



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 9, 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, Pohl, Camp, Oliver, Kuhnert
Absent Members: None
Late Arrivals: Pohl, 4:32 p.m.
Early Departures: McLaughlin, 8:47 p.m.

Agenda adopted as by unanimous consent.

I. PUBLIC COMMENT

1. **Michael Pearson** – Wants to address the limitations on HDC authority. His application was submitted based upon lack of visibility; he referenced Town Counsel’s comments in regards to limitations on HDC’s jurisdiction at that time. He has since further researched the topic; the general rule is if it is not visible, HDC has no authority over it. He suggests HDC’s first question should always be whether or not it is visible from a place of HDC jurisdiction. Noted that the location of his shed had been viewed by a former member of the HDC. If there is a question, it should be viewed. Said his shed is now seized by the HDC; he respectfully suggests HDC has no authority over his project under Section 9A and he should be issued a certificate of non-applicability.

Glazer – Noted first that public comment should not be about a project under consideration. Stated that HDC takes the question of visibility very seriously.

Motion to Move the discussion of the letter to the beginning of the agenda. (Oliver) Carried unanimously
Letter to the Board of Selectmen requesting HDC be removed from under PLUS was reviewed and signed by HDC members.

II. SIGNS

1. Remain 58 LLC	58 Main Street	Sign, wall directory	42.3.1-219	M. Philbrick
2. Enforcement				

III. NEW BUSINESS

1. Townsend, Dan	1 Grand Avenue	Extend prch, reloc windows	73.3.1-13	Bentley Churchill
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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 – Reviewed application.
 Public: None
 Concerns (4:38): Discussion clarifying the project.
 No concerns.

Motion: **Motion to Approve. (Oliver)**
 Vote: Carried unanimously **Certificate # 66288**

2. Townsend, Dan	1 Grand Avenue	Patio change	73.3.1-13	Bentley Churchill
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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
 Public: None
 Concerns (4:47): No concerns.

Motion: **Motion to Approve. (Camp)**
 Vote: Carried unanimously **Certificate # 66289**

3.	Feare, Norris	20 Nanina Drive	Hardscape: steps	67-513	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 (4:48)	Discussion about the project: bluestone patio, walkway, and steps. No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66290	
4.	K225 LLC	3 Brewster Road	Pergola color change	54-261	Chip Stahl
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)	Held to the end of agenda.				
Motion	None at this time.				
Vote	N/A		Certificate #		
5.	Klatt, Jonathan	7A Hussey Farm Road	Chng clpbrd to shingle & door	56-14.4	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 (4:51)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66291	
6.	Neilsen, Cara	29D South Shore Road	Shed	80-296.4	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	Cara Neilsen – Presented project.				
Public	None				
Concerns (4:52)	No concerns				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66292	
7.	Castles Gray, Karen	7 Green Lane	Window alter, roofwalk	42.3.3-86	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Mark Poor , Permits Plus – Presented project: asking for roof walk to be white.				
Public	None				
Concerns (4:54)	Kuhnert – HSAB comments: chimney too short; no concerns with window changes. Pohl – Per HSAB comments: a chimney’s height can have an exception with a roof walk. He is in favor of the application as submitted.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried unanimously		Certificate #	66293	

