



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, September 13, 2016

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

Called to order at 4:37 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Terry Norton, Town Minutes Taker
Attending Members: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver
Absent Members: Kuhnert
Late Arrivals: Camp, 4:39 p.m.
Early Departures: Oliver, 5:42 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. SIGNS

1.	Reinimo, Karsten & Tim	45 Old South Road	Sign	68-982	Don Meyers
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Sign Advisory	None				
Concerns	Staff – Read SAC comments: Approvable as noted.				
Motion	Motion to Approve through staff per SAC recommendations. (Pohl)				
Vote	Carried unanimously		Certificate #	66487	
2.	Remain 58 LLC	58 Main Street	Wall directory	42.3.1-219	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Sign Advisory	None				
Concerns	Staff – Read SAC comments: Approvable as noted.				
Motion	Motion to Approve through staff per SAC recommendations. (Pohl)				
Vote	Carried unanimously		Certificate #	66488	
3.	Shepley, Tony	Withdrawn	6/8 Lovers Lane	Standing sign	68-200/201 Self
4.	Shepley, Tony	6/8 Lovers Lane	Fence sign	68-200/201	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Sign Advisory	None				
Concerns	Staff – Read SAC comments: Held for revisions.				
Motion	Motion to Hold for revisions. (Pohl)				
Vote	Carried unanimously		Certificate #		

III. CLARIFICATION

1.	Grand Cottage RT	11 Cottage Avenue	Clarification #66212/66213	73.3.1-52	Elizabeth Churchill
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Elizabeth Churchill , Bentley & Churchill – Asking for clarification about the type of glazing to be used for two sliding doors and double hung windows on the main house and cottage. Explained the type of window is true-divided light (TDL) muntins with double-glazed panes; she feels it would look better than storm windows. Noted that the energy code is getting stricter and these windows will be coming up more and more.				
Public	None				
Concerns (4:39)	Camp – Doesn't believe anyone will be able to distinguish that the panes are double glazed. Coombs – It would have to be due to lack of visibility. Pohl – As a board, we can't endorse one product over another; however, he knows this company can produce a thin muntin. We can base approval on the distance from a publicly traveled way and on the details of the muntins. McLaughlin – Asked for clarification on the sash color. Glazer – It will be visible, it is whether or not you can discern they are double glazed.				
Motion	Motion to Approve this insulated glass window and door arrangement due to the distance from a publicly traveled way and the muntin details. (Pohl)				
Vote	Carried unanimously		Certificate #		

IV.. OLD BUSINESS

1.	MacLean, Todd	20 Blackfish Lane	Garage	73-114	BPC
Voting	Glazer, Coombs, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns. Not aware of walking paths on the conservation land.				
Public	None				
Concerns (4:48)	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 4-0//Camp abstain		Certificate # 66489		

2.	Abjornson, Erik	5 Green Lane	Addition to dwelling	42.3.3-132	NAG
Voting	Glazer, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Steven Theroux , Nantucket Architectural Group Inc. – Reviewed changes made per previous concerns.				
Public	None				
Concerns (4:57)	Staff – Read concerns from previous hearing. Oliver – The east elevation 2 nd -floor “C” window matches an existing window on the west. Thinks it is a good job. East elevation, the door should match existing or be reused. Coombs – West and east elevations, the old building is being retained. South elevation is harder because of the continuing ridge; the 2 nd -floor windows look too high; she had suggested a single window to match the other elevations.				
Motion	Motion to Approve through staff with the south elevation 2nd floor to have a single “C” window . (Camp)				
Vote	Carried unanimously		Certificate # 66490		

