



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 23, 2016

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

Called to order at 4:35 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: None
Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

1. Discussion of an item the chair did not have reasonable notice of: Glazer – She received an open meeting law complaint law about 45 minutes before this meeting. She called Town Counsel, John Giorgio, Kopelman & Paige, P.C., and was advised that typically the board must respond within 14 days; she reported that he said he will file for an extension of that 14 days due to the length of the complaint. The board members are to read through the complaint, make comments on each paragraph and send those comments to the chair for compilation and forwarding to Town Counsel. She will schedule a meeting with Mr. Giorgio to review those comments and to review a response to the complaint. Discussion about when to schedule that meeting: Friday, August 26 at 1 p.m.

Motion for the Chair to ask Town Counsel if this can be discussed Friday, August 26, 2016 at 1 p.m. (Pohl) Carried unanimously
Motion to propose an alternate date of Monday, August 29, 2016 at 1 p.m. (Pohl) Carried unanimously

II. NEW BUSINESS

1.	O'Rourke, Paul	54 Prospect Street	Addition, deck, new fndtn	55.4.1-54	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	Paul O'Rourke – Presented project.				
Public	None				
Concerns (4:45)	<p>Kuhnert – Read HSAB comments: recommend further research in the age of the building, if early 20th century, the chimney should remain.</p> <p>McLaughlin – Looks nice.</p> <p>Pohl – These are modest revisions to a modest building. Agrees about getting an approximate age.</p> <p>Oliver – According to the assessor's database, the building is dated 1955. The changes are appropriate.</p> <p>Coombs – East elevation, the proposed is drawn as gable forward and the existing is eave forward; the orientation is mislabeled. This should go back onto the foundation in such a way that the ridge height doesn't change.</p> <p>Camp – She would like the chimney to remain; it gives it some historic reference. Fine with the renovations.</p> <p>Glazer – All we need are corrected drawings.</p>				
Motion	Motion to Approve through staff with the plans labeled correctly. (Pohl)				
Vote	Carried 4-0//Camp abstain		Certificate #	66381	

2.	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	Mark Poor , Permits Plus – Presented project, circa 1973.				
Public	None				
Concerns (4:52)	Kuhnert – Read HSAB comments: no concerns. No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	66382	

3.	White, Kirsten	60 Cliff Road	Color chng, gray to white	30-65	Bo Wilson
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Kristen White				
Public	Christopher White – Presented project. Used older Main Street houses as a reference to support the color change.				
Concerns (4:55)	Kuhnert – Read HSAB comments: the color change is not appropriate; this is an 18 th century house and would not have been white; this is listed in Lancaster’s book as 18 th century; suggested submitting photographic documentation as context. Oliver – Suggested looking through Nantucket Historic Association photos to see if it was white in the past. Pohl – Suggested also sanding through layers of trim to find prior colors. McLaughlin – This is one lot outside the old historic district (OHD); no concerns. Kuhnert – Pointed out that paint color is temporary and doesn’t affect the historic standing of a structure. Glazer – Suggested holding for further information.				
Motion	Motion to Hold for further information and to come back on August 30, 2016. (Pohl)				
Vote	Carried unanimously		Certificate #		

III. VIEWS

1.	Aloisi, Samuel	16 Greglen Avenue	Solar panels	68-183	Sunwind
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Timothy Holmes , Sunwind, LLC – Presented project: array is 118 feet long and 3 rows deep.				
Public	None				
Concerns (5:05)	McLaughlin – No concerns with all black panels on a black roof. Pohl – This is a perfect example of how solar panels should be placed. Coombs – Wouldn’t want to see a stand any longer than this.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried unanimously		Certificate #	66383	

2.	Griffin, Kelly	6 Derry Lane	Solar panels & chg roof to black	41-218,472	Sunwind
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver (stepped out), Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Timothy Holmes , Sunwind, LLC – Presented project: contends lack of visibility.				
Public	None				
Concerns (5:12)	McLaughlin – Would like the dimensions in the packet. No concerns with black on black. Pohl – These panels will not be visible from a public way. Coombs – Agrees it won’t be visible. Camp – No concerns. Glazer – Not as comfortable with solar panels in this residential area.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66384	