IV. VIEWS

1. 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 Architectural Group Inc.			
Public	Ray Pohl – The gambrel pitches of the addition don't match the existing structure in the photo. The deck looks like it has no access; the right dormer has a 12-light door.			
Concerns (5:03)	<p>Kuhnert – HSAB comments: design not appropriate; contributing building circa 1918; asked for a demolition plan.</p> <p>Coombs – Addition is too big for the existing structure, which is small; it needs to be reduced in height. The additive massing should have a lower ridge height.</p> <p>Oliver – She had mentioned the gambrel pitches previously; if it matched, it would help with headroom.</p> <p>Camp – East elevation, the two 2-over-2 windows should be retained; the left lean-to roof looks like an add-on. Okay with a 2nd-floor addition, but it is too tall. Liked the crossbuck railings; would like to see them remain.</p> <p>Glazer – A pair of French doors on the east elevation is not appropriate; that elevation is extraordinary as it exists.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
2. Wepler, John	8 Fair Street	Additions, alterations	42.3.1-107	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project: there is no clapboard evidence for this house but there is a lot of clapboarding on the street and this house style could have clapboard. No visibility of the east elevation.			
Public	None			
Concerns (5:12)	<p>Kuhnert – HSAB comments: Contributing circa 1840; clapboard is appropriate if the applicant can provide evidence of previous clapboarding; if no such evidence exists, clapboard is inappropriate; a roof walk should not have been approved for this house and should not be more than 1/3 the length of the ridge and the proposed access is inappropriate; removal of the half-round window and cantilevered deck is appropriate; upper deck railing is inappropriate. The HDC has generally frowns upon changing to clapboarding from what a structure has been historically.</p> <p>Camp – South elevation, the way the deck railing is done it doesn't look historic. Okay with the roof walk; asked about natural to weather versus white to match the trim. Would prefer shingles to clapboard.</p> <p>Coombs – It looks better with shingles. The roof walk is too long. Agrees with Mr. Pohl about the white roof walk.</p> <p>Pohl – The consensus is against clapboarding and that the roof walk should be shorter, only three posts long. If the trim is white, the roof walk could be white.</p> <p>McLaughlin – Past practice, the policy is any roof walk should be no more than 1/3 the roof length. He would like to see photos from Orange Street.</p> <p>Glazer – Agrees with HSAB about clapboard. Any visibility of the east would be extremely limited. Agrees with Mr. Pohl about a roof walk matching the white trim.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		
3. Too Cato Lane, LLC	2 Cato Lane	New Dwelling	55-660	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (5:26)	<p>Camp – West elevation, the alignments and proportions of windows are okay but the door should have sidelights or a small window to its left. North elevation, suggested four windows in the shed dormer.</p> <p>McLaughlin – Need a window schedule.</p> <p>Coombs – Separate the windows on the east elevation 2nd-floor.</p> <p>Glazer – North elevation shed dormer with awning windows, the shed should be smaller or windows spread out. Doesn't think the east is visible.</p>			
Motion	Motion to Approve through staff with a small 6-light window added left of the front door on the west; the north elevation shed dormer to have four windows; and east elevation 2nd-floor double window to be single. (Camp)			
Vote	Carried unanimously	Certificate #	66294	

4. Williams, Skip	14 Mary Ann Drive	Cottage	68-444	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (5:34)	Camp – We don't often have a cottage in front of house; the landscaping should be hedged in front of it. Pohl – There is not enough space to allow for a hedge and the parking spaces.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	66295	
5. 82 Madaket Road, LLC	82 Madaket Road Lot 4	New dwelling	41-462.6	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – asked to be held to end of agenda			
Public	None			
Concerns (5:40)	Held to the end of agenda.			
Motion	None at this time.			
Vote	N/A	Certificate #		
6. Urban, Scott	11 Bayberry Lane	New dwelling	67-63	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project: 200 feet off the road.			
Public	None			
Concerns (5:41)	Pohl – This house has a lot of formal elements; the entry might be too formal for that area. Coombs – She would like to know if the west is visible. Glazer – Would like to view the west elevation specifically.			
Motion	Motion to View with a pole. (Camp)			
Vote	Carried unanimously	Certificate #		
7. Urban, Scott	11 Bayberry Lane	Hardscape: pool	67-63	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Camp)			
Vote	Carried unanimously	Certificate #		

