



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 16, 2016

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

Called to order at 4:33 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: Camp, 4:37 p.m.; Kuhnert, 5:41 p.m.
Early Departures: McLaughlin, 8:39 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. SIGNS

1. Shepley, Tony	6+8 Lover's Lane	Standing sign	68-200,201	JM
2. Shepley, Tony	6+8 Lover's Lane	Fence sign	68-200,201	JM
3. Shepley, Tony – 66346	6+8 Lover's Lane	Wall sign	68-200,201	JM
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Approved Item Nr 3 and held Nrs. 1&2 for representation.			
Concerns	No comments at this time.			
Motion	Motion to Hold Items 1&2 for representation to the SAC. (Pohl)			
Vote	Carried unanimously	Certificate #		
Motion	Motion to Approve. Item 3 per SAC recommendations. (Pohl)			
Vote	Carried unanimously	Certificate #	66346	
4. Remain 58 LLC	58 Main Street	Sign, wall directory	42.3.1-219	M. Philbrick
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Held for representation.			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Pohl)			
Vote	Carried	Certificate #		

III. CLARIFICATION ON 122 MAIN STREET APPROVAL, COA: 66105

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 (4:37)	Glazer – This was for a roofwalk. A roof walk across street is all white, next to it is mixed. The applicant wants an all white roof walk; HSAB had no concerns. We ended up with a finding that posts be white and the rest natural to weather; it should be all one color.	
	Motion to Open this application for discussion. (Pohl) Carried unanimously	
Motion	Motion to Approve COA 66105 with the roof walk as all white. (Pohl)	
Vote	Carried unanimously	Certificate #

IV. CONSENT

1. Chibaro, Edward – 66319	2 Middle Tawpawshaw Rd.	New garage	53-49	Rowland Assocs.
2. Chibaro, Edward – 66320	2 Middle Tawpawshaw Rd.	Hardscape: driveway apron	53-49	Rowland Assocs.
3. Ahern, Mirka – 66321	6 Windy Way	Roof material change	67-864	Mirka Ahern
4. Hoffman, Maureen – 66322	42 Pine Street	Roof change to red cedar	55.4.1-121	Self
5. 8 th Ave. South N.T. – 66323	22 Trotters Lane	Exterior stair, new door	67-143	Rowland Assocs.
6. Ironie Nom. Trust – 66324	69 Fairgrounds Road	Deck, stairs, egress	67-766	JN Design Build
7. Bond, Ann – 66325	23 High Brush Path	Extend porch	56-378	R.Newman, SCI
8. Herrick, Tyler – 66326	18 Nanina Drive	Outdoor shower	67-581	Cameron Marks
9. Ross, Bonnie – 66327	3 Hulbert Avenue	Rev. 65660: replace winds	29.2.3-6	Mark Finley
10. Ross, Bonnie – 66328	3 Hulbert Avenue	Replace roof, siding, winds	29.2.3-6	Mark Finley
11. McMahon, Stacey – 66329	28A Killdeer Lane	Outdoor shower	68-670	Self
12. Pyles, John – 66330	6+8 Old Westmoor Road	Move garage on site	41-821,822	Concept Design
13. Pyles, John – 66331	6+8 Old Westmoor Road	Move shed on site	41-821,822	Concept Design
14. Healy, Tom – 66332	2 Tautemo Road	Replace French doors	83-27	Val Oliver
15. Vittorini, Joe – 66333	8 Mizenmast Road	As built shed	66-360	Val Oliver
16. Dean, Pamela – 66334	10 Austin Farm Drive	Color change	56-368	Self
17. Dannheim – 66335	97 Low Beach Road	Rev. 65767: garage add prch	75-31.2	Emeritus
18. Dannheim – 66336	97 Low Beach Road	Rev. 65822: cottage roof ptch	75-31.2	Emeritus
19. Halesy, Smith – 66337	1 Vinecliff Lane	Rev. 66150: Omit pent roof	29-43.1	Emeritus
20. Welch, Stephen – 66338	13 Waydale Road	Shed #1 color change	67-32	Welch & Assocs.
21. Welch, Stephen – 66339	13 Waydale Road	Shed #2 color change	67-32	Welch & Assocs.
22. Welch, Stephen – 66340	13 Waydale Road	Roof change to arch	67-32	Welch & Assocs.
23. 27 West Sankaty Rd LLC – 66341	27 West Sankaty Road	Rev. 65938: windows, doors	73.4.2-7.1	Design Assocs.
24. Levy, Joyce – 66342	84 West Chester Road	Rev. 64859	41-343	Rowland Assocs
25. Waller, William – 66343	42 Fair Street	Garage door change	42.3.2-185	NAG
26. Qureschi, Abrar – 66344	9 West York Lane	Outdoor shower	55-326	Val Oliver
27. Zona, Horace – 66345	22 Bishop's Rise	Renew COA 44894: porch	40-31.5	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	None	
Public	None	
Concerns	No concerns.	
Motion	Motion to Approve. (Coombs)	
Vote	Carried 4-0//McLaughlin abstain	Certificate # 66319 to 66345

