

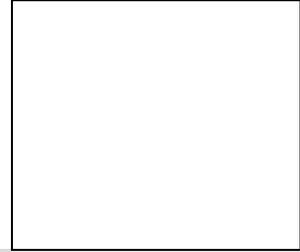


MINUTES

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s	Historic District Commission (HDC) – OLD BUSINESS
Day, Date, and Time	Tuesday, September 27, 2016 4:30 PM
Location / Address	☐ Second-Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA
Signature of Chair or Authorized Person	Kristine Glazer, Chairman
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Kristine Glazer (Chair), Diane Coombs (Vice-Chair), Ray Pohl, John McLaughlin, Abby Camp
Associate Commissioners: Val Oliver, Matthew Kuhnert **Staff:** John Heddon, Toby Strassenburgh, Edward Sullivan

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

Called to order

Staff in attendance: John Heddon, Edward Sullivan, Cathy Flynn, Toby Strassenburgh
Attending Members: Kristine Glazer, Ray Pohl, Abby Camp, John McLaughlin, Diane Coombs
Absent Members: Val Oliver, Matthew Kuhnert
Late Arrivals:
Early Departures:
Unanimous approval of agenda

I. PUBLIC COMMENT

Leslie Snell introduced the staff, Toby Strassenburgh, Edward Sullivan, Cathy Flynn, and announced John Heddon promotion

II. NEW BUSINESS

1. Morash, Julia	18.5 Gray Avenue	New dwelling	67-183	Thornewill Design
Sitting: KG,RP,AB,JM,DC				
Alternates: VO/MK				
Recused: None				
Documentation File with Representing Public	Associated plans, photos etc. Carrie Thornewill Barbara Ann Joyce concerns	about HVAC and landscaping		79 Fairground Rd
Letter from Ms.				
Concerns	Window, pitch, visibility,	dormer setbacks, size, massing		
Motion	Motion to hold for revisions			
Vote	Carried: unanimous			

III. OLD BUSINESS

- | | | | | |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------|-------------------|
| 1. Desert Island LLC | 1 Barnabas Lane | Porch | 41-281 | Thornewill Design |
| Sitting: | KG,RP,AC,JM,DC | | | |
| Alternates: | VO/MK | | | |
| Recused | None | | | |
| Documentation | File with associated plans, photos and required documentation. | | | |
| Representing | Luke Thornewill Design | | | |
| Public | None | | | |
| Concerns | Overall concern with structure but porch visibility is minor | | | |
| Motion | Approve due to to lack of visibility | | | |
| Vote | Carried: unanimous | | Certificate #66627 | |
| | | | | |
| 2. Applyby | 11 Mattapoisett Avenue | Hardscape-pool | 82-376 | BPC |
| Sitting | DC,KG,RP | | | |
| Alternates | | | | |
| Recused | None | | | |
| Documentation | File with associated plans, photos and required documentation. | | | |
| Representing | Doug Mills | | | |
| Public | None | | | |
| Concerns | (from November 17,2015), pergola, relationship to primary dwelling, size of pool, bluestone | | | |
| Motion | Pohl: motion to hold for revisions, updated drawings showing extent of patio, site and house | | | |
| Vote | Carried : unanimous | | Certificate # | |
| | | | | |
| 3. Lampe, John | 64B Walsh Street | New dwelling | 29-94 | Self |
| Sitting | KG,AC,RP,DC | | | |
| Alternates | MK | | | |
| Recused | None | | | |
| Documentation | File with associated plans, photos and required documentation. | | | |
| Representing | Self | | | |
| Public | None | | | |
| Concerns | Overall reduction, elimination of gambrel good; more vertical windows (D, E and F), 2/2 Ok but discussion about 6/1. Four panel glass door revised. Roofwalk skirt ok if natural. | | | |
| Motion | Hold for revisions | | | |
| Vote | Carried: unanimous | | Certificate # | |
| | | | | |
| 4. Lampe, John | 64B Walsh Street | Second dwelling | 29-94 | Self |
| Sitting | KG,AC,RP,DC | | | |
| Alternates | MK | | | |
| Recused | None | | | |
| Documentation | File with associated plans, photos and required documentation. | | | |
| Representing | Self | | | |
| Public | None | | | |
| Concerns | Windows and features should match main house. | | | |
| Motion | Revise and changes to track/match main dwelling | | | |
| Vote | Carried: unanimous | | Certificate # | |
| | | | | |
| 5. Lampe, John | 64B Walsh Street | Hardscape-pool | 29-94 | Self |
| Sitting | KG,AC,RP,DC | | | |
| Alternates | MK | | | |
| Recused | None | | | |
| Documentation | File with associated plans, photos and required documentation. | | | |
| Representing | Self | | | |
| Public | None | | | |
| Concerns | See above | | | |
| Motion | Pohl for tracking of main and secondary dwelling | | | |
| Vote | Carried: unanimous | | Certificate # | |

