



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 30, 2016

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

Called to order at 4:31 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, 4:34 p.m.
 Early Departures: Glazer, 8:15 p.m.; Camp & McLaughlin, 9:03 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. SIGNS

1. Town of Nantucket	Various locations	Temporary signs	Various	Rachael Freeman
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – No quorum but the two members present recommend approval.			
Concerns (4:33)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66443	

III. CONSENT

1. Diamond, Richard – 66397	16 Macy's Lane	Handicapped walkway	68-40	NAG
2. Quebe, Jan – 66398	10 Bailey Road	Addition	55-106.3	Brook Meerbergen
3. Durand, Carolyn – 66399	8 Upper Tawpawshaw	Rev. 66226: addition to North	53-56	Concept Design
4. CHC Development – 66400	7 Primrose Lane	Remove doors	40-65	CWA
5. Blaisdell, Deborah – 66401	9 Eagles Wing Way	Roof chng, asphlt to wood	80-184.1	Bo Wilson
6. Frank, Ron – 66402	40 Washaman Avenue	Addition	55-576	NAG
7. Dalury, David – 66403	125 Polpis Road	Cabana, pergolas	68-646	Thornewill Design
8. Kearney, Michael – 66404	3 Roberts Lane	Roof change	56-39	Self
9. Burrus, James – 66405	5 Ishmael Road	Addition	82-7	BPC
10. Reynertson, Jon – 66406	42 Nonantum Avenue	Rev. 66022: window chgn	87-30	Mark Finlay Arch
11. Smith, Michael – 66407	12 Austin Farm Drive	Delete proposed pergola	56-369	Charles Lenhart
12. Prince Charles Trust – 66408	3 Shawkemo Hills Lane	Roof chng, wood to asphlt	27-41	Val Oliver
13. Godwin, Steve – 66409	11 North Point Road	Addition	38-79	SMRD
14. Platt, Dan – 66410	71 Lovers Lane	Shed	80-197	SMRD
15. Fredericks, Dave – 66411	7 Newtown Road, Lot C-2	Revisions, windows, trim	55-212.4	Self
16. Burton, Graham – 66412	37 Tomahawk Road	Retaining wall	69-236	Self
17. Holt, Matthew – 66413	98 Squam Road	Pool Cabana	12-36	Botticelli & Pohl
18. Toombs, Charles – 66414	9 Toombs Court	New dwelling	68-153	Derrick Maxwell
19. Bierdon, Scott – 66415	17 West Sankaty Road	Rev. 64836: door change	73.4.2-94	Thornewill Design
20. Martin, Phillips – 66416	8 Finback Lane	Rev. 59754: garage	66-518	Brook Meerbergen

Minutes for August 30, 2016, adopted Sept. 20

21. Phippen's Way LLC – 66417	20 Phippen's Way	Hardscape: pool	43-94.9	NAG
22. 3 Beacon Lane N.T. – 66418	3 Beacon Lane	Hardscape: pool, pergola	21-26.9	Mirka Ahern
23. Choma, Chris – 66419	29 Monomoy Road	Shed	54-209	Milton Rowland
24. Choma, Chris – 66420	29 Monomoy Road	Rev. 66091: main house	54-209	Milton Rowland
25. McGowan, Martin – 66421	88 Somerset Road	Expand deck, outdoor shower	66-405	Sconset Gardner
26. 29 Monomoy Rd. Trust – 66422	29 Monomoy Road	Hardscaping: pergola	54-209	Jardins International
27. 29 Monomoy Rd. Trust – 66423	29 Monomoy Road	Hardscaping: pool, patio	54-209	Jardins International
28. Glowacki, Greg – 66424	21 Greglen Avenue	Move off shed	68-142	Beverly Roberts
29. O'Brien, Susan – 66425	20 Tautemo Way	Move on shed	82-2	Beverly Roberts
30. Peters, Kim – 66426	13 Hollowell Lane	Roof chng to architectural	30-11	J. Zinser
31. Sanford – 66427	12 Doc Ryder Drive	Hardscape, patio, fire pit	66-216	Atlantic Landscape
32. Boukus, Steve – 66428	23 Boulevard	Rev. 64021: redesign cabana	80-127.1	Concept Design
33. W. Douglas ATT LLC – 66429	82 Hummock Pond Road	Demolition	56-116.1	Val Oliver
34. Town of Nantucket – 66430	10 Sun Island Road	Roof chng, wood to arch	69-3.1	T&T Roofing
35. Field, Nancy – 66431	31 Nonantum Avenue	Rev. 65619: door, redc add	87-155	Milton Rowland
36. Platt, Geoffrey – 66432	68 Hooper Farm Road	Rev. 65112: remove 2 nd floor	67-678	Val Oliver
37. Oreo Trust – 66433	7 Kimball Avenue	Porch, deck, reno	30-32.1	Thornewill Design
38. BOL Nominee Trust – 66434	78 Old South Road	New dwelling, renew COA	68-409	Self
39. Sears, Richard – 66435	104 Cliff Road	Addition	41-11	Design Associates
40. O'Connell, Chris – 66436	10 Sheep Commons Lane	Shed	54-274	Self
Voting	Glazer, Coombs, McLaughlin, Kuhnert			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 3-0//McLaughlin abstain	Certificate #	66397 to 66436	