V. NEW BUSINESS

1. Colson, Nancy	9 Hallowell Lane	Demo, rebuild attached garage	30-14	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	Lisa Botticelli , Botticelli & Pohl – Presented project; last renovation was in the 1980s.			
Public	None			
Concerns (4:40)	<p>Coombs – The “B” windows are too square compared to the “A1” windows. West elevation right, the ganged windows should have bi-fold shutters to match the other ganged windows.</p> <p>McLaughlin – This is tall for the area, especially along the beach.</p> <p>Oliver – Would prefer to see it become a full 2-story house; the chimney would look better. She would like to view.</p> <p>Camp – The west elevation shows a flat-roof on the garage and the south elevation doesn’t.</p> <p>Glazer – West elevation right, agrees the ganged windows should have shutters; one shuttered set looks odd.</p>			
Motion	Motion to View. (Camp)			
Vote	Carried unanimously		Certificate #	

2. MMS Investments Trust	8 Ash Street	Additions, fenestration	42.4.2-94	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	Lisa Botticelli , Botticelli & Pohl – Reviewed two options based upon HSAB comments presented at the table.			
Public	None			
Concerns (4:50)	<p>Glazer – Read HSAB comments: windows to be split; kitchen roof too shallow; increase width; body of ell forward is awkward; scale of addition is off; ell should be smaller comprised of more additive massing; prefer more vertical panes.</p> <p>Coombs – Option 1 ell looks like so many on old houses. Agrees with HSAB to splitting the ganged windows.</p> <p>Oliver – Likes the Option 2 with the steeper porch pitch to mitigate the wall space.</p> <p>McLaughlin – Likes both options.</p>			
Motion	Motion to Approve through staff Option 1 with the east elevation to have a larger spacer on the “E-2” windows, per Exhibit A. (Oliver)			
Vote	Carried unanimously		Certificate #	66347

3. Sanford Residence OB	10 Academy Lane	New dwelling	42.4.3-86	Ethan McMorrow
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Oliver			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow – Reviewed alternate design per HSAB comments presented at the table: cedar roof with Quaker grey trim and blue door. Matt Sanford, owner			
Public	None			
Concerns (5:00)	<p>Coombs – Read HSAB comments: relation inappropriate, design oversized.</p> <p>Oliver – She feels the redesign is approvable.</p> <p>Camp – Agrees the second drawing is more appropriate.</p> <p>Pohl – Agrees the second drawing is more subdued.</p>			
Motion	Motion to Approve through staff the submission presented at the table, Exhibit A. (Oliver)			
Vote	Carried unanimously		Certificate #	66348

4. Sanford Residence OB	10 Academy Lane	Demo building	42.4.3-86	Ethan McMorrow
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Oliver			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow Matt Sanford , owner – Circa 1950s replacing another structure on the property.			
Public	None			
Concerns (5:12)	Oliver – Read HSAB comments: no concerns if can verify 1950 construction date No concerns.			
Motion	Motion to Approve as a move or demolition. (Camp)			
Vote	Carried unanimously		Certificate #	66349