8. Grimshaw	31 Quidnet Road	New barn	21-27.4	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 (5:47)	<p>Glazer – This is sitting on the highest point of the property. Need to see this with the main dwelling. The north elevation ridge is 59.5 feet long.</p> <p>Camp – Asked if the footprint is smaller or larger than the main house. (A little smaller) The design is great but the roof is severe.</p> <p>McLaughlin – This is a very large barn with 21 windows; a metal roof on this structure is atypical for Nantucket.</p> <p>Pohl – This is well designed; there is a lot that is atypical but it's not objectionable if it has little or no visibility. He'd like to view it with poles, all the more so with the ridge at 59.5 feet long. This is potentially visible from the pond along Polpis Road.</p> <p>Coombs – Noted other structures approved with tin roof and wood siding; she has no objections. The south and east elevations face the pond.</p>			
Motion	Motion to View with height poles. (Coombs)			
Vote	Carried unanimously		Certificate #	
1. Grimshaw OB	31 Quidnet Road	New dwelling	21-27.4	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:52)	<p>Motion to move forward on the agenda from Old Business. (Camp) Carried unanimously</p> <p>McLaughlin – South elevation, the fenestration exceeds the 50% rule. The bay window has to grounded and the ridge length pulled back to 50 feet.</p> <p>Pohl – West elevation, the ridge is 52.5 feet long. This is a great design, but it will be visible over the top of the barn.</p> <p>Camp – She wants to view the site with a pole for this as well; she's concerned about visibility looking back from Polpis and the pond.</p> <p>Coombs – East elevation, separate the ganged windows.</p> <p>Glazer – This is 25 feet 10 inches tall and the barn is over 27 feet tall.</p>			
Motion	Motion to View with poles and hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
9. Bloom, Chris	11 Lily Street	New garage	42.3.4-50	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 (6:15)	<p>Kuhnert – HSAB comments: want be better idea of situation related to grade changes and possible retainage; cupola is inappropriate.</p> <p>McLaughlin – The cupola is not appropriate. The nine casements should all be double hung.</p> <p>Pohl – Agrees with Mr. McLaughlin and HSAB; prefers shed dormers to gables. This is very vertical and mis-proportioned.</p> <p>Coombs – There's enough room to widen the garage.</p> <p>Camp – South elevation, the roof line could be a broken back. Would like to see it in relation to the main house.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	

10. Clarkfork Partners Trst 17 Kimball Avenue Replace windows&doors, adtn 30-30 Botticelli & Pohl
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver
 Alternates Kuhnert
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Lisa Botticelli**, Botticelli & Pohl – Presented project: circa 1924; renovated in 1984 and again in early 1990s.
Ray Pohl, Botticelli & Pohl – Reviewed elements of the interior that indicated it was completely refurbished.
 Public None
 Concerns (6:23) **Kuhnert** – The proposed work is sensitive to the existing design.
Coombs – No concerns.
Camp – North elevation, asked if the windows are separated by shingles or columns. (Columns) No concerns.
McLaughlin – West elevation 2nd-floor, the 6-over-3 is atypical; should be a double-hung 3-over-3.
 Motion **Motion to Approve through staff with the west elevation “Q” window to be double hung 3/3. (Oliver)**
 Vote Carried unanimously **Certificate # 66296**
11. Clarkfork Partners Trst 17 Kimball Avenue Demo/move guest house 30-30 Botticelli & Pohl
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver
 Alternates Kuhnert
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Lisa Botticelli**, Botticelli & Pohl – Presented project: someone is interested in taking it.
 Public None
 Concerns (6:35) No concerns.
 Motion **Motion to Approve as a move or demolition. (McLaughlin)**
 Vote Carried unanimously **Certificate # 66297**
12. Clarkfork Partners Trst 17 Kimball Avenue New garage 30-30 Botticelli & Pohl
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver
 Alternates Kuhnert
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Lisa Botticelli**, Botticelli & Pohl – Presented project.
 Public None
 Concerns (6:37) **McLaughlin** – No comments.
Coombs – South elevation, asked about the very small garage-style door. (For bikes) White garage doors facing the street is okay.
Camp – West elevation, the “T” windows are too horizontal; the pediment over the door should be shingled.
Glazer – The “T3” windows are too horizontal as well.
 Motion **Motion to Approve through staff with the “T” and “T3” windows to be 4’1”. (Camp)**
 Vote Carried unanimously **Certificate # 66298**
13. Clarkfork Partners Trst 17 Kimball Avenue New guest house 30-30 Botticelli & Pohl
 Voting Glazer, Coombs, McLaughlin, Camp, Oliver
 Alternates Kuhnert
 Recused Pohl
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
 Representing **Lisa Botticelli**, Botticelli & Pohl – Presented project: visibility is limited; it’s 23.5 feet tall sits 5 feet lower than 11 Kimball, which is 20 feet tall putting the top of the ridge at elevation 75.
Ray Pohl, Botticelli & Pohl – There is concern about the building with the neighbors; he is willing to put up four height poles.
 Public None
 Concerns (6:42) **McLaughlin** – Believes it will be visible; the front door should be on the front, not the north side.
Coombs – Confirmed the main house 900 square feet larger than this.
 Motion **Motion to View with four height poles. (Camp)**
 Vote Carried unanimously **Certificate #**
- Break 6:50 to 6:58 p.m.