3.	Wannacomet Water CO	1 Milestone Road	New commercial building	54-46	BLF&R Architects
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Kurt Raber , Brown, Lindquist, Fenuccio & Raber Architects, Inc. – Presented project. Explained the logic for placement of the front door and cited similar examples. Explained the difference between skylights and light tunnels. Katherine Giari, Brown, Lindquist, Fenuccio & Raber Architects, Inc.				
Public	None				
Concerns (5:18)	McLaughlin – This looks fine except there should be only one skylight per roof plane. The law states that Town property is a public way so this is visible from abutting Town-owned property. Pohl – Generally approvable. The sill of the windows in the cupola should sit on the ridge. The 4/12 pitch is shallow. East elevation, the sheds extend beyond the gable they are attached to; but it won't be highly visible and is better than a taller ridge. Asked for a separate hardscaping application. Coombs – Agrees with Mr. Pohl. The front door should be more prominent. West elevation, the front gable is huge and should be reduced. Camp – Agrees one skylight per roof plane. With this being a municipal building, the light tunnels are okay. Kuhnert – South elevation, asked the drawings be updated to include the rake boards. Discussion about the skylights/light tunnels which illuminate hallways and whether or not they are visible.				
Motion	Motion to Hold for revisions to the cupola and the south elevation corrected. (Pohl)				
Vote	Carried unanimously Certificate #				
	Botticelli & Pohl applications held for return of Ms B by unanimous consent.				
4.	Weinberg	4 Quaise Pasture Lane	Hardscape: pool, fence	26-69	Julie Jordin
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Julie Jordin , The Garden Design Company – Presented project and explained landscape screening. Pool equipment will be sunken with a 2-foot timber wall enclosure.				
Public	None				
Concerns (5:38)	Discussion about the vegetative landscaping. Kuhnert – Would like to see a cross section of the proposed treatment for the pool equipment. Camp – Passing this comes down to whether or not the screening of the pool is adequate; that has been discussed today.				
Motion	Motion to Hold for minor revisions and corrected drawings and to come back on August 30, 2016. (Coombs)				
Vote	Carried unanimously Certificate #				
5.	Campana Trust	7 Cabot Lane	Hardscape: replace pool	29-45	Julie Jordin
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Julie Jordin , The Garden Design Company – Presented project. Explained the replanting of the coastal bank.				
Public	None				
Concerns (5:48)	No concerns.				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously Certificate # 66385				

IV. OLD BUSINESS

1.	Watts, Michael	6 Goose Cove Way	Rev. 66009: house fenst chg.	59.4-366	JB Studio
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Juraj Bencat , JB Studio – Presented project; no change to the east elevation.				
Public	None				
Concerns (5:55)	Glazer – On the east, the previously approved door is different than on the proposed. We need to know what the most previous approval is; need to see the file copy.				
Motion	Motion to Hold for the previously approved plans. (Camp)				
Vote	Carried unanimously Certificate #				

2.	Watts, Michael	6 Goose Cove Way	Rev. 65457: pool	59.4-366	JB Studio
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Juraj Bencat , JB Studio – Presented project.				
Public	None				
Concerns (6:01)	Glazer – She has no way of identifying the previous approval. We do have pictures of the previous approval. No concerns with moving the hot tub into the pool and the change to the fence.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously			Certificate #	66386
3.	Abjomson, Erik	5 Green Lane	Addition	42.3.3-13.2	NAG
Voting	Glazer, Coombs, Camp, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Bill McGuire , Nantucket Architecture Group Ltd – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:05)	Camp – Revisions are appropriate. Oliver – Appreciates the changes made. Asked if the east elevation door could be reused. (Maybe inside.) East elevation, she would like to confirm whether or not the 1 st floor “C” windows are for egress; the second-floor “C” windows should be smaller than the 1 st -floor windows. East elevation, would like the little 3-light retained; doesn’t really like the 15-light door and the existing door should be replaced in kind. Kuhnert – It looks as though the length of the addition ridge is longer than the existing ridge. (The addition is shorter by five feet.) He is concerned that more than 50% of the south elevation and east elevation historic fabric is being removed. Coombs – South elevation, the two “D” windows should be wider and separated. Agrees about the east elevation “C” windows. Glazer – East elevation, asked if the “C” casement windows are new or existing (one is existing); the two new “C” windows should be a little shorter and wider. The consensus of the board would like to see more of the east elevation historic fabric retained; but it is a nice design. Agrees about the east elevation 15-light door.				
Motion	Motion to Hold for minor revisions to the fenestration. (Camp)				
Vote	Carried unanimously			Certificate #	
	Motion to Move Val Oliver’s projects to the end of the agenda. (Coombs) Carried unanimously				
4.	I James Street Trust view	53 Walsh Street	Addition, renovation	29-60	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 (6:32)	Camp – Likes the proposed changes; would like the chimney pargetted. McLaughlin – Asked for clarification of the project and questioned visibility. Clarification of the project and which elevations are visible. Coombs – There are very few roof walks in this area. Oliver – Likes the railing changes. Glazer – Wants to check the context of the chimney and the roof walk in the neighborhood.				
Motion	Motion to View for chimney and roof walk context. (Camp)				
Vote	Carried unanimously			Certificate #	
5.	Colson, Nancy view	9 Hallowell Lane	Demo, rebuild 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 – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:45)	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried unanimously			Certificate #	66387

6. Clarkford Partners Trst view 17 Kimball Avenue 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 – Reviewed changes made per previous concerns. This has no frontage on a road.
 Public None
 Concerns (6:51) **Glazer** – The north elevation is not visible from the street; that’s where the French doors are.
 No concerns.
 Motion **Motion to Approve. (Coombs)**
 Vote Carried unanimously **Certificate # 66388**

Break 6:56 to 7:09 p.m.