5. Sanford Residence OB	10 Academy Lane	Demo shed	42.4.3-86	Ethan McMorrow
Voting	Coombs (acting chair), McLaughlin, Pohl, Camp, Oliver			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow Matt Sanford , owner – Circa 1980s.			
Public	None			
Concerns (5:12)	No concerns.			
Motion	Motion to Approve as a move or demolition. (Camp)			
Vote	Carried unanimously	Certificate #	66350	
6. Moonlight Dance LLC	4+8 Nobadeer Avenue	Reduce house size	80-35,37	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (5:16)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66351	
7. Moonlight Dance LLC	4+8 Nobadeer Avenue	Reduce guest house size	80-35,37	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (5:20)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66352	
8. 107 Squam Road Trst OB	58 Pochick Avenue	New dwelling	79-163	Studio Park
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	James Krapp , Studio Park – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:21)	Coombs – East elevation, the chimney corbelling should be higher. Also the 2-over-2 windows might not be suitable for a house with a roof walk and columns. North elevation left, don't know what's happening behind the screening on the porch; the chimney doesn't look tall enough; front door should have lights in it. South elevation, the deck is shingled with a Type II railing below; they shouldn't be mixed like that. McLaughlin – The drawing shows the screen as a chain-link fence. Pohl – Agrees with Ms Coombs' comments; he would prefer 6-over-1 windows. The 4-lights in the gable ends should be larger. Camp – This is a large-scale building but not too concerned with it being grey. Discussion about whether the railings should be shingled or open. Glazer – Prefers the previously submitted board-and-batten door.			
Motion	Motion to Approve through staff with the front door to be the previous iteration with solid panels on the bottom of sidelights; the 4-lights to be one size larger; and all railings to be shingled. (Camp)			
Vote	Carried unanimously	Certificate #	66353	

9.	107 Squam Road Trst	OB	58 Pochick Avenue	Partial demo	79-163	Studio Park
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp					
Alternates	Oliver					
Recused	None					
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.					
Representing	James Krapp, Studio Park					
Public	None					
Concerns (5:35)	No concerns.					
Motion	Motion to Approve. (Pohl)					
Vote	Carried unanimously				Certificate #	66354
10.	107 Squam Road Trst		58 Pochick Avenue	Garage	79-163	Studio Park
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp					
Alternates	Oliver					
Recused	None					
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.					
Representing	James Krapp , Studio Park – Presented project.					
Public	None					
Concerns (5:36)	Glazer – East and west elevations, the shed dormers should not be flush. Pohl – North elevation, the main gable could be wider but keeping it low is important. No concerns. Camp – Okay with flush dormers. McLaughlin – No concerns. Coombs – The windows should match the house.					
Motion	Motion to Approve as drawn. (Camp)					
Vote	Carried unanimously				Certificate #	66355
11.	O’Roarke, Paul		54 Prospect Street	Addition, deck	55.4.1-54	Self
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 (5:40)	Held for the end of the agenda by unanimous consent					
Motion (8:46)	Motion to Hold for representation. (Pohl)					
Vote	Carried unanimously				Certificate #	
12.	57 Pochick LLC		57 Pochick Avenue	Rev. 64911: roofwalk	79-126	Rowland Assocs.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp					
Alternates	Oliver, Kuhnert					
Recused	None					
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.					
Representing	Ben Normand , Rowland and Associates – The only change is for a white roof walk. Presented photos of similar house designs and size with roof walks. Ron Fitch , owner – This sits way back from the street.					
Public	None					
Concerns (5:41)	Oliver – This style house doesn’t normally have a roof walk; in the photo of the local structure, the roof walk sits on two-stories mass with no dormers; it overwhelms the structure. Coombs – This roof walk is sitting on dormers and is too long; it’s not suitable where it’s placed. Glazer – This house is under 25 feet tall with a request for a roof walk on a 1½ story house. Consensus does not support a roof walk on this structure.					
Motion	Withdrawn.					
Vote	N/A				Certificate #	