IV. CONSENT WITH CONDITIONS				
1. Boughman, Richard – 66437	28 Old Tom Nevers Road	Addition	92.4-252	NAG
• Posts on deck to be 8”X8”				
2. Dalury, David – 66438	125 Polpis Road	Hardscape: pool, patio	68-646	Thornewill Design
• Pool equipment surrounded	by NTW fence, and supply	pictures of materials		
3. Lenhart, Charles – 66439	25 Dukes Road	Change stoop, window, door	41-530.2,3	Charles Lenhart
• Corrected labeling on the	elevations			
4. Miner, Tim – 66440	12 South Valley Road	Window change	43-139	JMS Architecture
• Supply copy of previous	approval			
5. Holt, Matthew – 66441	98 Squam Road	Hardscape; pool, fence	12-36	Wingworks Lndscp
• Pool equipment to be	surrounded by NTW fence			
6. Fredericks, Dave – 66442	7 Newtown Road, Lot C-2	Hardscape: fence, patio	55-212.4	Self
• AC surrounded by 4’ NTW	fence			
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Dave Fredericks , for Item 6 – Wanted to be clear about the natural to weather fence around the air conditioning units (A/C); the way the lot is set up, there are existing privacy fences both in front and in back of the A/C.			
Public	None			
Concerns	Item 6: no concerns with removing the condition calling for a natural to weather fence around the A/C.			
Motion	Motion to Approve Items 1-5 through staff per noted conditions. (Pohl)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	66437 to 66441	
Motion	Motion to Approve with no conditions. (Coombs)			
Vote	Carried unanimously	Certificate #	66442	

V. OLD BUSINESS

1. 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 historical documentation as required.			
Representing	Kirsten White Christopher White – Original circa late 1700s; in 1993 the windows, soffits, & chimney were completely replaced. Listed structures dating as far back as 1723 have white trim. Submitted historical information at the table.			
Public	None			
Concerns (4:38)	Glazer – We have been provided with a color chip for a Benjamin Moor white. Camp – The existing color is quieter on this old structure and for the site; thinks white would reduce the historic reference. Coombs – If trim is going white, the chimney should go white with a black top. Pohl – Agrees with Ms Coombs.			
Motion	Motion to Approve as white through staff with the chimney to be white with a black top. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66444	
3. I James Street Trust	53 Walsh Street	Addition, reno	29-60	Botticelli &Pohl
Voting	Glazer, Coombs, Camp, McLaughlin, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Lisa Botticelli , Botticelli & Pohl – North elevation, the window matches two existing awnings on the south elevation.			
Public	None			
Concerns (4:48)	Discussion about the prevalence of roof walks in the area; no concerns with the roof walk Oliver – The chimney seems large on the house; but it might not be “right in your face.” The chimney should be white pargetted to match the trim. McLaughlin – North elevation, the 4-light is noted as an awning window; should be fixed or a hopper. Coombs – The front chimney would be pargetted with the rear chimney brick; they should match. Consensus agrees that the chimneys should be brick painted white.			
Motion	Motion to Approve through staff with the chimneys to be brick painted white and E2 window to be left an awning. (Camp)			
Vote	Carried unanimously	Certificate #	66445	

VI. NEW BUSINESS

1. Jakes Dilemma LLC	1 Francis Street	Demo/move off, rev 64261	42.2.3-43	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Ethan McMorrow – Presented project: once the approved renovations are complete, little is left of the original house; he said there is someone interested in taking the structure.			
Public	None			
Concerns (4:58)	Kuhnert – Read HSAB comments: moving is inappropriate; circa 1935 and listed as contributing on State and National registries. Recommend approval as a move but no demolition. Since the previous approval was for an alteration; asked if that needs to be modified as a new built. Clarification of scope of previous approval versus current proposal. Pohl – As a new built, any historic waivers are null and void. Glazer – We would be approving the existing as it is for a move off. Will need a new application for the new construction; the prior approval for addition and renovation is not valid for a new construction.			
Motion	Motion to Approve as a move only for the building as it exists. (Coombs)			
Vote	Carried unanimously	Certificate #	66446	

2.	Slatoff, Karl	45 India Street	Color chng, not build shed	42.3.4-123	Ethan McMorrow
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Ethan McMorrow – Presented project.				
Public	None				
Concerns (5:13)	<p>Kuhnert – Read HSAB comments: no concerns with window change; the color change is inappropriate & should remain grey. Reminded the board that 60 Cliff Road was approved to go to white.</p> <p>Coombs – The proposed colors are not consistent with the age of the structure. Due to its location, the colors should be quieter.</p> <p>Camp – Hamilton blue shutters and doors with white is a modern look for a 200-year old house; doesn't mind white trim.</p> <p>Pohl – Agrees the white and blue is a jarring contrast.</p> <p>Discussion about what color pallet would be appropriate.</p>				
Motion	Motion to Approve through staff with white trim and sage green shutters, doors, and sash. (Pohl)				
Vote	Carried unanimously		Certificate #	66447	
3.	Nantucket Ctg. Hosp.	10 Vesper Lane	Demolition	55-249	Goulston & Storrs
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	John Towhig , Goulston & Storrs – Presented project: Anderson Building				
Public	None				
Concerns (5:21)	<p>Kuhnert – This circa 1950 building is listed as contributing on both State and National registries. Explained why it might be considered contributing. If this is an approved for demolition, all four sides must be documented.</p> <p>Pohl – Doesn't want this to be an obstacle for progress of new hospital. Would love to see it moved.</p> <p>Coombs – It's difficult to approve demolition of a contributing building.</p> <p>McLaughlin – Used to be part of the Cyrus Peirce School.</p> <p>Camp – Like Mr. Pohl, she doesn't want to hold up the new hospital; but it is another small 70-year-old building being lost.</p> <p>Glazer – Agrees; the reason for the demolition outweighs the need to preserve this structure; noted that she does not like demolishing contributing structures and would like to ensure it is documented.</p>				
Motion	Motion to Approve the demolition provided documentation of all four elevations is provided to the HDC. (Pohl)				
Vote	Carried unanimously		Certificate #	66448	
4.	Nantucket Ctg. Hosp	10 Vesper Lane (Founders bldg)	Move on, add basement	55-249	Goulston & Storrs
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	John Towhig , Goulston & Storrs – Presented project: Founders Building; foundation work is time sensitive				
Public	None				
Concerns (5:31)	No concerns with a poured foundation.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	66449	
5.	Nantucket Ctg. Hosp	59 Prospect Street	Add crawl space	55-805	Goulston & Storrs
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	John Towhig , Goulston & Storrs – Presented project.				
Public	None				
Concerns	No concerns with a poured foundation.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	66450	