7. Bloom, Chris 11 Lily Street 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 – Reviewed changes made per previous concerns; the French door faces inward and probably isn’t visible.
 Public None
 Concerns (7:10) **Oliver** – It seems there are a lot of casement “C” & “D” windows. North elevation, change to a single 6-over-6 window. Discussion about changing the 9-light casements to smaller 6-over-6 double hung windows.
Pohl – The west and north elevations would benefit if there are three gable dormers with larger windows.
Camp – Likes the proposed shed dormers; they make a quieter roof line.
McLaughlin – West elevation, the six “E” awning windows will be visible and should be hoppers.
Glazer – West elevation, the Nr. 1 door changed to a 1X4, V-groove with porthole to match the studio.
 Motion **Motion to Approve through staff with the north elevation “C” windows changed to “B” window to match the main house and elimination of on 1st-floor window; the west elevation “E” windows to change to hoppers; and the French door to become a 1X4, V-groove with porthole to match the studio door. (Camp)**
 Vote Carried unanimously **Certificate # 66389**

8. Grimshaw view 31 Quidnet Road Main 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 (7:21) **Camp** – It’s appropriate.
McLaughlin – West elevation, he believes the bay unit might be visible from across Polpis Road; it should be grounded.
 Motion **Motion to Approve through staff with the west elevation bay unit to have a foundation. (Pohl)**
 Vote Carried unanimously **Certificate # 66390**

9. Grimshaw view 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
 Public None
 Concerns (7:21) **Coombs** – She believes the top of this will be visible.
 Discussion about trim color: grey or natural to weather.
Pohl – The overhangs are atypically long at 6 feet.
Glazer – She could not see the ridge poles. Need dimensions on the roof length; it scales out at 59.5 feet long.
 Motion **Motion to Hold for revisions to length of the ridge. (Pohl)**
 Vote Carried unanimously **Certificate #**

10. S/P Norwell LLC	78 Union Street Lot 5	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 Public	Doug Mills , BPC – Reviewed changes made per previous concerns.			
Concerns (7:34)	<p>Pohl – Dropping the ridge as was done alters the proportions of the gables and now the meeting rails of the flush dormers don't align, but this isn't visible. The "B" windows aren't specified as to type and should be fixed or hoppers.</p> <p>McLaughlin – East elevation, the meeting rails are not aligned.</p> <p>Glazer – The "C" windows look square.</p> <p>Coombs – Suggested taking the "C" windows up one size.</p>			
Motion	Motion to Approve through staff with the "C" windows to be one size larger vertically and the "B" windows to be hoppers. (Camp)			
Vote	Carried unanimously	Certificate #	66391	
11. 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 Public	Doug Mills , BPC – Reviewed changes made per previous concerns.			
Concerns (7:43)	<p>Camp – The "B" awning windows should be hoppers.</p> <p>No additional concerns.</p>			
Motion	Motion to Approve through staff with the "B" & "C" windows to be hoppers. (Coombs)			
Vote	Carried unanimously	Certificate #	66392	
12. 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 Public	<p>Peter Niemitz, co-owner – Reviewed changes made per previous concerns.</p> <p>Paul Gaucher, co-owner</p>			
Concerns (7:48)	<p>Pohl – This is greatly improved. If the little transom dormer were larger the windows could be 6-lights top sashes. It seems like a lot of vertical stuff on top of the window, but it isn't really.</p> <p>Oliver – Doesn't mind the transom dormer; its windows are fixed. To Ms Camps point about the transom window, suggested the roof should tie into the porch without the soffit.</p> <p>Camp – The transoms look like they have too much trim beneath them. The breezeway should be a little wider to get in a shingle course either side of the door along the walls.</p> <p>Coombs – The house is so far back, she doesn't think the door in the breezeway will be noticeable. Thinks the little transom dormer should remain.</p> <p>McLaughlin – The transom dormer detracts from the nice lines of the saltbox; agrees with the idea of increasing the size of the dormer and putting in top sashes.</p> <p>Glazer – The trim around the transom windows in the dormer looks heavy.</p>			
Motion	Motion to Approve through staff with elimination of the west elevation fascia and do a broken back and transom windows to be reduced 14 inches; reduce the size or number of the French doors in the breezeway to allow for a shingle course either side. (Coombs)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	66393	

