should be reduced to two and the double window reduced to a single window. Coombs – North elevation, she would prefer a single window on the left; five windows on that elevation is too heavy. The south elevation is not visible. Camp – Okay with the fenestration. Would prefer 3-tab shingles. McLaughlin – Asked about the location of the air-conditioning units (A/C). (On the south side.)			
Motion	Motion to Approve through staff with the north elevation to have one window on the left and two on the right. (Coombs)			
Vote	Carried unanimously	Certificate #	66264	
13. Sullivan, Peter	6 C Street	Rev. 64946: delete dormer	60.2.1-22	NAG
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Bill McGuire , Nantucket Architecture Group Ltd – Presented project.			
Public	None			
Concerns (6:01)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	66265	

Minutes for August 2, 2016, adopted Aug. 16

14. Omahony, Diarmuid	9D Waydale Road	Gutters, downspouts	67-843	Self
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (6:06)	Oliver – The plans don't show gutters and downspouts. If the house is natural to weather, brown aluminum is okay.			
Motion	Motion to Approve through staff with the location of the downspouts worked out with staff. (Kuhnert)			
Vote	Carried unanimously	Certificate #	66266	
15. Hillsboro+15 th LLC	1,3,5,7 Flint Rd, Tomahawk	Rev 65169: Fenestration	69-340,347	CWA
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan Griffin , Chip Webster Architecture – Proposed project.			
Public	None			
Concerns (6:09)	No concerns.			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried unanimously	Certificate #	66267	
16. Bridges, Jason	1 Devon Street	Remove deck, window & door	71.3.2-182	CWA
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan Griffin , Chip Webster Architecture – Presented project.			
Public	None			
Concerns (6:13)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66268	
17. Carson, Erin	6 Cachalot Lane	Shed	67-857	Self
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	Staff – The owner asked the board review this in her absence. No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 4-0//Glazer abstain	Certificate #	66269	
18. Sharp, Randolph	12R Skyline Drive	Second dwelling/cabana	79-35	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project.			
Public	None			
Concerns (6:17)	No concerns.			
Motion	Motion to Approve due to lack of visibility. (Kuhnert)			
Vote	Carried unanimously	Certificate #	66270	

19. Sharp, Randolph	12R Skyline Drive	Hardscape: pool	79-35	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project.			
Public	None			
Concerns (6:22)	Discussion about the location of the Type II picket and gate.			
Motion	Motion to Approve due to lack of visibility. (Camp)			
Vote	Carried unanimously	Certificate #	66271	
20. Alder, Betsey	5 North Avenue	Clapboard to shingle	42.4.4-18	Self
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Betsey Alder			
Public	None			
Concerns (6:26)	Kuhnert – HSAB comments: House is well documented as being clapboard on multiple exterior elevations since at least the 1870s; that should remain in place and replacing clapboarding is inappropriate; read into the record a letter from NHA Chief Curator Michael Harrison supporting keeping the clapboarding. Coombs – Agrees with HSAB. Discussion about how to proceed.			
Motion	WITHDRAWN.			
Vote	N/A	Certificate #		
21. Ewing, Grant	18 Sleepy Hollow Road	Move on from 68 Monomoy	66-447.2	Link
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver , for Victory Ewing – Presented project. Circa 1968			
Public	None			
Concerns (6:37)	Discussion about orientation of the structure on the lot.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66272	
22. Crosby, Constance	9 Union Street	Rev.64344:door, fenst & chmny	42.3.1-101	Self
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Constance Crosby Peter Crosby – Presented project. Renovated in 1982 and the door at that time was not original.			
Public	None			
Concerns (6:42)	Kuhnert – HSAB comments: Didn't have previous approval for comparison; didn't feel capable of commenting. Clarified the proposed changes. McLaughlin – West elevation, the door will be visible; a Dutch door is not typical to Nantucket; should be a 4-panel and glass. Coombs – West elevation, doesn't think the Dutch door is visible. Camp – Okay with all changes. Glazer – The Dutch door is more appropriate than the French doors.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	66273	