6.	Lazowski Family Trust	20 Waquoit Road	Hardscape: pool & spa	90-5	Studio PPark
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project; contends lack of visibility; will attach black wire to an existing 3-rail fence and add plantings. The fire pit was taken off the application.				
Public	None				
Concerns (5:33)	Coombs – That area is wide open. The fence should be pulled tight to the pool. Pohl – Thinks it will be impossible to see considering the distance from a public way. Glazer – The size of the pool needs to be on the plans. The fire pit is on the site plan but not on the actual plan or on the application form.				
Motion	Motion to Approve due to lack of visibility. (McLaughlin)				
Vote	Carried unanimously		Certificate #	66451	
7.	Rosenburg, Eric	7 Gardner Street	Relocate building	42.3.3-58	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Steven Cohen , Cohen & Cohen Law PC – Presented project: move two feet to comply with setbacks.				
Public	Francis Weld , 16 Gardner Street – Would like the applicant to notify neighbors of any meetings such as this in order to allow them the opportunity to offer comment; no one knew of the last meeting so could not comment; asked that Jordan and Zelda Goodman of 11 Gardner Street be notified. This full-scale house will replace a small garage with a much large footprint and will distort the architectural history of Gardner Street.				
Concerns (5:44)	Kuhnert – Read HASB comments: No concerns. Camp – Asked if the building being moved is already approved. (Yes) Pohl – It is unfortunate about the notification process; however, in terms of who is notified, there are strict protocols to ensure the notification was sent. No concerns with the move.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66452	
8.	Rosenburg, Eric	7 Gardner Street	Rev. 64561: hardscaping	42.3.3-58	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Steven Cohen , Cohen & Cohen Law PC – Presented project.				
Public	None				
Concerns (5:54)	Kuhnert – Read HSAB comments: inappropriate for there to have so much paved parking in front and it should be reduced and broken up; opening in hedge should be centered on the stoop and the front door; bluestone paving is inappropriate in front of the house and should be a more formal treatment. Pohl – The Town parking space size is 9X20 which would provide two more feet of green scape.				
Motion	Motion to Approve through staff with the parking spaces reduced to 9X20 and buffer Nr 1 increased by two feet and the walkway and gate to be center on the stoop and front door. (Pohl)				
Vote	Carried unanimously		Certificate #	66453	
9.	Kimball-Sherburne LLC	9 Kimball Avenue	Generator, below grade	30-31	Ferguson-Shamamian
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Steven Cohen , Cohen & Cohen Law PC – Presented project.				
Public	None				
Concerns (6:02)	Oliver – Won't be visible due to the hedge. No other concerns.				
Motion	Motion to Approve with the vegetation to be in place at all times. (McLaughlin)				
Vote	Carried unanimously		Certificate #	66454	

10. Macklen, Fred	9 North Point	New dwelling	38-30	Paul Caggiano
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing Public	Steven Cohen , Cohen & Cohen Law PC – Presented project.			
Concerns (6:06)	<p>Glazer – The garage with the cupola needs to have a separate application; instructed the commissioners to remove it from the plans. MAB had no quorum. Read into the record two abutter letters.</p> <p>Coombs – Front door sidelights are too long and too many panes. The roof needs to come down to the top of the dormer windows. The shapes of the window panes are too horizontal. Front dormer is not set off three feet from the edge; the French doors are not appropriate. Right elevation, the deck with the French doors is too long; the 2nd-floor windows are set too low. Rear elevation the dormer is too big and fenestration is chaotic. Left elevation, the peak window is too low; the deck is too long. Decks on all four sides is atypical. West elevation, the deck is not shown but it appears on the rear elevation. The skinny French doors with sidelights is not appropriate; should be 15-light French doors. Asked if there is a 25-foot height restriction in this area.</p> <p>Pohl – Agrees with Ms Coombs. The formality of the columns and the way the windows are articulated with a “picture frame” and sill is not appropriate.</p> <p>Camp – This structure has no architectural style; it mixes formal with simple; should be simple in a rural area. Would like to look at other structures in the area. The plate heights should be reduced; if the shed dormer comes down on the front roof line, it would reduce the immensity of the structure.</p> <p>McLaughlin – The roof pitches are not listed on the drawings. The decks are highly inappropriate and exceed the 30% rule. The 4-light windows should be hoppers or fixed.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously		Certificate #	
11. EK Assocs., LLC	9 Finback Lane	New dwelling	66-511	Brook Meerbergen
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing Public	Brook Meerbergen – Presented project; north elevation is not visible.			
Concerns (6:19)	<p>Pohl – Looking at the streetscape confirms his concern that there are too many small gable dormers on the front of this; the other structures have quiet front façades.</p> <p>Camp – Agrees with Mr. Pohl and would prefer a shed dormer; a shed roof on the front porch would be fit better.</p> <p>Coombs – Agrees with what’s been said. North elevation, some of the ganged windows on the 1st floor should be ungangled.</p> <p>McLaughlin – The A/C isn’t shown on the plans.</p> <p>Glazer – Agrees with what’s been said. Appreciates inclusion of the street scape.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
12. White, David	47A West Chester Street	Rev. 65780: door	41-227.1	Brook Meerbergen
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing Public	Brook Meerbergen – Presented project.			
Concerns (6:27)	<p>Kuhnert – Read HSAB comments: too much glazing; it’s inappropriate.</p> <p>McLaughlin – Believes there is a lack of visibility.</p> <p>Discussion about whether or not there is any visibility.</p>			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously		Certificate #	66455