13. Dannheim, Eric	97 Low Beach Road	Rev. spa, fence location	75-31.2	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern , Ahern Design – Presented project. Spa is flush with grade.			
Public	None			
Concerns (5:50)	No concerns with the spa flush with grade.			
Motion	Motion to Approve through staff with the application signed and dated. (Camp)			
Vote	Carried unanimously	Certificate #	66356	
14. Reiland, William	5 Pond View Drive	Hardscape: pool, spa	81-19	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern , Ahern Design – Presented project.			
Public	None			
Concerns (5:53)	Coombs – The pool fence should not enclose the whole back yard; it should be brought tighter to the pool; however, this would only be visible from the beach area. Pohl – Questions the visibility. Camp – Doesn't think it will be visible.			
Motion	Motion to Approve due to lack of visibility. (Camp)			
Vote	Carried unanimously	Certificate #	66357	
15. Rattner	55 Hummock Pond Road	Hardscape: pool, patio, wall	56-4	Mirka Ahern
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Miroslava Ahern , Ahern Design – Presented project.			
Public	None			
Concerns (5:58)	Clarification of the project. Oliver – Asked where the back of the pool is in relation to the rear property line. McLaughlin – Thinks this is ideally done with the pool in back of the house and the fence close to it. Coombs – The fence should be tucked close to the pool because the posts will be visible. Glazer – The fence on the right can stay as proposed because of the herb garden, but on the left it should drop to the rear corner of the house.			
Motion	Motion to Approve through staff with the left fence and gate to come off the back corner. (Camp)			
Vote	Carried unanimously	Certificate #	66358	
16. Daniels, Maurice	9 Evergreen Way	Garage, studio	68-721	G. Harrington
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	George Harrington – Presented project; contends lack of visibility due to existing vegetation.			
Public	None			
Concerns (6:07)	Oliver – The face of this gambrel is wider than the gambrel on the house. If the size is being kept, the structure should be turned. The pitch of the lower part of the gambrel isn't quite right. Pohl – Agrees with Ms Oliver; it's wide and tall for a garage. This is connected to the house with a breezeway. Coombs – The house is visible from Daffodil Lane. She would like to view it. The garage is too wide; should come in on the sides. Camp – Need the whole elevation of the house, connector, and garage; the scale of the garage as proposed might overwhelm the house. Wants to view this. Glazer – Need to have photos of the house. Agrees about changing the lower pitch.			
Motion	Motion to View and a rendering including the main house and connector. (Coombs)			
Vote	Carried unanimously	Certificate #		

17. Webster, Regina	47 Morey Lane	Driveway Apron	73.3.2-57	C.A. Dragon
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Charles Dragon			
Public	None			
Concerns (6:20)	Glazer – Read SAB comments. Pohl – Prefers cobble over Belgium block.			
Motion	Motion to Approve through staff as cobblestone. (Pohl)			
Vote	Carried unanimously	Certificate #	66359	
18. Faros Properties	17 Broad Street	Change baluster detail	42.4.2-74	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 (6:22)	Kuhnert – Read HSAB comments: no concerns; this is an as-built. No concerns.			
Motion	Motion to Approve through staff with payment of the as-built fee. (Camp)			
Vote	Carried unanimously	Certificate #	66360	
19. Dunphy, Maureen	One Kite Hill Lane	Historic determination	42.4.4-63	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	Carrie Thornewill , Thornewill Design			
Public	None			
Concerns (6:25)	Glazer – To use true-divided-light (TDL) windows, need a waiver from the energy code. Kuhnert – HSAB reviewed the file: the 1989 Survey sheet shows a dwelling with no dormers, chimney, and front porch; shows an earlier generation of windows and doors. They believe the changes since 1989 have been significant enough to call into question whether or not it is still contributing to the old historic district (OHD). Suggested emphasizing the historic context in the letter. Pohl – One facet of these letters is to protect a historic building; another facet is to maintain a building’s context to the OHD through the use of TDL, single-glazed windows. In this case the designation would be to grant an exception to the energy code and allow the continue use of TDL.			
Motion	Motion to Write the letter of Historic Determination to preserve the historic context of the area. (Camp)			
Vote	Carried unanimously	Certificate #	N/A	
20. Desert Island LLC	151 Main Street	Rev. 65971: garage	41-281	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project.			
Public	None			
Concerns (6:32)	Kuhnert – Read HSAB comments: question the visibility of the west elevation, if it is visible the third garage door is excessive; requested a view. Coombs – Right now this is visible because everything is cut down and this is large. Pohl – He doesn’t have an issue; suggested holding it until the house on Barnabas Lane is built to ascertain visibility. Camp – Prefers the previous approval; thinks three garage doors is excessive.			
Motion	Motion to Hold until the Barnabas Lane structure is framed to ascertain visibility. (Camp)			
Vote	Carried unanimously	Certificate #		

