



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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 ~~

**Thursday, August 11, 2016**

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

Called to order at 1:02 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist  
 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

**Pohl** – Proposed a discussion on whether or not to take action on 3 Old Farm Road grading issues, 15 feet of fill; he would like that on the agenda for August 16.

## II. NEW BUSINESS

1. K225 LLC	3 Brewster Road	Pergola color chng	54-261	Chip Stahl
Voting	Glazer, Coombs, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Chip Stahl</b> – The lattice detail is being eliminated and will have just two posts.			
Public	<b>Abby Camp</b> – Noted that the pergola at the Culinary Arts School on Federal Street is natural to weather on the top and the posts white, which she feels is very attractive; perhaps this should be similarly done.			
Concerns	<b>Glazer</b> – This is for two white pergolas, one is attached to the house and one is by the pool. The one by the pool will be visible from Brewster Road; it extends past the side of the house. The columns on this house are 12-inch thick and painted white; that exacerbates the problem. She thinks the pergola should be all white or all natural to weather and the one on the house could be white but the pool pergola should be all natural to weather. Need corrected drawings for the free-standing pergola. <b>Coombs</b> – It should be natural to weather on the top to blend in. Likes the white posts and natural to weather top. <b>Oliver</b> – She's okay with the one attached to the house being white; the one in the yard should be natural to weather. <b>McLaughlin</b> – The one in the back will be visible from Brewster Road.			
Motion	<b>Motion to Approve three all-white pergolas through staff with corrected drawings for the freestanding pergola eliminating the lattice and extra posts. (Camp)</b>			
Vote	Carried 3-1//Oliver opposed	<b>Certificate #</b>	<b>66307</b>	

## III. VIEWS

1. 82 Madaket Road, LLC	82 Madaket Road Lot 4	New dwelling	41-462.6	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Val Oliver</b> – Presented project.			
Public	None			
Concerns (1:11)	No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66308</b>	

**IV. OLD BUSINESS**

1.	Esposito, John	14 Eat Fire Spring Road	Hardscaping	20-61	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Reviewed changes made per previous concerns.				
Public	None				
Concerns (1:16)	No concerns.				
Motion	<b>Motion to Approve. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66308</b>	
2.	S/P Norwell LLC	78 Union Street Lot 3	Garage/cottage	55.1.4-72	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Reviewed changes made per previous concerns: living space had to be raised above flood level so now it's an cottage with studio loft. If make a loft, would reduce the gable "A" windows to 6-lights.				
Public	None				
Concerns (1:18)	<b>Coombs</b> – Thinks the change to a cottage is a good one. Suggested a saltbox to envelope the east elevation wart; that would reduce the height and make the building look wider. <b>Pohl</b> – This is still very vertical; agrees with Ms Coombs. <b>Camp</b> – Agrees with Ms Coombs about the height; suggested a broke back rather than a saltbox. <b>McLaughlin</b> – Front door should be a six panel. The air-conditioning units should have a board fence around it. The 6-lights that are labeled as awnings should be hoppers or fixed.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
3.	S/P Norwell LLC	78 Union Street Lot 5	Garage/cottage	55.1.4-72	BPC
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Joe Paul</b> , BPC – Reviewed changes made per previous concerns: living space had to be raised above flood level so now it's an cottage with studio loft.				
Public	None				
Concerns (1:25)	<b>Pohl</b> – This is a lot better than the Lot 3 cottage. West elevation, the gable is shorter in length than width; the two large windows plus the door makes those elements are squeezed in. <b>McLaughlin</b> – There are six 6-light windows; let the minutes show the representative says they are fixed windows. <b>Coombs</b> – West elevation, suggested going to "B" windows. The south elevation 1 <sup>st</sup> floor could use another window. <b>Camp</b> – Agrees about the west elevation. East elevation, the organization of windows is chaotic.				
Motion	<b>Motion to Hold for revisions. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
4.	MAK Daddy Trust	72 Monomoy Road	Garage/studio	43-115	Workshop APD
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Andrew Kotchen</b> , Workshop APD Inc – Reviewed changes made per previous concerns.				
Public	<b>Sarah Alger</b> , Sarah F. Alger P.C. – She appreciates the changes but thinks it has been changed as much as possible.				
Concerns (1:31)	No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66309</b>	