13. Rhodes, Cleaves	125 Main Street	Rev. 65746: remove addition	42.3.3-49	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Luke Thornewill , Thornewill Design – Presented project.			
Public	None			
Concerns (6:31)	Kuhnert – Read HSAB comments: no concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66456	
14. Desert Island LLC 9/20	1 Barnabus Lane	Rev. 65847: add porch	41-281	Thornewill Design
15. Phippen's Way LLC	14 Phippen's Way	Hardscape: pool & fence	43-94.7	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project: fence is wire in hedge.			
Public	None			
Concerns (6:34)	Glazer – The wire in hedge is not on the plan. The gate type, Type II natural to weather, needs to be on the plan			
Motion	Motion to Approve through staff with the “wire in hedge” and “Type II natural to weather” gate added to the plan. (Camp)			
Vote	Carried unanimously	Certificate #	66457	
16. Helen B. Dwyer Trust	74 Cliff Road	New dwelling	30-275	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project; explained the reason for the siting.			
Public	None			
Concerns (6:38)	Pohl – Looking at the locus, in this area of Cliff Road, the houses are set back; this is placed forward of them. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66458	
17. Helen B. Dwyer Trust	74 Cliff Road	Hardscape: pool	30-275	NAG
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project. Take the arbor off the plan.			
Public	None			
Concerns (6:43)	Camp – Doesn't think it will be visible. Clarification of location of the fence and pool equipment. Glazer – The arbor highlights its proximity to the road.			
Motion	Motion to Approve with removal of the arbor. (Coombs)			
Vote	Carried unanimously	Certificate #	66459	
18. Clarkford Partners Trust	17 Kimball Avenue	Historic determination	30-30	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Lisa Botticelli , Botticelli & Pohl – Explained reason for the determination.			
Public	None			
Concerns (6:48)	Kuhnert – This is circa 1924 and listed as contributing on State and National registries. Recommends writing the letter.			
Motion	Motion to Approve writing the letter of historic determination. (Pohl)			
Vote	Carried unanimously	Certificate #		
	Motion to reopen the agenda. (Coombs) carried unanimously			
	Motion to move the three Wesquo Property applications to the end of the agenda. (Coombs) carried unanimously			

Minutes for August 30, 2016, adopted Sept. 20

19. Rose, Herbert	60 Boulevard	Rev. 64604: resite, reduce size	79-17	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:50)	No concerns.			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried unanimously	Certificate #	66460	
20. Merlos Landscaping	8B Greglen Avenue	Rev. 64901: fenestration	68-179.1	Concept Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	TJ Watterson , Concept Design LLC – Presented project; does not believe it is visible from the road.			
Public	None			
Concerns (6:53)	Pohl – Pointed out that the cut away creates a negative mass with a Juliet balcony, is atypical for Nantucket. Coombs – No concerns due to the location. Consensus has no concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66461	
21. Boukus, Steve	23 Boulevard	Rev. 64021: fenest chngs	80-127.1	Concept Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	TJ Watterson , Concept Design LLC – Presented project; noted drafting errors between this and the previous approval.			
Public	None			
Concerns (6:58)	Clarification of the plans.			
Motion	Motion to Approve through staff with correct plans per COA 64021. (Camp)			
Vote	Carried unanimously	Certificate #	66462	
22. Feinberg, Jon	98 Orange Street	Rev. 66261: massing & fenest.	55-395	Concept Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	TJ Watterson , Concept Design LLC – Presented project.			
Public	None			
Concerns (7:03)	Kuhnert – Read HSAB comments: North elevation dormer should be reduced; most changes no concerns. McLaughlin – The north elevation dormer should go on the south elevation. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	66463	
	Break 7:09 to 7:16 p.m.			