3.	Nant. Wannacomet H2O	1 Milestone Road	New office building	54-46	Kurt Raber
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Katherine Giardi , Brown Lindquist Fenuccio & Raber Architects, Inc. – Reviewed changes made per previous concerns. Fences and air-conditioning units (A/C) will be part of the hardscaping plan to be submitted.				
Public	None				
Concerns (5:05)	Pohl – It doesn't seem there are floor or site plans with this submission. They did as we requested. McLaughlin – The A/C needs to be screened. Glazer – The antenna attached to the building should be on the plan.				
Motion	Motion to Approve as submitted. (Coombs)				
Vote	Carried unanimously		Certificate #	66491	
4.	Nant. Wannacomet H2O	1 Milestone Road	Demo existing building	54-46	Kurt Raber
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Katherine Giardi , Brown Lindquist Fenuccio & Raber Architects, Inc. – The building isn't in great shape so she's not sure if it can be moved. It will remain in place as offices until the new structure is built.				
Public	None				
Concerns (5:05)	McLaughlin – Asked if this could be moved; it isn't very old. Pohl – Noted that the delay required for finding someone to take a building applies to residences only. Glazer – It will have to be advertised for a move.				
Motion	Motion to Approve the demolition. (Pohl)				
Vote	Carried unanimously		Certificate #	66492	
5.	Hanson, Laura	55 Center Street	Rev. 66306: house	42.4.3-72	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Val Oliver – Explained the revisions; all the work is interior; the exterior foundation will remain untouched. Asked this to be held for further research on her part.				
Public	None				
Concerns (5:18)	Glazer – Read HSAB comments: Material of north elevation, what's being replace on east elevation; south elevation need more information; west elevation don't know what's changed. McLaughlin – Since work is within exiting foundation, don't need a permit. Discussion about the fact that all the work is interior to the existing foundation wall and the lack of need for a COA.				
Motion	Motion to Hold for more information. (Pohl)				
Vote	Carried unanimously		Certificate #		
6.	Hayden, Harvey	5 Sandy Drive	Add window	29-74	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	None				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Val Oliver – Presented project. Submitted context photos at the table.				
Public	None				
Concerns (5:22)	McLaughlin – It's appropriate. Camp – Agrees with Mr. McLaughlin. No concerns				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously		Certificate #	66493	

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7. Anathan, Tom	2 Weetamo Road	Addition to garage	15-55	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (5:25)	Coombs – East elevation, the dormer over the garage doors should be shed dormer and a little bit wider. Camp – Agrees, the proportion of the dormer is a little small; should have a little more presence. Pohl – East elevation, the dormer is off-center over the garage door on the elevation but is centered on the floor plans; it should be centered; agrees it be a shed.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
8. Anathan, Tom	2 Weetamo Road	Rev. 66139: cantilever 2 nd floor	15-55	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Val Oliver – Presented project, east elevation only. Presented context photos at the table.			
Public	None			
Concerns (5:29)	Glazer – There’s a lot of shingling under the dormer windows. Discussion about making the 2 nd -floor element a normal gable or a shed. Pohl – It would be more successful to let the gable come out without the bit of roof on either side. Asked if the windows could be dropped and still be above the bed; their height and the wall space need to be mitigated. McLaughlin – Agrees about the expanse of wall.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
9. Brown, Roberta	9 Beach Street	Addtn, porch, roof w/ deck	73.1.3-24	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Val Oliver – Reviewed project and changes made per previous concerns.			
Public	None			
Concerns (5:37)	Camp – East elevation, the 2 nd -floor French doors should be pulled in and centered over the double-ganged windows. Consensus agrees.			
Motion	Motion to Approve through staff with the east elevation, 2nd-floor French doors to be moved in so they are centered over the ganged 1st-floor windows. (Coombs)			
Vote	Carried unanimously		Certificate #	66494
10. O’Callaghan, Brian	29 Brewster Road	Move on house	54-293	Topham Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	None			
Public	None			
Concerns (5:42)	Held for the end for representation			
Motion (8:50)	Motion to Hold for the September 20, 2016 meeting. (Pohl)			
Vote	Carried unanimously		Certificate #	