V. OLD BUSINESS

2.	Weymouth Partners	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 – Reviewed changes made per previous concerns. Reviewed the context of neighborhood. Alan LaFrance				
Public	<p>Melinda Puljick, 3 Weymouth Street – Challenges the heights of buildings as reported by Mr. Thornewill. It is inappropriate as an in-fill structure and needs to align with existing structures.</p> <p>Liz Coffin, 47 Union Street & 4 Weymouth – The orientation is “crazy” and makes a modernist comment in the middle of a street of historically small-scale structures. The vehicle has to be included in considering construction due to the angle of entering the driveway. The proposed volume will change the ambiance of the street. The roof walk is inappropriate.</p> <p>Claire Walker, 1 Weymouth Street – Her house orients to Union Street. Agrees with her neighbors. Concerned that there is no green space; this runs for lot-line to lot-line. When she asked for a roof walk on her house, she was denied.</p> <p>Goran Puljick, 3 Weymouth Street – Agrees with what’s been said. The turn into the driveway is too acute. Would like to see a street elevation of that side of the street. This came back still at two stories and very few changes.</p>				
Concerns (6:59)	<p>Kuhnert – HSAB comments: roof walk inappropriate on Weymouth; design is out of scale and too large; should sit further back and parallel to Weymouth Street; 7-foot front door is too tall; a full 2-story building is inappropriate to this location and will have an adverse affect on Weymouth Street.</p> <p>McLaughlin – A 1½-story and 2-story house won’t be visible due to existing structures; there are a number of 1½-story and 1¾-story houses along Weymouth. If it’s tucked in and sits back on the lot, this structure is appropriate for the old historic district.</p> <p>Pohl – Asked the reason for not aligning with the street. If this isn’t aligned with every other house, this will feel very incongruous. Agrees with HSAB about the roof walk. He would like to see it with ridge poles at the gable ends.</p> <p>Coombs – This goes from lot line to lot line and no other house along there gives up the whole lot to the building. The program is too big especially on the east and west; the other houses are not Cliff-Road sized houses. Additive massing should be used to reduce the length and width. The roof walks used as context are not on Weymouth Street. Part of our charge is to protect historic streets.</p> <p>Camp – She’s in favor of a 1½-story building facing the street; agrees with what’s been said.</p> <p>Glazer – Also agrees with what’s been said. There is no additive massing on this.</p> <p>Oliver – Does not think it is that incongruent, especially the front façade; this isn’t that different from 5 Weymouth. Agrees a roof walk isn’t appropriate. Suggested erecting height poles.</p>				
Motion	Motion to Hold for revisions and view with height poles. (Camp)				
Vote	Carried unanimously		Certificate #		

3. Perry, Terry	94 Quidnet Road	Resite & addition	21-107	Thornewill Design
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill , Thornewill Design – Reviewed changes made per previous concerns. Steven Cohen , Cohen & Cohen Law PC - Doesn't think moving it will have an negative impact.			
Public	Sarah Alger , Sarah F. Alger P.C., Quidnet Properties LLC, 90 Quidnet Road – She is still concerned with how horizontal it is; additions should be on the west elevation only to be in alignment with other structures. Opposed to moving the historic structure; should eliminate the 1970s addition the extends across the property line. Additions are taking up every side of this historic structure and it is lost. Objected to her client as being characterized as hostile.			
Concerns (7:30)	Kuhnert – HSAB comments: move all the program to the west and adapt the 1970s addition to not encroach then building doesn't have to move; the move is not appropriate and the applicant failed to provide a compelling reason for the move; the additions should conform with the existing structure; according to Massachusetts General Law, historic structures don't have to conform to setback restrictions; the windows on the addition are among the largest and should be scaled to match the existing; east elevation, the ganged windows not appropriate and the broken gable is odd; west elevation, use a more narrow connector; should retain as much existing historic fabric as possible; north elevation, the 2 nd -floor addition is still too large and alters the historic profile and is visible. Coombs – Agrees with HSAB; it is important not to move the building as once it moves, it loses its historical value. The ganged windows are not appropriate. South elevation, the “B” window panes are the wrong size. Camp – Agrees it shouldn't be moved and the additions are inappropriate. Pohl – The north elevation is the least visible; but not expandable unless the house moves; can't expand east because of the septic. If the expansion occurs on the west elevation only, that requires a complete redesign. This is over the property line and that has to be dealt with; it's not just in the setback. Oliver – Agrees with Mr. Pohl; leave the bulk of what's happening in the back and move it forward. The other house was built in the 1980s; there is no historic relationship to it that needs to be maintained. Discussion about the Secretary of Interior standards for rehabilitation and moving as relates to this house. Pohl – If the house remains in place, sheer off enough of the north elevation to bring it within its property line; that will not affect the 2 nd -floor program. Kuhnert – When this was first proposed, there was no mention of moving it; asked why that is now being proposed. A relationship problem with the neighbor is not sufficient reason to move a historic structure. Glazer – It sounds like Mr. Cohen is saying a move is an appropriate alteration. The wings could be tucked in a little further. Pohl – Suggested entertaining the concept of lopping off a portion of the north wing and recoup that loss on the west side and not move the house.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	
4. Perry, Terry	94 Quidnet Road	Cottage	21-107	Thornewill Design
5. Perry, Terry	94 Quidnet Road	Demolition	21-107	Thornewill Design
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Luke Thornewill , Thornewill Design Steven Cohen , Cohen & Cohen Law PC			
Public	Sarah Alger, Sarah F. Alger P.C., Quidnet Properties LLC, 90 Quidnet Road			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Camp)			
Vote	Carried unanimously		Certificate #	