23. Frazier, Elizabeth	1 Brock's Court	As built chicken coop	42.3.4-84	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Oliver			
Recused	No			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Dalton Frazier – Asked that the abutter's letter of objection be removed from the record. Presented project; not visible except from Brocks Court, which is a dead end has only two residents. Elizabeth Frazier – It was reduced to 9X11.			
Public	Marsha Fader – Stated Nancy Nichols at 3 Brocks Court submitted the comments Ms Glazer read. As an existing structure, it is visible from Brocks Court. Wants it noted into the record that the fence enclosure is under enforcement by ConCom for a wetland violation; she feels it is important not to provide an approval on something that is undergoing action under another department.			
Concerns (7:17)	Kuhnert – Read HSAB comments: No concerns due to lack of visibility. Glazer – Read a letter of objection into the record before realizing it wasn't signed. The hedge was recently cut and only the top was visible. Pohl – Noted that the HDC isn't allowed to accept letters that are not signed. This has a very low visual impact. Coombs – It is clean and simple; she sees no concerns. Kuhnert – No comments.			
Motion	Motion to Approve due to lack of visibility. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66464	
24. Stover, Isaiah	63 Cato Lane	Building move on	56-50	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Isaiah Stover – Presented project; coming from Kimball Avenue			
Public	None			
Concerns (7:29)	Pohl – Disclosed that the building is coming off one of his job sites but he was not part of the move off application and has now financial interest. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66465	
	Motion to Reopen the Agenda. (Coombs) Carried unanimously			
	Motion to open and hear all Wesquo Property applications at this time. (Coombs) Carried unanimously			
25. Wesquo Property	57 Washington St. Lot A	Rev. 63965: for HDC sign-off	42.2.3-37	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Jamie Feeley , Cottage and Castle Construction – Presented project; the chimney is purely aesthetic with veneer brick. Lisa Botticelli, Botticelli & Pohl Julie Jordin, The Garden Design Company			
Public	None			
Concerns (7:33)	Kuhnert – Read HSAB comments: top as built not appropriate and should be rebuilt as approved; asked if the as-built fee was paid. Coombs – Agrees the top of the chimney is not appropriate; this is an historic building. McLaughlin – This is the old historic area (OHD) and should have a corbelled top. Glazer – The consensus does not support the chimney as constructed. A motions would require the corbelling to be redone as approved.			
Motion	Withdrawn.			
Vote	N/A	Certificate #		

26. Wesquo Property	57 Washington St. Lot B	Rev. 65139:as-built lattice fence	42.2.3-37	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Jamie Feeley , Cottage and Castle Construction – Presented project. Lisa Botticelli, Botticelli & Pohl Julie Jordin, The Garden Design Company			
Public	None			
Concerns (7:43)	Kuhnert – Read HSAB comments: Lattice should match approved plans. Glazer – The inspector was diligent and that’s appreciated. She is happy to allow this to exist. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66466	
27. Wesquo Property	57 Washington St. Lot B	Rev. 64486: chimney	42.2.3-37	Botticelli & Pohl
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Jamie Feeley , Cottage and Castle Construction – Presented project. Lisa Botticelli , Botticelli & Pohl – This structure is all new construction. Julie Jordin, The Garden Design Company			
Public	None			
Concerns	Kuhnert – Read HSAB comments: Chimney should be rebuilt as approved. Camp – She would make the same motion as for Lot A, to put a corbelling band on the chimney.			
Motion	Withdrawn.			
Vote	N/A	Certificate #		
28. Wesquo Property LLC	57 Washington Street Lot A	Rev. 64852: add gate, fence	42.2.3-37	Jardins International
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Julie Jordin , The Garden Design Company – Presented project. Lisa Botticelli, Botticelli & Pohl Jamie Feeley, Cottage and Castle Construction			
Public	None			
Concerns (7:49)	Kuhnert – Read HSAB comments: should be 4-foot fence as required by code is appropriate. No concerns, the fence is to code.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66467	
29. Wesquo Property LLC	57 Washington Street Lot B	Rev. 65139: Add gate, fence	42.2.3-37	Jardins International
Voting	Glazer, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Julie Jordin , The Garden Design Company – Presented project. Lisa Botticelli, Botticelli & Pohl Jamie Feeley, Cottage and Castle Construction			
Public	None			
Concerns (7:52)	Kuhnert – Read HSAB comments: should be 4-foot fence as required by code is appropriate. No concerns, the fence is to code.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66468	

Minutes for August 30, 2016, adopted Sept. 20

30. Helene Patterson Trust	19 Brewster Road	Hardscape: fire pit, patio	54-175.1	Wingworks Lndsep
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Tital Henry , Wingworks Landscape – Presented project; fire pit is raised 10 inches; there will be 75 feet of plantings from the road up to the yard with some deciduous and perennial grasses.			
Public	None			
Concerns (7:55)	McLaughlin – There are no grade contours on the plans and the lot is not flat. No concerns as long as there is the landscaping.			
Motion	Motion to Approve with the 75-feet of continuous vegetation to screen the fire pit from Brewster Road. (Camp)			
Vote	Carried unanimously	Certificate #	66469	
31. Fogarty, Brian	10 Uncatena Street	Cabana	80-16	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:02)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66470	
32. Giorgio	48 Centre Street	Rev. 65367: ext. shelves	42.3.1-1	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:03)	Kuhnert – Read HSAB comments: not in favor of the shelves; east elevations has a discrepancy where shelves intersect the sidelights; dimensions of length and width be included on the plans. Pohl – The plan shows how far they extend out. Coombs – Suggested the shelves be made so they could be pulled or the leaf dropped in at night or removed in the winter. Glazer – They are pretty shallow; they are 6 inches deep.			
Motion	Motion to Approve as 6-inch deep shelves. (Pohl)			
Vote	Carried unanimously	Certificate #	66471	
33. Edwyna Mulrow Trust	40 Jefferson Avenue	Rev. 66311: bsmnt walk, wind	30-119	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (8:09)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66472	
34. Lipton, David	11 Uncatena Street	Small addition, window chng	80-119	CWA
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Ethan Griffin , Chip Webster Architecture – Presented project.			
Public	None			
Concerns (8:12)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66473	