21. McGillin, Francis	7 Atlantic Avenue	Fenestration revision	55-15	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	None			
Public	None			
Concerns (6:40)	Held for end of agenda by unanimous consent.			
Motion (8:46)	Motion to Hold for representation. (Coombs)			
Vote	Carried unanimously	Certificate #		
22. Niemitz, Peter	138 Miacomet Road	Addition	81-6.2	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	Peter Niemitz , co-owner – Presented project. Paul Gaucher , co-owner – If the doors are to match the house, asked that the windows be left large to catch the view out of the south.			
Public	None			
Concerns (6:40)	Pohl – The hipped roof with a saltbox is very atypical on Nantucket; south elevation of the saltbox, suggested a single-story gable addition with the eave on the west side. Noted the plate height is high. Coombs – Agrees with Mr. Pohl. Would like to see the addition fit in better with the design of the existing structure. South elevation, could move the windows out and add another window. Oliver – The windows and doors in the addition are extremely large compared to the existing; the addition is more dominant than the main mass. McLaughlin – Agrees with Mr. Pohl about going to a gable with the pitch to match the existing house. West elevation left, windows and French doors should match the panes of the main house. Camp – Agrees with the board. Glazer – No concerns with the placement or the connector; the concerns are with the roof type. Discussion about allowing the south elevation windows to remain larger than the main house windows.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
23. Aveni, Judith	14 Whitetail Circle	Porch, fenestration chngs	71-28	Concept 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	TJ Watterson , Concept Design LLC – Presented project.			
Public	None			
Concerns (6:56)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	66361	
Break 6:59 to 7:06 p.m.				
24. Stroz, Ron	5A Jefferson Lane	Window change	55.4.1-119.3	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	Ron Stroz			
Public	None			
Concerns (7:06)	Kuhnert – Read HSAB comments: this is appropriate and recommend two single windows separated by a shingle course. Pohl – Ordinarily the shingle course would be good but the 2 nd floor windows are ganged with a thick piece of trim. He would like to see the windows on the first floor match the windows on the second floor. Coombs – Agrees with Mr. Pohl			
Motion	Motion to Approve through staff with the 1st-floor windows being replaced to look like the 2nd-floor windows above. (Camp)			
Vote	Carried unanimously	Certificate #	66362	

Minutes for August 16, 2016, adopted Aug. 30

25. Scricco, Francis	155 Polpis Road	Rev. 65510: extnd prch, fnd	44-14	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:11)	No concerns.			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried unanimously	Certificate #	66363	
26. Scricco, Francis	155 Polpis Road	Rev. 65843: reduce deck, roof	44-14	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:13)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66364	
27. Hoff, Frederick	99 Cliff Road	Rev. 65984: extnd roof, fene	30-627	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 (7:15)	No concerns due to not visible.			
Motion	Motion to Approve due to lack of visibility. (Camp)			
Vote	Carried unanimously	Certificate #	66365	
28. Foley, Doliner	8 Charter Street	Rev. 60689: remv drmer, add	42.3.2-165	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project. Back section is fairly new.			
Public	None			
Concerns (7:17)	Kuhnert – Read HSAB comments: no concerns with removal of the modern window. Good design and approvable. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66366	
29. McConnell, Lynn	1 Gully Road	Balcony	73.2.4-32	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 (7:22)	Glazer – Read SAB comments: pull the balcony back to 4 feet. No concerns per SAB comments.			
Motion	Motion to Approve through staff with the deck cut balcony to four-foot projection. (Camp)			
Vote	Carried unanimously	Certificate #	66367	