6. Lampe, John	64 Walsh Street Lot A	New dwelling	29-94	Self
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe – Reviewed changes made per previous concerns. Presented alternate option at the table.			
Public	None			
Concerns (8:17)	Discussion about whether or not one of the “E” windows were changed to “F” window. Pohl – Prefers the “E” windows as presented, not the option submitted at the table. Coombs – The front 2 nd -floor balcony should line up over the front door. Glazer – The “E” window in the gable end should move up higher. Front 2 nd -floor balcony is long; should be pulled in.			
Motion	Motion to Approve as submitted. (Pohl)			
Vote	Carried unanimously		Certificate #	66299
7. Lampe, John	64 Walsh Street Lot A	Demolition	29-94	Self
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe			
Public	None			
Concerns (8:26)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously		Certificate #	66300
8. Lampe, John	64 Walsh Street Lot A	Hardscape: pool	29-94	Self
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe			
Public	None			
Concerns (8:27)	Clarification of the fencing: 5&1 and black wire mesh. Coombs – The fence should stop at the back of the house. Need to see elevations of the retaining wall. Glazer – Agrees about the fence. The air-conditioning units (A/C) should be surrounded by a natural to weather fence.			
Motion	Motion to Approve through staff with the 5&1 fence on the east and west side to stop at the gate; the back rear fence to be a 4-foot wire fence; and the A/to be C surrounded by natural to weather board fence. (Pohl)			
Vote	Carried unanimously		Certificate #	66301
9. Lampe, John	64 Walsh Street Lot B	New dwelling	29-94	Self
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe – Presented revised project. The south gambrel was designed to drain easier.			
Public	None			
Concerns (8:40)	Camp – South elevation, asked about the gambrel. East elevation, the twin gambrel is very unusual; fenestration needs to align better. Coombs – Agrees with Ms Camp. The roof walk is oddly placed and very wide; the skirt is different lengths sides. Pohl – Agrees about the east elevation, double gambrel. South elevation, the side of the gambrel is not very wide but not visible.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
10. Lampe, John	64 Walsh Street Lot B	New second dwelling	29-94	Self
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	John Lampe			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track with main dwelling. (Coombs)			
Vote	Carried unanimously		Certificate #	