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13. Lampe, John	64B Walsh Street	Main 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 Public	John Lampe – Reviewed changes made per previous concerns.			
Concerns (8:06)	<p>Pohl – Drafting error: The south elevation has a dormer on the left which doesn't show on the west elevation; it shows up on the east elevation. All the additive massing is off the back.</p> <p>Oliver – The roof walk should be centered on the east main gable. North elevation, suggested dropping the knee wall and clipping the edges of the gable to bring down the perceived height.</p> <p>Coombs – Can't see the difference between the previous west elevation and the current. North elevation, the shutters on the balcony should be bi-fold and operable. This structure goes from side-line to side-line and front to back with almost no green space; its size has not been reduced at all; this is really big for Walsh Street; and it lacks additive massing. The foundation is 60 feet long.</p> <p>Camp – Agrees this lacks additive massing; it's a big square box.</p> <p>Kuhnert – The massing issues are problematic. There should be more effort at additive massing to break up the bulk.</p> <p>Glazer – Some oddities have been corrected but no attempt has been made to pull it off the setback; the eave line is continuous around the entire structure. It would help to have the overall site plan.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
14. Lampe, John	64B Walsh Street	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 Public	John Lampe – Presented project.			
Concerns (8:24)	<p>Camp – The west elevation sliding doors are squat and wide at 8 wide by 7 high.</p> <p>Coombs – This needs to come down to 22 feet. North elevation, the “D” window is essentially the same size as the “As”.</p> <p>Pohl – This is in the flood zone so the 1st floor must be elevated. It looks vertical on the west, east, and south elevations.</p> <p>Kuhnert – There are 4 different door types and 5 different window types; those should be simplified.</p> <p>Glazer – The Nr 2 dining room door muntins are a concern.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
15. 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 Public	Val Oliver – Reviewed changes made per previous concerns: they are asking for a yellow door and grey foundation			
Concerns (8:31)	<p>None</p> <p>No concerns with the yellow door and grey foundation.</p> <p>Review of HSAB comments and changes in response to those.</p>			
Motion	Motion to Approve with the yellow door and grey foundation. (Camp)			
Vote	Carried unanimously		Certificate #	66394
16. 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 Public	Val Oliver			
Concerns (8:38)	<p>Coombs – The palladium window is not visible.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously		Certificate #	66395

17. 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 – Presented project.			
Public	None			
Concerns (8:40)	No concerns due to lack of visibility.			
Motion	Motion to Approve due to lack of visibility. (Camp)			
Vote	Carried unanimously	Certificate #	66396	
18. Daniels, Maurice view	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	None			
Public	None			
Concerns (5:54)	Motion to move to the end of agenda. (Camp) carried unanimously			
(8:42)	Glazer – Staff is to contact the applicant.			
	No comments at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried unanimously	Certificate #		

V. HDC BUSINESS	
Approve Minutes	August 9 & 11, 2016: Motion to Approve. (Camp) Carried unanimously
Review Minutes	August 16, 2016
Other Business (8:44)	<ul style="list-style-type: none"> • PLUS job descriptions: Received job description and have been invited to make comments. • PLUS interviews: Received invitations to take part in interviews. Glazer stated she personally does not feel these should be entertained before the letter to the Board of Selectmen (BOS) is acted upon. • Town Counsel response to Request for Legal Services: Glazer stated she feels the job descriptions are inadequate to meet HDC needs. She also believes that since HDC collects fees, HDC should be able to decide how that money is spent. McLaughlin expressed his strong belief that the operation of the HDC is being interfered with by Planning and that is against the Special Act. Pohl stated he has no objection to participating in the interview process because hopes they are smart enough to realize that if the discussion on separation from PLUS is coming up they shouldn't run out and hire someone. He feels it is great they are allowing the HDC to take part in the process. Coombs stated she doesn't believe this board should work with PLUS until the BOS makes a decision. Kuhnert thinks the members should read the job descriptions to determine whether or not the staffing plans will meet HDC needs whether or not the BOS allows HDC to become independent. He brought some copies of job descriptions from other jurisdictions that can be compared to the job descriptions proposed by PLUS. Discussion about appointing one or two members to represent the board at the interviews. • Ratification of HDC meeting schedule: Motion to Approve the new meeting schedule presented at the August 16, 2016 meeting. (Pohl) Carried unanimously
Commission Comments	Glazer – The letter asking the BOS to separate HDC from PLUS is scheduled for the September 21, 2016 BOS meeting.

List of additional documents used at the meeting:

1. Draft minutes of August 9, 11 & 16, 2016
2. Board of Selectmen (BOS) letter requesting HDC be removed from PLUS (attached)
3. New HDC meeting Schedule

Motion to Adjourn: 9:11 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District