23. Fasokhzad, Omid					
	39 Sankaty Road	Hardscape: pool & fence	49.2.3-51	Atlantic Landscape	
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project.				
Public	None				
Concerns (6:50)	Glazer – SAB comments: placement, visibility, proximity of pool; fence too high; no wire mesh; more information on materials. It would be more desirable if the pool were kept in the back; the proposed location is inappropriate; need alternative fencing. Camp – Agrees with Ms Glazer. Coombs – Agrees; the pool should go in the back. McLaughlin – If the pool isn't visible, it's okay. If it can be, it could be moved. Kuhnert – Agrees it should be moved.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
24. Jennings, Bryan					
	6 Sandsbury Road	Hardscape: pool & fence	75-49	Atlantic Landscape	
Voting	Glazer, Coombs, McLaughlin, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project.				
Public	None				
Concerns (6:59)	Discussion about placement and visibility of the pool and fence.				
Motion	Motion to Approve due to lack of visibility. (Camp)				
Vote	Carried unanimously		Certificate #	66274	
Break 7:05 to 7:13 p.m.					
25. Maury, Stephen					
	5 Boyers Alley	Small addition	55.4.1-96	Val Oliver	
Voting	Glazer, Coombs, McLaughlin, 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 (7:13)	Kuhnert – HSAB comments: no concerns.				
Motion	Motion to Approve. (Kuhnert)				
Vote	Carried unanimously		Certificate #	66275	
26. Haley, Patricia					
	16 Woodland Drive	Bump for gas fireplace	79-204	Val Oliver	
Voting	Glazer, Coombs, McLaughlin, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project. Patricia Haley				
Public	None				
Concerns (7:15)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66276	
27. Riseborough, Ken					
	76 Pleasant Street	Shed	55-367	Val Oliver	
Voting	Glazer, Coombs, McLaughlin, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project; willing to delete the west dormer				
Public	None				
Concerns (7:16)	Kuhnert – HSAB comments: some felt shed dormers inappropriate; everything else is fine.				
Motion	Motion to Approve through staff with the removal of the west elevation shed dormer. (Kuhnert)				
Vote	Carried unanimously		Certificate #	66277	

28. Fredericks, Dave 2 Newtown Court Hardscape: AC, patio 55-212 Self
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Dave Fredericks** – Presented project.
 Public None
 Concerns (7:19) No concerns.
 Motion **Motion to Approve. (Coombs)**
 Vote Carried unanimously **Certificate # 66278**

29. Academy Hill Assocs 4 Westminster Street Exterior storm windows 42.3.4-11 Marsha Fader
 Voting Glazer, Coombs, McLaughlin, Camp, Kuhnert
 Alternates Oliver
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Marsha Fader** – Presented project.
 Public None
 Concerns (7:22) **McLaughlin** – Would like to see what the storm window will look like; need a drawing or the cut sheet.
 Kuhnert – Storm windows are appropriate but agrees this should be held to see what the storm windows will look like.
 Consensus agrees.
 Motion **Motion to Hold for further information. (McLaughlin)**
 Vote Carried unanimously **Certificate #**

30. Smithburg, Inc 143 Wauwinet Road Rev. 58823: Addition, drmers 11-8 K. McMullen
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Nathan McMullen** – Presented project. Circa 1930. East elevation, the French doors will be standard 15 lights; it's a program error.
 Public None
 Concerns (7:33) **Coombs** – East elevation, the seven windows are the wrong shape. West elevation, under the Nr 2 window, the front door could be at those stairs.
 Camp – East elevation, the French doors look wrong. In this setting on the dunes, she wouldn't mind something more creative than a 6-panel front door; suggested reusing the existing front door that is historic to the house.
 McLaughlin – The front door should be a standard 6-panel door. No comments on the other changes.
 Oliver – She has no concerns.
 Kuhnert – The proposed additions are in keeping with the scale and massing.
 Motion **Motion to Approve through staff with the existing 12-light over 2 panel door used in place of the door on the west elevation. (Camp)**
 Vote Carried unanimously **Certificate # 66279**