11.	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	Doug Mills , BPC – Reviewed changes made per previous concerns; contends eye-brown window isn't visible.				
Public	None				
Concerns (8:49)	Oliver – Based on where it is and its distance from the road, it is approvable.				
Motion	Motion to Approve given the small scale of the dormer and the location. (Oliver)				
Vote	Carried unanimously		Certificate #	66302	
12.	Esposito, John	14 Eat Fire Spring Road	Hardscaping	20-61	BPC
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Joe Paul , BPC – Asked this be held for Thursday.				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for Thursday. (Camp)				
Vote	Carried unanimously		Certificate #		
13.	S/P Norwell LLC	78 Union Street Lot 3	Main house	55.1.4-72	BPC
Voting	Glazer, Coombs, Camp, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns.				
Public	None				
Concerns (8:55)	Camp – The little “C” window on the north elevation right side looks out of place. No other commissioners have a concern about the “C” window. Glazer – The 6-lights windows are the only applicable HSAB comments and they aren't that bad				
Motion	Motion to Approve with height not to exceed 29 feet. (Camp)				
Vote	Carried unanimously		Certificate #	66303	
14.	Wetherell, Elizabeth	10 Hickory Meadow Lane	Hardscape: pool	41-904	Stephen Stimson
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Joe Wahler , Stephen Stimson – Reviewed changes made per previous concerns; vegetation hides the 4-foot wall.				
Public	None				
Concerns (9:03)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66304	
15.	Sullivan, Michael	4 Reacher Lane	New dwelling	66-336	Self
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan Griffin , Chip Webster Architecture – Reviewed changes made per previous concerns.				
Public	None				
Concerns (9:07)	Glazer – Would prefer vertical board on the shower. Oliver – No concerns due to visibility.				
Motion	Motion to Approve through staff with the shower to be clad with vertical board. (Kuhnert)				
Vote	Carried unanimously		Certificate #	66305	

16. Hanson, Laura	55 Centre Street	Alterations	42.4.3-72	Val Oliver
Voting	Glazer, Coombs, Pohl, Camp			
Alternates				
Recused	Oliver, Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Reviewed requested information. The east elevation door will be reused as an interior door. Explained there is no historical information about the rear ell. Laura Hanson			
Public	None			
Concerns (9:11)	Glazer – Asked the age of the east elevation door with a transom. (unknown) Feels the proposed changes are sensitive. Coombs – Pointed out that in the original old photographs, this had two ells coming off it. Pohl – East elevation, the rake details on the rear addition should be simple.			
Motion	Motion to Approve through staff with the east elevation rake on the right changed to match the rake detail on the left. (Pohl)			
Vote	Carried 3-0//Camp abstain	Certificate #	66306	

The following items held for Thursday August 11 by unanimous consent.

17. S/P Norwell LLC	78 Union Street Lot 3	Garage/cottage	55.1.4-72	BPC
18. S/P Norwell LLC	78 Union Street Lot 5	Garage/cottage	55.1.4-72	BPC
19. Cressman, Caleb view	300 Polpis Road	Solar array	20-11	Z. Dusseau
20. Mulrow, Edwyna	40 Jefferson Avenue	Renovations	30-119	Emeritus
21. Mulrow, Edwyna	40 Jefferson Avenue	Hardscape: pool	30-119	Emeritus
22. Mulrow, Edwyna	40 Jefferson Avenue	Relocate bldg on lot	30-119	Emeritus
23. Pippen's Way LLC	20 Pippen's Way	New dwelling	43-94.9	NAG
24. Pippen's Way LLC	20 Pippen's Way	Garage/studio	43-94.9	NAG
25. Pippen's Way LLC	14 Pippen's Way	New dwelling	43-94.7	NAG
26. Pippen's Way LLC	14 Pippen's Way	Pool cabana	43-94.7	NAG
27. Sanford, Edward	12 Doc Ryder Drive	Rev. 65842: decks	66-216	Botticelli & Pohl
28. Colson, Nancy	9 Hallowell Lane	Demo, rebuild garage	30-14	Botticelli & Pohl
29. MMS Investments Trst	8 Ash Street	Additions, fenestration	42.4.2-94	Botticelli & Pohl
30. Wetherell, Elizabeth	10 Hickory Meadow Lane	Pool house	41-904	Emeritus
31. K225 LLC	3 Brewster Road	Pergola color change	54-261	Chip Stahl
32. 82 Madaket Road, LLC	82 Madaket Road Lot 4	New dwelling	41-462.6	Val Oliver

VI. OTHER BUSINESS	
Approve Minutes	July 26 & 28, 2016: Motion to Approve. (Kuhnert) Carried unanimously
Review Minutes	August 2 nd , 2016
Other Business	• HDC letter to Board of Selectmen.
Commission Comments	None

Motion to Adjourn: 9:25 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Scotset Advisory Board District

Madaket Advisory Board District