Minutes for August 30, 2016, adopted Sept. 20

35. Ripp, Virginia	6 Brant Point Road	Deck connector	29-146	CWA
Voting	Coombs (acting), McLaughlin, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Ethan Griffin , Chip Webster Architecture – Presented project. Steven Cohen, Cohen & Cohen Law PC			
Public	None			
Concerns (8:15)	Oliver – Suggested this should be viewed. Pohl – This is potentially very contentious, agrees about viewing. McLaughlin – This would set a precedent we shouldn't allow.			
Motion	Motion to View. (Camp)			
Vote	Carried unanimously	Certificate #		
36. Sotezza LLC	8A Bayberry Court	New door	55-708.1	Chris Carey
Voting	Coombs (acting), McLaughlin, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	None			
Public	None			
Concerns (8:21)	Pohl – This is Sophie T's door on Dave Street; they want to replace a solid door with sidelights with a 9-light door. Oliver – This is a commercial building and it is a safety issue.			
Motion	Motion to Approve due to safety concerns. (Camp)			
Vote	Carried unanimously	Certificate #	66474	
37. 276 Polpis Rd. N.T.	276 Polpis Road	Rev.66245: west elevation	25-31	Milton Rowland
Voting	Coombs (acting), McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Ben Normand , Rowland and Associates – Presented project.			
Public	None			
Concerns (8:23)	Camp – This is a sensitive renovation; this building has a very low ceiling height. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66475	
	Motion to Reopen the Agenda. (Pohl) Carried unanimously			
	Motion to Hear w. Douglas ATT LLC at this time. (Pohl) Carried unanimously			
38. W. Douglas ATT LLC	82 Hummock Pond Road	New commercial bldg	56-116.1	Val Oliver
Voting	McLaughlin, Pohl, Camp (acting), Kuhnert			
Alternates	None			
Recused	Coombs (acting), Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Val Oliver , Val Oliver Design – Presented project Bruce Holdgate, owner			
Public	None			
Concerns (8:26)	Discussion about the colors: garage doors to be grey			
Motion	Motion to Approve with the garage doors to be grey. (Pohl)			
Vote	Carried unanimously	Certificate #	66476	

Minutes for August 30, 2016, adopted Sept. 20

39. Hanson, Laura	55 Center Street	Rev. 66306:	42.4.3-72	Val Oliver
40. Hayden, Harvey	5 Sandy Drive	Add window	29-74	Val Oliver
41. Anathan, Tom	2 Weetamo Road	Rev. 66139: addition	15-55	Val Oliver

Voting Coombs (acting), McLaughlin, Pohl, Camp
 Alternates Kuhnert
 Recused Oliver
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing Val Oliver, Val Oliver Design
 Public None
 Concerns No comments at this time.
 Motion **Motion to Hold these items to the beginning of Thursday, September 1 meeting.** (Camp)
 Vote Carried unanimously **Certificate #**

42. O'Callaghan, Brian	29 Brewster Road	Move on	54-293	Topham Design
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Voting Coombs (acting), McLaughlin, Pohl, Camp
 Alternates Oliver, Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing None
 Public None
 Concerns (8:31) No comments at this time.
 Motion **Motion to Hold for representation. (Pohl)**
 Vote Carried unanimously **Certificate #**

43. NHA	12 Liberty Street	Shed	42.3.4-68	Catherine Taylor
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Voting Coombs (acting), McLaughlin, Pohl, Camp, Oliver
 Alternates None
 Recused Kuhnert
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **Catherine Taylor**, NHA – Windows are being reused and the door matches the existing porch door.
 Public None
 Concerns **Oliver** – Read HSAB comments: would not have a shed with a 20-light door it should be a plank door; the little window should face Liberty Street; the 12-light on the gable end is too much, should be an 8-light.
 Motion **Motion to Approve through staff with flipping the north and south windows and the east elevation to have a plank door with a 4-light window. (Pohl)**
 Vote Carried unanimously **Certificate # 66477**

44. Barbierri	14 Gosnold Road	Hardscape: pool	30-83,84	Atlantic Landscape
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Voting Coombs (acting), McLaughlin, Pohl, Camp, Oliver
 Alternates Kuhnert
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **Lindsey Congelton**, Atlantic Landscaping – Presented project; location dictated by position of septic system; willing to pull the fence in.
 Public None
 Concerns (8:36) **Kuhnert** – Since the pool is on the side, recommend hold for a view.
Pohl – Noticed that the mesh fence along Gosnold Road is on the property line and relies on easement vegetation for screening.
 Motion **Motion to View. (Pohl)**
 Vote Carried unanimously **Certificate #**