34. John Dunfy Trust	8 Old North Wharf	Historic determination	42.3.1-20	Rowland Assocs.
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – Explained the reason for the historic determination.			
Public	None			
Concerns (7:38)	Kuhnert – Read HSAB comments: recommends writing the letter			
Motion	Motion to Write the letter of Historic Determination. (Camp)			
Vote	Carried unanimously	Certificate #	N/A	
35. Old North Wharf Corp	16 Old North Wharf	Historic determination	42.3.1-253	Rowland Assocs.
Voting	Glazer, Coombs, Pohl, Camp, Kuhnert			
Alternates	Oliver			
Recused	McLaughlin			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Ben Normand , Rowland and Associates – Explained the reason for the historic determination; wording must be specific.			
Public	None			
Concerns (7:40)	Glazer – Read the specific wording requested by the Building Department for the letter of determination. Kuhnert – Read HSAB comments: Recommends writing the letter.			
Motion	Motion to Write the letter of Historic Determination and to include the specific wording requested by the Building Department. (Camp)			
Vote	Carried unanimously	Certificate #		
36. Harrington, Judith	64 Prospect Street	Roof chng	55-333	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	Judith Harrington Sarah Harrington – Presented project.			
Public	None			
Concerns (7:43)	Kuhnert – Read HSAB comments: advised against architectural shingles.			
Motion	Motion to Approve as 3-tab grey. (Camp)			
Vote	Carried unanimously	Certificate #	66370	
37. Gorham, Robin	9 King Street	Demo garage	73.4.2-11	Angus Macleod
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Angus Macleod – Presented project; shows up in 1938 photos so perhaps circa 1930s.			
Public	None			
Concerns (7:48)	Glazer – Read SAB comments: contributing. Pohl – At this point it would be wise to look at what’s going in this place.			
Motion	Motion to Approve as a demolition based upon the fact some of the timber framing and the tin siding will be reused in the new structure. (Pohl)			
Vote	Carried unanimously	Certificate #	66371	
38. Gorham, Robin	9 King Street	Guest house, garage	73.4.2-11	Angus Macleod
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Angus Macleod – Presented project: will reuse the framing and tin from the existing structure.			
Public	None			
Concerns (7:50)	Glazer – Read SAB comments. The design is extremely appropriate and feels with the reuse of materials this is approvable. McLaughlin – Need a window schedule. The 6-light awning should be double hung or fixed. Discussion about whether or not awnings are acceptable in this area; many exist in ‘Sconset. Reopened to change the Nr 2 to hoppers.			
Motion	Motion to Approve through staff with the west elevation Nr 2 6-light windows to be 3-over-3 hoppers. (Pohl)			
Vote	Carried unanimously	Certificate #	66372	

39. Gorham, Robin	9 King Street	Rev. 59863: fnst, drms, stairs	73.4.2-11	Angus Macleod
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Angus Macleod – Presented project; circa late 1800s.			
Public	None			
Concerns (7:59)	Glazer – Read SAB comments: west elevation 6-over-6 in left dormer awkward. McLaughlin – East and west elevations 2 nd floor, the 6-lights should not be awnings; if they are visible, they should be changed to hoppers.			
Motion	Motion to Approve through staff with the Nr 2 6-light windows to be hoppers. (Pohl)			
Vote	Carried unanimously	Certificate #	66373	
40. Lieber, John	6 Stone Post Way	Rev. 66249: windows, walkout	74-38.1	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:09)	Glazer – Read SAB comments: no concerns. Camp – The 2-over-2 windows are more appropriate. No concerns.			
Motion	Motion to Approve through staff with the window schedule corrected to show the “C” windows as 2-over-2. (Camp)			
Vote	Carried unanimously	Certificate #	66374	
41. Ready, John	21 Old South Road	Rev. 65839: add window wells	68-246	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:14)	Discussion clarifying location of the new window wells. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66375	
42. Wise, Peter	16 Cliff Road	Rev. 65174: dormer	42.4.4-69	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; no changes to the north elevation.			
Public	None			
Concerns (8:21)	Kuhnert – Read HSAB comments: meeting rails need to align. Oliver – Given the structure that’s there, this is nice. McLaughlin – The north elevation is visible; the dormer “E” windows are 6-lights and should be hoppers.			
Motion	Motion to Approve through staff with the north elevation awnings to be hoppers; south elevation dormer 6-over-6 to 9-over-6 with the same pane size; east and west elevation “D” windows to be changed to 9-over-6 to match the south elevation. (Pohl)			
Vote	Carried unanimously	Certificate #	66376	