31. Wetherall, Elizabeth	10 Hickory Meadow	Hardscape: pool	41-904	Stephen Stimson
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Whaler , Stephen Stimson – Presented project: the water feature is a reflecting pool. Matt MacEachern , Emeritus Development – Hope to review the proposed main house and pavilion in relation to the pool.			
Public	None			
Concerns (7:51)	Oliver – On the West Chester Street side, her main concern is what the stone wall will end up looking like. Asked about the distance of the deck guardrail to the road. (60 feet) Would like to see a 3D rendering of the site to understand the relationships of all elements. Camp – The house has obviously modern details and this design works well; historic elements won't work here. Kuhnert – Asked about the material for the “cattle crossing” grate and the finish on the deck guard rail and which stone step would be used. He thinks it complements the architecture. Has no concerns with the fence as proposed. Coombs – We don't allow an entire lot to be fenced off. McLaughlin – The fence can't exceed 6 feet in height; believes that if the fence runs the full perimeter, some of it will be visible. Glazer – Looking at the layout, the pool house dominates the landscape even over the main house. Agrees the fence shouldn't run the whole perimeter.			
Motion	Motion to Hold for revisions to the fencing. (Camp)			
Vote	Carried unanimously	Certificate #		
32. Children's House	7 Pheasant Drive	Replace fence	67-2.3	Sanne Payne
Voting	Glazer, Coombs, McLaughlin, Oliver, Kuhnert			
Alternates	(Camp stepped out)			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sanne Payne – Presented project.			
Public	None			
Concerns (8:13)	No concerns.			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried unanimously	Certificate #	66280	
33. Children's House	7 Pheasant Drive	Deck	67-2.3	Sanne Payne
Voting	Glazer, Coombs, McLaughlin, Oliver, Kuhnert			
Alternates	(Camp stepped out)			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Sanne Payne – Presented project.			
Public	None			
Concerns (8:15)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	66281	
34. K225 LLC	3 Brewster Road	Pergola color chng to white	54-261	Chip Stahl
Voting	Glazer, Coombs, McLaughlin, Oliver, Kuhnert			
Alternates	(Camp stepped out)			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Chip Stahl – Presented project; not going to do the grills in the pergola; freestanding pergola is 8 feet.			
Public	None			
Concerns (8:16)	Kuhnert – Suggested putting it on view to ascertain visibility. Oliver – Three pergolas are excessive, especially when white. Agrees about a view. Glazer – Would have no concern if all pergolas are natural to weather.			
Motion	Motion to View. (Kuhnert)			
Vote	Carried unanimously	Certificate #		

35. Maclean, Todd	20 Blackfish Lane	Rev. 62085: garage	73-114	BPC
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Presented project.			
Public	None			
Concerns (8:21)	McLaughlin – East elevation, the “C” window is not drawn as a double hung as noted on the window schedule. Oliver – The location of the fireplace is odd and you can see through it. Glazer – Would prefer the fireplace chimney on the other side. Everything else is not a concern.			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried unanimously		Certificate #	
36. Esposito, John	14 Eat Fire Spring Road	Office location change	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Presented project; environmental survey submitted at the table.			
Public	None			
Concerns (8:28)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously		Certificate #	66282
37. Esposito, John	14 Eat Fire Spring Road	Rev. 66045: main house	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Presented project: the dormer wall mitigates the verticality and mass of the chimney.			
Public	None			
Concerns (8:33)	Kuhnert – The existing chimney is tall; doesn’t think there is a need to disguise it. Oliver – Preferred seeing the chimney over the wall that is now masking it. McLaughlin – South elevation, it is atypical for a chimney to run through a dormer. Glazer – The building was approved with the removal of the half-round window; we don’t need to approve it back.			
Motion	Motion to Approve through staff with the dormer cut back to expose the chimney and no change to the west elevation fenestration. (Oliver)			
Vote	Carried unanimously		Certificate #	66283
38. Esposito, John	14 Eat Fire Spring Road	Rev. 66047: guest house	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – Presented project.			
Public	None			
Concerns (8:41)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously		Certificate #	66284
39. 181 Eel Point Road LLC	181 Eel Point Road	Rev. 65022: eyebrow dormer	33-21	BPC
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Paul , BPC – At issue is the visibility of the eyebrow dormer.			
Public	None			
Concerns (8:42)	Oliver – She thinks it is visible; the question is whether or not it is appropriate. Glazer – The building is framed; this should go for a view to study the context and visibility. She doesn’t think it appropriate for the area.			
Motion	Motion to View. (Camp)			
Vote	Carried unanimously		Certificate #	

40. Halsey, Smith	3 Vinecliff	Rev. 65554: lwr garage, fene	29-43	Emeritus
Voting	Coombs (acting chair), Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Kristine Glazer – Doesn't think it is visible; this is the middle house.			
Public	None			
Concerns (8:49)	Kuhnert – HSAB comments: non-contributing; no concerns. Coombs – The chimney should remain.			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried unanimously	Certificate #	66285	
41. Lovers Lane LLC	6-8 Lovers Lane	Color chng, windws, door	68-201	Self
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Mason – Presented project.			
Public	None			
Concerns (8:52)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	66286	
42. Watts, Michael	6 Goose Cove Way	Rev. 66009: house	59.4-366	JB Studio
43. Watts, Michael	6 Coose Cove Way	Rev. 65457: pool	59.4-366	JB Studio
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
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	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously	Certificate #		
44. Sanford, Edward	12 Doc Ryder Drive	Rev. 65842, decks	66-216	Botticelli & Pohl
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously	Certificate #		
45. Colson, Nancy	9 Hallowell Lane	Demo, rebuild garage	30-14	Botticelli & Pohl
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously	Certificate #		