11. Platt, Dan	71 Lovers Lane	Hardscape: pool & fence	80-197	SMRD
Voting	Glazer, Coombs, McLaughlin, Camp			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Steve Roethke , Steve M. Roethke Design – Presented project.			
Public	Arthur Reade , Reade, Gullicksen, Hanley, & Gifford LLP, Denis & Leslie Brush to the south – Concerned there be meaningful and robust screening on south and east boundary of project; Mr. Steven Cohen, Cohen & Cohen Law PC has indicated the client is amenable to that.			
Concerns (5:44)	<p>Camp – The hot tub could move closer to the house and length of pool be reduced.</p> <p>Coombs – Agrees.</p> <p>McLaughlin – Clarified the board fence has 1.5-inch spacing.</p> <p>Glazer – Clarified the vegetative screen. Suggested tightening up the spaces in the fence. Planting evergreen will help mitigate visibility. Privet outside mesh on south and west. Not concerned about the location of the hot tub and pool. Asked for a more specific planting plan.</p>			
Motion	Motion to Hold for revisions and a planting plan. (Camp)			
Vote	Carried unanimously	Certificate #		
12. Fogarty, Brian	10 Uncatena Avenue	Hardscape: pool & fence	80-16	Chris Powers
Voting	Glazer, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Chris Powers – Reviewed information provided per previous concerns. Explained the existing vegetation.			
Public	None			
Concerns (5:57)	<p>Staff – Read previous concerns.</p> <p>Coombs – The fence still should be closer to the pool. This is a very wild area with no fences and this will be a new feature for Uncatena Avenue.</p> <p>Pohl – Need a site plan and locus map.</p> <p>Consensus agrees about bringing the fence closer to the house.</p>			
Motion	Motion to Approve through staff with the fence on the west side moved in to be in line with the west side of the house and the fence is to be black mesh in vegetation. (Pohl)			
Vote	Carried unanimously	Certificate #	66495	
13. Daniels, Maurice	9 Evergreen Way	Garage/studio	68-721	George Harrington
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	George Harrington – Reviewed changes made per previous concerns. Explained the uses of the garage area.			
Public	None			
Concerns (6:07)	<p>Camp – The connector has two different roof heights; it looks too complicated and busy but is a good solution.</p> <p>Coombs – Asked if it's necessary for the garage to be 30 feet wide.</p> <p>Camp – The top will be visible; if the garage were a couple of feet less wide, the gambrel would be better proportioned.</p> <p>Pohl – Ordinarily a garage is limited to 24 feet but this is connected to the house; it's one building.</p> <p>Glazer – Evergreen vegetation would help screen the width of the gambrel. This will be visible from Daffodil Lane. Feels visibility will be minimal.</p>			
Motion	Motion to Approve due to limited visibility. (Pohl)			
Vote	Carried 4-0//Camp abstain	Certificate #	66496	

14. Watts, Michael	6 Goose Cove Way	Rev. 66101: fenestration	59.4-366	JB Studio
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Juraj Bencat , JB Studio – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:19)	Glazer – Clarified that the sidelights have a panel at the bottom. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66497	
15. Pippens Way LLC	14 Pippens Way	Garage	43-94.7	NAG
Voting	Glazer, McLaughlin, Pohl			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Steven Theroux , Nantucket Architectural Group Inc. – Presented the redesign.			
Public	None			
Concerns (6:23)	No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66498	
16. Ripp, Virginia	6 Brant Point Road	As-built deck connector	29-146	CWA
Voting	Coombs (acting), McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Chip Webster , Chip Webster Architecture – Reviewed the project; it's not visible from any direction. Presented at the table and reviewed photos supporting the lack of visibility. A number of the existing, tall trees are arborvitae. Explained how the connector was built without a permit. Steven Cohen , Cohen & Cohen Law PC – Suggested conditioning the approval on maintenance of the evergreen vegetation.			
Public	None			
Concerns (6:29)	Camp – Believes this connector is not visible. No concerns if she can be assured by evergreen screening. McLaughlin – He believes the railing will be visible in the winter. It's architecturally inappropriate. Pohl – He feels the applicant has demonstrated that this is not visible. Next door is one that is visible and this is less egregious. Coombs – The as-built fee needs to be paid. One option is to have them remove it; another option is to propose a different set of evergreen plantings in a deed restriction. 4 Brant Point was visible, but not this. Suggested a post in the middle of the connector.			
Motion	Motion to Approve conditioned upon maintenance of the evergreen screening and through staff with payment of the as-built fee balance of \$450. (Camp)			
Vote	Carried 3-1//McLaughlin opposed	Certificate #	66499	
17. Barbierri, Leonard	14 Gosnold Road	Hardscape: pool & fence	30-83/84	Atlantic Landscape
Voting	Coombs (acting), McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Lindsey Congelton , Atlantic Landscaping – Reviewed the project.			
Public	None			
Concerns (6:45)	Pohl – The black mesh fence is on the property line; it would become visible if the easement were cut. It should be brought in a couple of feet so it would be screened by the vegetation on this property. Camp – Would prefer the fence be brought in close to the pool. McLaughlin – Agrees about pulling the fence in off the property line. Coombs – Bring the fence in two feet off the property line all the way around.			
Motion	Motion to Approve through staff with the fence pulled in two feet off the property line all the way around. (Camp)			
Vote	Carried unanimously	Certificate #	66500	