43. Reid, Staudt	6 Morey Lane	Hardscape: gates, wall	73.3.1-46	Angus Macleod
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Angus Macleod – Presented project.			
Public	None			
Concerns (8:29)	Glazer – Read HSAB comments: No concerns. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66377	
44. Reid, Staudt	6 Morey Lane	Porch bracket, lattice, fence	73.3.1-46	Angus Macleod
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Angus Macleod – Presented project: fence encloses window wells.			
Public	None			
Concerns (8:34)	Glazer – Read HSAB comments: no concerns. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66378	
45. Sabelhaus, Robert	2 Quaise Pastures Lane	Rev. 65797: fnst. & columns	26-20.6	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	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:36)	No concerns.			
Motion	Motion to Approve Exhibit A. (Oliver)			
Vote	Carried unanimously	Certificate #	66379	
46. Third Time Trust	41A Cliff Road	Rev. 66082: windows, wells	42.4.4-2	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	Lisa Botticelli , Botticelli & Pohl – Presented project. Asked about the possibility of using simulated-divided lights (SDL) in this case to the distance to the road.			
Public	None			
Concerns (8:40)	Kuhnert – Read HSAB comments: no concerns about the window wells due to lack of visibility. Discussion about whether or not to allow SDLs in this case even though it is in the OHD; consensus says no at this time. Discussion about revisiting SDLs in the OHD at a later date. No concerns with the window wells.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66380	
47. Campana Trust 8/23	7 Cabot Lane	Hardscape, pool.	29-45	Julie Jordin
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (8:46)	No comments at this time.			
Motion	Motion to Hold for representation at applicant's request. (Pohl)			
Vote	Carried unanimously	Certificate #		

VI. VIEWS

1. Forgarty, Brian	10 Uncatena Street	Hardscape, pool, fence	80-16	Chris Powers
Voting	Glazer, Coombs, Pohl, Camp Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Chris Powers – Presented project.			
Public	None			
Concerns (8:48)	<p>Oliver – We don't have examples of the material or information about the pool and spa; there aren't necessarily any issues, just need that additional information.</p> <p>Camp – Would like to know what type of vegetation in which the wire fence is embedded.</p> <p>Coombs – The fence is at the outer edges of the property line; it should be tight to the pool. There are no fences out there.</p>			
Motion	Motion to Hold for more information. (Camp)			
Vote	Carried unanimously	Certificate #		
2. I James Street Trust	53 Walsh Street	Addition, renovation	29-60	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	Lisa Botticelli , Botticelli & Pohl – Agrees this be held if placed at the beginning of the August 23 agenda.			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to beginning of the August 23 meeting. (Camp)			
Vote	Carried unanimously	Certificate #		
	Motion to Hold following items for the August 23 meeting. (Camp) Carried unanimously			
3. Aloisi, Samuel	16 Greglen Avenue	Solar panels	68-183	Sunwind
4. Griffin, Kelly	6 Derry Lane	Solar panels	41-218,472	Sunwind
5. Wannacomet Water CO	1 Milestone Road	New commercial building	54-46	BCF&R Architctcs
6. Weinberg 8/23	4 Quaise Pasture Lane	Hardscape: pool, fence	26-69	Julie Jordin

VII. HDC BUSINESS

Approve Minutes	August 2 nd , 2016: Motion to Approve. (Kuhnert) Carried unanimously
Review Minutes	August 9 th , 2016
Other Business	<ul style="list-style-type: none"> • HDC Meeting schedule: new scheduled adopted by unanimous consent. • Review grading & topo at 3 Old Farm Road for future applications for neighboring lots. Pohl – There is 15 feet of fill on the lot and the other lots are not that high. The application indicates 0-30” grade changes. Explained how he believes this happened. This board needs to have greater scrutiny of topography. This sort of thing underscores the need for HDC to have professional staff reviewing this sort of thing. His concern is “mission creep” when the abutting properties start building out. Discussion about how to proceed to prevent it from happening again. Mr. Pohl will write a letter informing the applicant that further applications will be scrutinized and such fill not permitted. • Board of Selectmen (BOS) letter: This is on the September 14 agenda. Coombs – Wants all the board members to write the BOS requesting HDC staff be removed from PLUS and detailing the need for a dedicated professional to review plans and create staff reports. • HDC sign-offs: question about who is responsible when a project that is not compliant is signed off.
Commission Comments	Kuhnert – Did an on-line search of HDC job descriptions from other cities.

List of additional documents used at the meeting:

1. Draft minutes of August 2, & August 9, 2016 (posted to Town Website)
2. Revised HDC meeting schedule for 2016 (posted to Town Website)
3. Job Descriptions for HDC positions in other jurisdictions.(attached)

Motion to Adjourn: 9:15 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Scotset Advisory Board District

Madaket Advisory Board District