5.	Cressman, Caleb	300 Polpis Road	Solar array	20-11	Z. Dusseau
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (1:34)	<p><b>Glazer</b> – She can't recall the circumference of the array; the diameter is 100. She couldn't see the pole; however doesn't know what happens to the vegetation on Polpis Road.</p> <p><b>Oliver</b> – She couldn't see the pole. If there is a place to try this type of array, it is here.</p> <p><b>Camp</b> – It is not visible.</p> <p><b>McLaughlin</b> – Need to start making hard and fast policies on the colors of these. He has some suggestions. This isn't visible but a lot of the brush isn't deciduous.</p>				
Motion	<b>Motion to Approve given the lack of visibility, the location, and its proximity set well back from the road but conditioned that the face of it is all black. (Camp)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66310</b>	
6.	Mulrow, Edwyna	40 Jefferson Avenue	Renovations	30-119	Emeritus
Voting	Glazer, Coombs, Pohl, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns. The railing detail is an attempt to emulate historic photo. Roof is red cedar.				
Public	None				
Concerns (1:39)	<p><b>Coombs</b> – There was an abutters letter that didn't want the house moved forward; asked if they had other concerns. (no) Discussion about how far forward the structure is now moving, less than original requested.</p> <p><b>Glazer</b> – Asked about the details on the railing. East elevation, the front and side doors are the same.</p>				
Motion	<b>Motion to Approve. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66311</b>	
7.	Mulrow, Edwyna	40 Jefferson Avenue	Hardscape: pool	30-119	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project: will be back with a planting plan. The existing fence along the back is a board fence.				
Public	None				
Concerns (1:49)	<p><b>Glazer</b> – Need the height and details on the existing and match fence along the back.</p> <p><b>Camp</b> – Would prefer to see this with the landscaping.</p> <p><b>Pohl</b> – The information on the fence is incomplete.</p>				
Motion	<b>Motion to Hold for more information. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
8.	Mulrow, Edwyna	40 Jefferson Avenue	Relocate bldg on lot	30-119	Emeritus
Voting	Glazer, Coombs, Pohl, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – The move of the structure is this separate application.				
Public	None				
Concerns (1:53)	<p><b>Glazer</b> – We're all in favor but should specify the distance forward.</p> <p>Referred to the renovation application for the distance being moved.</p>				
Motion	<b>Motion to Approve moving forward 26 feet. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66312</b>	

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9.	Wetherell, Elizabeth	10 Hickory Meadow Lane	Pool house	41-904	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Reviewed changes made per previous concerns. Submitted alternate plans at the table.				
Public	None				
Concerns (1:56)	Review and clarification of the drawings. <b>Camp</b> – The alternative of breaking up the dormers and adding the shed roof over the garage doors has helped a lot. <b>Pohl</b> – The dormers don't meet the 1-foot setback rule; inset the interior stairwell further and meet that setback. <b>Oliver</b> – Agrees with meeting the dormer setback.				
Motion	<b>Motion to Approve the plans submitted at the table through staff with the three south and north elevation shed dormers set back one foot from the 1<sup>st</sup>-floor wall to the face of the dormers. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66313</b>	
10.	Pippen's Way LLC	20 Pippen's Way	New dwelling	43-94.9	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steven Theroux</b> , Nantucket Architectural Group Inc. – Reviewed changes made per previous concerns. The owner wants to do white trim in the whole subdivision.				
Public	None				
Concerns (2:04)	Discussion about the diamond shingle pattern in the panel and the gables. <b>McLaughlin</b> – There is no site plan. <b>Camp</b> – Her objection to the diamond shingles are the frame around it; it feels stuck on and would prefer no frame. <b>Glazer</b> – Would prefer a color darker than white. Discussion of the color pallet and breaking up the colors among the houses				
Motion	<b>Motion to Approve through staff with the west elevation diamond shingle pattern over the front door to be replaced with two shutters; with the diamond shingle pattern on the two gable ends; and with Essex green trim, sash and front door. (Pohl)</b>				
Vote	Carried		<b>Certificate #</b>	<b>66134</b>	
11.	Pippen's Way LLC	20 Pippen's Way	Garage/studio	43-94.9	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steven Theroux</b> , Nantucket Architectural Group Inc. – Presented project.				
Public	None				
Concerns (2:15)	<b>Oliver</b> – Thinks the Dutch door is appropriate on this structure. No concerns.				
Motion	<b>Motion to Approve through staff with colors to match the main house. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66315</b>	
12.	Pippen's Way LLC	14 Pippen's Way	New dwelling	43-94.7	NAG
Voting	Glazer, McLaughlin, Pohl, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steven Theroux</b> , Nantucket Architectural Group Inc. – Reviewed the redesign made per previous concerns.				
Public	None				
Concerns (2:18)	<b>Glazer</b> – The front door can't have both glass in the door and sidelights. <b>Pohl</b> – The chimney is taller than it needs to be. A colored front door would be nice.				
Motion	<b>Motion to Approve through staff with a solid front door and the chimney height reduced. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>66316</b>	

13. Pippen's Way LLC	14 Pippen's Way	Pool cabana	43-94.7	NAG
Voting	Glazer, McLaughlin, Pohl, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Steven Theroux</b> , Nantucket Architectural Group Inc. – Reviewed changes made per previous concerns.			
Public	None			
Concerns (2:21)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66317</b>	
14. Sanford, Edward	12 Doc Ryder Drive	Rev. 65842: decks	66-216	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (2:25)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>66318</b>	
15. Colson, Nancy	9 Hallowell Lane	Demo, rebuild garage	30-14	Botticelli & Pohl
16. MMS Investments Trst	8 Ash Street	Additions, fenestration	42.4.2-94	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Asked these two projects be held for Lisa Botticelli to present.			
Public	None			
Concerns (2:29)	No comments at this time.			
Motion	<b>Motion to Hold Items 15 &amp; 16 at applicant's request and to go at the beginning of the August 16 agenda. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

**V. OTHER BUSINESS**

Approve Minutes	None
Review Minutes	None
Other Business	None
Commission Comments	None

Motion to Adjourn: 2:30 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District