18. 11R Union Street Ptnr	11R Union Street	Hardscape	42.3.1-44	Atlantic Landscape
Voting	Coombs (acting), McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Lindsey Congelton , Atlantic Landscaping – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:53)	No concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	66501	
19. SAF NT LLC	39 Sankaty Road	Hardscape: pool & fence	49.2.3-51	Atlantic Landscape
Voting	Glazer, Coombs, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Lindsey Congelton , Atlantic Landscaping – Reviewed changes made per previous concerns. Steven Cohen, Cohen & Cohen Law PC			
Public	None			
Concerns (6:56)	Coombs – She had asked the fence be closer to the pool but this plan screens the pool better. If the pool were turned and put behind the house, it would be completely invisible and wouldn't have to worry about the arborvitae. McLaughlin – No comment. Camp – The approval should be conditioned upon maintenance of the evergreen screen from the road. Glazer – Whenever there is room to put a pool in back of the house, that is where the pool should be placed.			
Motion	Motion to Approve condition with the maintenance of evergreen screen west side. (Coombs)			
Vote	Carried 3-0//Glazer abstain	Certificate #	66502	
20. MAK Shack Trust	68 Monomoy Road	Hardscape: pool & fence	43-149	Mirka Ahern
Voting	Coombs (acting), McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Miroslava Ahern , Ahern Design – Reviewed existing existing vegetation. The pool is at 25 and street 24.5; the pool will be cut into the grade. No grading changes are required. Steven Cohen, Cohen & Cohen Law PC			
Public	None			
Concerns (7:07)	Coombs – Asked about the grading for the pool. Asked if the pool could be built without taking out the hedge. Discussion about saving the existing privet hedge.			
Motion	Motion to Approve conditioned upon maintenance of the existing vegetative buffer. (Camp)			
Vote	Carried unanimously	Certificate #	66503	
21. 181 Taurus Trust	181 Eel Point Road	Hardscape: pool & fence	33-21	Ben Champoux
Voting	Coombs (acting), McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Ben Champoux			
Public	None			
Concerns	NO QUORUM; only Coombs and Pohl are sitting.			
Motion	Motion to Hold due to lack of quorum for beginning of the September 20, 2016 meeting. (Camp)			
Vote	Carried unanimously	Certificate #		

22. EK Associates	9 Finback (Lot 5)	New dwelling	66-511	Brook Meerbergen
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Brook Meerbergen – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:15)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried	Certificate #	66504	

23. Academy Hill Assoc.	4 Westminster Street	Exterior storm windows	42.3.4-11	Marsha Fader
Voting	Glazer, Coombs, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Marsha Fader – Reviewed the project.			
Public	None			
Concerns (7:21)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66505	

Motion to open the agenda. (Coombs) Carried unanimously

Motion to move Gloria Grimshaw before Weymouth Partners. (Coombs) Carried unanimously

24. Grimshaw, Gloria	31 Quidnet Road	New barn	21-27.4	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns. The timber being used is from an old barn. He thinks the cupola breaks the ridge line.			
Public	None			
Concerns (7:26)	Coombs – Pointed out that this is a barn, not a house. Camp – Doesn't want to lose the details of the overhangs. Asked if two feet can come out of the mass. Pohl – He likes the gable-end projections; he has a 1-foot over hang with an additional 4-foot overhang. McLaughlin – The door and window flipped and an extra window was added but those aren't noted as changes on the plans. Thinks the 2 nd -floor windows are not appropriate for a barn. Glazer – The roof ridge is still too long at 60 feet; it needs to get shorter.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously	Certificate #		