46. MMS Investments Trust	8 Ash Street	Additions, fenestration	42.4.2-94	Botticelli & Pohl
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously		Certificate #	

V. VIEWS TO BE HEARD

1. Russell, Don	14 Brewster Road	New dwelling	54-236	Niall Hopkins
Voting	Glazer, Coombs, Camp, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Niall Hopkins – Presented project. There is no need for a chimney; there will direct vent. Don Russell			
Public	None			
Concerns (8:54)	Coombs – West elevation left 2 nd -floor, the windows are very small. There is one in the gable on the east elevation. Kuhnert – The window headers should butt up to the eaves. Glazer – The porch posts should be a little thicker. West elevation, the 2 nd -floor windows are too small. Need to identify the windows. Okay with the little window in the east gable. Agrees about the window headers.			
Motion	Motion to Approve through staff with fascia added above the 2nd-floor windows; increase porch columns to 8 inches; eliminate the west elevation chimney. (Camp)			
Vote	Carried unanimously		Certificate #	66287

2. Abjornson, Erik	5 Green Lane	Addition	42.3.3-132	NAG
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Bill McGuire , Nantucket Architecture Group Ltd – Presented project.			
Public	None			
Concerns (9:03)	Kuhnert – HSAB comments: was in place in 1918; it is contributing; the proposed additions are over-scaled; the roof ridge on the addition is almost as long as the historic ridge; height of addition should come down; 2 nd -floor deck is inappropriate; need a demo plan; and would like to see the revisions. Photo from 1918 shows the house has been relatively unchanged. He questions whether or not the interior program can be attained in another manner. Oliver – It seems the roof pitch in the picture is different than as it is drawn. Coombs – The additions are overwhelming and should be reduced in size and height. Camp – East elevation, the French doors are over-scaled She would like to view it as well. Glazer – She would like to view this. Tends to agree with HSAB.			
Motion	Motion to View and to come back on August 9. (Camp)			
Vote	Carried unanimously		Certificate #	

Following items held for August 9 meeting.

3. Wepler, John	8 Fair Street	Additions, alterations	42.3.1-107	Val Oliver
4. Too Cato Lane, LLC	2 Cato Lane	New Dwelling	55-660	Val Oliver
5. Williams, Skip	14 Mary Ann Drive	Cottage	68-444	Val Oliver
6. 82 Madaket Road, LLC	82 Madaket Road Lot 4	New dwelling	41-462.6	Val Oliver
7. Urban, Scott	11 Bayberry Lane	New dwelling	67-63	Val Oliver
8. Urban, Scott	11 Bayberry Lane	Hardscape: pool	67-63	Val Oliver
9. Grimshaw	31 Quidnet Road	New barn	21-27.4	Emeritus
10. Bloom, Chris	11 Lily Street	New garage	42.3.4-50	Emeritus
11. Clarkfork Partners Trst	17 Kimball Avenue	Replace winds, doors	30-30	Botticelli & Pohl
12. Clarkfork Partners Trst	17 Kimball Avenue	Demo/move guest house	30-30	Botticelli & Pohl
13. Clarkfork Partners Trst	17 Kimball Avenue	New guest house	30-30	Botticelli & Pohl
14. Clarkfork Partners Trst	17 Kimball Avenue	New garage	30-30	Botticelli & Pohl
15. Norris Feare	20 Nanina Drive	Hardscape: steps	67-513	Self

Minutes for August 2, 2016, adopted Aug. 16

16. Klatt, Jonathan	7A Hussey Farm Road	Chng clapbrd to shingle, door	56-14.4	Self
17. Neilsen, Cara	29D South Shore Road	Shed	80-296.4	Self
18. Castles Gray, Karen	7 Green Lane	Window alters, roofwlk	42.3.3-86	Permits Plus

VI. OTHER BUSINESS

Approve Minutes	July 19 & 21, 2016: Motion to Approve. (Kuhnert) Carried unanimously
Review Minutes	July 26 & 28, 2016
Other Business	Plus Operational Update
Commission Comments	None

Motion to Adjourn: 9:15 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District Sconset Advisory Board District Madaket Advisory Board District