45. 11R Union Street	11R Union Street	Hardscaping: drive,patio,wall	42.3.1-44	Atlantic Landscape
Voting	Coombs (acting), McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project: part of the rear retaining wall is existing; willing to paint the picket fence white; willing to go to brick walkway.			
Public	None			
Concerns (8:40)	<p>Kuhnert – Read HSAB comments: pallet of material should be more homogenous; walkway should be brick; style warrants a painted picket; confusion about where 6-foot fence begins (where currently exists); A/C enclosure and basement entry enclosure need to be stated; the picket should extend to back the of house then the tall fence begin; the south side stairs material is not noted; driveway edging type is not noted; what part of the retaining is existing and what part is being rebuilt; request for elevations.</p> <p>Consensus agrees with HSAB.</p> <p>Pohl – Asked the drawings be revised per the HSAB comments.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
46. MAK Daddy Trust	72 Monomoy Road	Hardscape: driveway	43-115	Mirka Ahern
Voting	Coombs (acting), McLaughlin, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Miroslava Ahern , Ahern Design – Presented project. Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger , Sarah F. Alger P.C., for the Eidelharts next door – Wants to ensure there is no fill and no grade change.			
Concerns (8:50)	<p>McLaughlin – No comments.</p> <p>Pohl – No concerns.</p> <p>Oliver – No concerns as long as there are no grade changes.</p> <p>Camp – Would like to have a picture of the house.</p> <p>Coombs – This house is simple and been in place for a while.</p>			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously		Certificate #	66478
47. MAK Shack Trust	68 Monomoy Road	Hardscape: pool & grading	43-149	Mirka Ahern
Voting	Coombs (acting), McLaughlin, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Miroslava Ahern , Ahern Design – Presented project. Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger , Sarah F. Alger P.C., for the Willbys across the street – Wants to be sure the proposed grade is included on the stamped plans; the original house elevation was at 23.9 and the last proposal built it up five feet. This now proposes the change to be only one foot, which she has no objections to; she just wants that in the record.			
Concerns (8:56)	<p>Camp – Would like to see a cross section of the grade change.</p> <p>Pohl – Should provide a cross section or take a view. There is nothing between the proposed pool and the road.</p>			
Motion	Motion to View. (McLaughlin)			
Vote	Carried unanimously		Certificate #	

Minutes for August 30, 2016, adopted Sept. 20

48.	181 Taurus Trust	181 Eel Point Road	Hardscape: pool	33-21	Ben Champoux
Voting	Coombs (acting), Pohl, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Ben Champoux – Presented project.				
Public	None				
Concerns (9:03)	Pohl – From the bottom of the drawing to the top, the grade changes 9.5 feet. BPC, with their application for the house, provided photos to support the lack of visibility; the only visibility would be from the little road on the west going out to the beach. Coombs – Suggested viewing with poles where the fence and walls will go.				
Motion	Motion to View with poles marking the beginning and end of the fence going up the hill. (Pohl)				
Vote	Carried unanimously		Certificate #		
49.	Bart Ack LLC	2 Bartlett Road	Rev. 66222: demo rear ell	67-952	Bessey Construct
Voting	Coombs (acting), Pohl, Kuhnert				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Lori Geddes , Bessey Construction – Presented project; read the quick claim deed.				
Public	None				
Concerns (9:09)	No concerns.				
Motion	Motion to Approve. (Kuhnert)				
Vote	Carried 3-0		Certificate #	66479	
50.	41 N. Liberty St. LLC	41 North Liberty Street	Hardscape: fence, walk & patio	41-154	Kris Pierce
Voting	Coombs (acting), Pohl, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Kris Pierce , owner – Presented project.				
Public	None				
Concerns (9:12)	Kuhnert – Read HSAB comments: prefer 4&1; bluestone cap of existing brick is too informal for this location but all that as brick would be excessive; no concerns with other aspects. He agrees a 4&1 would fine and no concerns with replacing the existing slate walkway. Pohl – Agrees with HSAB on the fence. Oliver – Doesn't think a 6-foot fence would be visible.				
Motion	Motion to Approve as submitted . (Oliver)				
Vote	Carried unanimously		Certificate #	66480	
	Motion to Hold following items for Thursday, September 1, 2016 meeting. (Pohl) Carried 4-0				
51.	Glowacki, Kim	17 Nancy Ann Lane	Garage	68-139	Structures Unlimited
52.	Weinberg	4 Quaise Pastures Lane	Hardscape: pool	26-29	Julie Jordin
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Concerns (4:47)	Motion to Hold for arrival of representative (camp) unanimously				
53.	Pence School, LLC	8 Quince Street	Demo, rebuild chimney	42.3.4-163	Nils Van Vokst
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Concerns (6:31)	Motion to Hold for end of the agenda. (Coombs) carried unanimously				
54.	Spivy, Greg	36 Main Street ("Sconset)	Rev. 66072	73.3.1-3	SMRD
55.	Bartlett Farm LLC	39 Bartlett Farm Road	Revise solar array	65-16	SMRD
56.	Platt, Dan	71 Lovers Lane	Hardscape: pool	80-197	SMRD
VII. VIEWS					
1.	Davis, Mac	45 Wauwinet Road	Hardscape: pool	14-27	Self

VIII. HDC BUSINESS

Approve Minutes	August 16 th , 2016 – Motion to Approve. (Kuhnert) Carried 4-0
Review Minutes	August 23 rd , 2016
Other Business	None
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes of August 16 & 23, 2016 (posted to Town website)
2. Letters from abutters in regards to 7 Gardner Street (attached)

Motion to Adjourn: 9:22 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

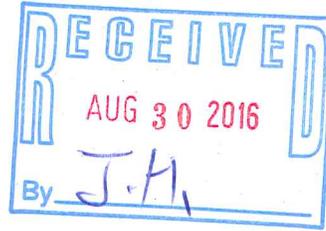
Sconset Advisory Board District

Madaket Advisory Board District

August 30, 2016

Historic District Commission

Re: 7 Gardner Street resubmission



My husband and I (John and Ruth Sayer) own 10 Gardner Street which is across the street from the proposed new dwelling at 7A Gardner Street.