25. Weymouth Partners	10 Weymouth Street	New dwelling	55.4.1-85	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	<p>Luke Thornewill, Thornewill Design – Reviewed changes made per previous concerns. Contends that it’s living space is comparable and that they have met the “goals of construction” as detailed by Mr. Walken.</p> <p>Alan LaFrance – Believes everyone’s concerns have been addressed. This isn’t visible from Orange Street. The lot was created and they have the right to build a house; he is frustrated because they have responded to concerns and are still getting comments about the size.</p>			
Public	<p>Jay Walken, 1 Weymouth Street – Presented historic information on Weymouth Street and written concerns as related to “goals of construction” at the table; reviewed the packet. This house is 70% larger than the existing structures. It is the only structure not square to the street. It is HDC’s job to protect the historical integrity of the street.</p> <p>Goran Puljic, 3 Weymouth Street – Reviewed a streetscape with this house drawn in for comparison; submitted the photos at the table. Noted the mass in the back extends to the rear property line and that is a huge mass. This should be a cottage. The structure should be parallel to the street. The parking shouldn’t be in front of the house. The façade on the street should be compatible with the existing structures according to the “goals of construction” presented by Mr. Walken. Noted that the size of the roof walk has increased on this iteration when there were repeated comments against it.</p> <p>Liz Coffin, 4 Weymouth Street & 47 Union Street – She doesn’t feel the neighbors’ concerns are being heard by the applicant; an appropriate house would be 1½ or 1¾ stories. Cited suitable small in-fill structures in the area. Noted that the bricks on the property now in the location of the proposed parking encroach on the neighbor’s property; feels the proposed parking isn’t functional and should be on the opposite side of the house. Objects to the size, scale, and mass of the structure.</p>			
Concerns (7:39)	<p>Pohl – The house has been pushed way back and scaled down; the HDC is not responsible for the creation of the lot. Something will be built there. This is an extremely contextual and well thought-out building. Noted that of seven houses on the street, four are 2-story. Feels the applicant has worked with the neighbors concerns and HDC’s concerns. Also he now feel it addresses the street more directly.</p> <p>Glazer – Agrees this is a well thought-out design. The basement stairs need to be turned so they are entered from the rear. The house should be a tad closer to the road. The rear addition should be smaller and telescope more.</p> <p>Camp – Would like to see a 1½ story building; that seems to be predominant. A double driveway would be a nice compromise with the neighbors. It should have smaller telescoping additive massing toward the rear. Feels it has been pushed too far back for the historic context of the street.</p> <p>Coombs – Agrees with Ms Camp; 1½ story would be better. The front and the side are too large for the lot; this has to be reduced in size and height in order to fit in contextually.</p> <p>McLaughlin – The house itself could move forward to align with other structures on the street. West elevation, the meeting rails in the right dormer need to align with the gutter line. Feels the design fits with the neighborhood. The parking should be redesigned. A/C should be screened by fencing.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously		Certificate #	

V. HDC BUSINESS	
Approve Minutes	August 23, 2016: Motion to Approve. (Camp) Carried unanimously
Review Minutes	August 30, Sept. 1 & 7, 2016
Other Business	None
Commission Comments	<p>Glazer – Unforeseen by the Chair: HDC received an appeal to the Board of Selectmen for a Certificate of Non-Applicability. It is to be heard October 5, 2016. Because of this HDC needs to have an organization meeting; she would like to meet Monday, September 19, 2016 to discuss: Certificate of Non-Applicability, preliminary hearings for residential structures, and HDC temporary sign offs.</p> <p>Motion to Post an Organizational Meeting for 3 p.m. September 19 or 1 p.m. September 20, 2016 based upon room availability. (Coombs) Carried unanimously</p> <p>Glazer – Noted that John Giorgio is to get back to her with dates for an Open Meeting Law training session.</p> <p>Coombs – Asked to have put on the agenda: 48 Orange Street, 11 Fayette Street, and 42 Union Street. She will inform Ms Glazer of the specific items of discussion.</p>

List of additional documents used at the meeting:

1. Draft minutes of August 23 & 30 and Sept. 1 & 7, 2016 (posted to Town website)
2. Packet Mr Walken submitted at the table for 10 Weymouth Street.

Adjourned at: 8:55 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Scotset Advisory Board District

Madaket Advisory Board District