Had we know about the initial HDC application, you would have heard from us much earlier in the process.

While we are in accord the garage currently located on this property is probably not historically significant and should be razed, the usage of the property is historically significant. It has been used as the location for auxiliary dwellings for the better part of the 20th and the first 16 years of the 21st century. To replace it with the largest possible single family dwelling is not in compliance with the character of the neighborhood.

An appropriate use would be a new garage with living space above the garage, not a huge mini-mansion.

Whereas the current requested use is now possible since the rezoning of this area from R to ROH, it is inappropriate. The new zoning designation was in recognition of the historic nature of the neighborhood, not an opportunity to create another dwelling.

Whereas parking is not the purview of the HDC, it should be recognized that Gardner Street is an extremely busy arterial road with no parking on either side and with no parking on the first block of Howard Street which is perpendicular. By creating an additional dwelling and removing parking from 7 Gardner, a real hardship for neighboring properties has been created.

There is very little historical precedent in ROH zones for a project of this nature. Everything possible for the HDC should be done to limit this expansion

Regards,

Ruth and John Sayer

John Hedden

From: pmerrithew@aol.com
Sent: Tuesday, August 30, 2016 11:40 AM
To: John Hedden
Subject: 7 Gardner Street HDC Application

I am an abutter to 7 Gardner Street at 4 Gardner Street and 4A (historically 8) Gardner Street.

I just received notice of the 7 Gardner Street HDC application yesterday. This HDC application is scheduled to be considered at today's meeting (8/30/16).

This is to request that consideration of the 7 Gardner Street application be postponed for one week. This would allow time for other interested parties to be contacted and to respond if they so desire.

Thank you,
Paul Merrithew



August 30, 2016

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554



Re: Change to Project at 7 Gardner Street

Dear Sir or Madame:

I am the owner of 4 and 4A (traditionally 8) Gardner Street, the property across the street from 7 Gardner Street.

I request that the Commission not approve the proposed changes to the 7 Gardner Street Project.

The proposed replacement of a single story two car garage with a large multi-storied dwelling would have a negative impact on the Gardner Street neighborhood by creating an artificially dense concentration of large dwellings not consistent with the configuration of other dwellings on Gardner Street. The proposed changes would change the character of this historic neighborhood.

The latest proposed change, moving the proposed multi-storied structure closer to the existing house at 7 Gardner Street, would shoehorn a very large multi-storied structure into a small space right next to the existing historic dwelling. This aggregation of large structures would have all the aesthetic appeal of a strip mall.

Paul Merrithew
PO Box 120
Amherst, NH 03031-0120

P.S. I received notice of this application yesterday, 8/29/16, hardly timely for a meeting on 8/30/16. In addition the notice indicated that the HDC submission date was 9/6/16.

TO: HDC
FROM: ERIC ROSENBERG
RE: 7A GARDNER STREET
DATE: AUGUST 30, 2016



I am unable to be at the HDC meeting on Tuesday, August 30, 2016 but want my applications to be heard.

There appears to be some lack of understanding of the application for hardscaping changes. This is not a new application for hardscaping but an application for revisions to *already* approved hardscape plan.

We had applied to the ZBA for a 3-foot setback from the northerly property line. We were not successful and had to move the already approved house over to meet the 5-foot setback requirement. This caused some minor hardscaping adjustments to an already approved hardscape plan in order to move the house over. Material and general location of the hardscape items has not changed.

1. The HSAB states that a gate has to be centered on the front door. There is no gate at the front door. The gate is in the 5-foot return section of the Type II cap picket fence at the very back of the structure on the north side to hide the A/C units which may not be visible from the street as they are behind the house in any case. The gate is centered in that 5-foot length. The NTW Type II cap picket fence is *already* approved along the north property line.
2. The basement grills are flush with the ground and *already* approved with the *already* approved house and are not changing nor before the HDC anew. Wells are also over 30 feet from the roadway.
3. The walkways are *already* approved as typical irregular bluestone stepping stones found throughout the neighborhood and are 25-30 feet from the edge of the roadway. As the house had to move south the *already* approved walkway from the parking area had to take a move to the south. This notation on the HSAB sheet lists the walkways on the east, they are on the west.

4. Parking spaces are the same size as they were *already* approved and have not changed location or size. In addition, they cannot be reduced to 7' x 17'. They have to be 9' x 20' as required under the Zoning By-law. One space is required for the new dwelling on 7A and one is allocated to the existing house at 7 Gardner by easement. Each has a conforming space. All that changed in the parking area from the *already* approved hardscape plan is the area on the northerly side of the parking area has been reduced with the change in the lot lines approved by the Planning Board.
5. The front of the house as a parking lot is *already* approved by the HDC and is brick as are a super majority of the parking areas in the neighborhood and in the downtown area in general, with many being 2-car areas as well.