HDC Minutes for September 27, 2016, adopted Nov. 1

6. O'Connor	69 Union Street	Color change	55.4.1-95	Self
Sitting	KG,AC,DC,RP,JM			
Alternates	MK,VO			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Michael O'Connor			
Public	None			
Concerns	Needed Clarification; 2 door, muntin/sash and window box changing from red to blue			
Motion	Polh: doors and window boxes blue only, muntins to be painted cobblestone to match trim			
Vote	Carried: unanimously	Certificate # 66628		
7. 72 Main Street LLC	72 Main Street	Raise roof, parapet	42.3.1-152	Chris Skehel
Sitting	KG,AC,DC,RP,JM			
Alternates	MK,VO			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Chris Skehel			
Public	None			
Concerns	Research confirms restoration except for Chinese-style balustrade on belvedere removed prior to 1961-possible restoration supported, shutters, roof materials, provision of detailed drawings of parapet, 6/9 window to 6/6 window on east elevation (historic?), front stoop changes, note about tdl 6/6 window on west elevation in closet			
Motion	McLaughlin: hold for revisions, detailed drawings, shutters shown on plan, window information			
Vote	Carried: unanimously	Certificate #		
8. Mackler, Frederick	9 North Point	Garage	38-80	Paul Jensen
Sitting	KG,AC,DC,RP,JM			
Alternates	MK,VO			
Recused	None			
Documentation	File with associated plans, photos and required documentation. Staff read previous concerns			
Representing	Steven Cohen			
Public	MAB-remove exterior cross braces, more details, overhang not necessary, out-swing vs. overhead door, move doors, brackets, relocate door 180 degrees.			
Concerns	Relationship to house, windows on second floor, trim under windows, plan revisions (dormer), triple windows			
Motion	Camp: hold for revisions			
Vote	Carried: unanimously	Certificate #		
9. Platt, Dan	71 Lovers Lane	Hardscape	80-197	SMRD
Sitting	KG,DC,AC,JM			
Alternates	VO			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Steve Roethke			
Public	None			
Concerns	Three trees to remain, planting list, addresses concerns already raised, gate, bluestone			
Motion	Camp motion to approve			
Vote	Carried: unanimously	Certificate # 66629		
10. Pasten, Phil	63 Old South Road	Commercial building #1	68-157	Patty Roggeveen
Sitting	KG,AC,JM,RP,DC			
Alternates				
Recused				
Documentation	File with associated plans, photos and required documentation. Staff read previous concerns			
Representing	Patty Roggeveen			
Public	None			
Concerns	Windows raised, entryways, lower beams, proportion of doors, west elevation door, 15-light fixed windows-5 high-3 wide grill pattern, remove door and re-space windows			
Motion	McLaughlin: hold for revisions, drawings			

Vote	Carried: unanimously		Certificate #		
11. Pasten, Phil	63 Old South Road	Commercial building #2	68-157	Patty Roggeveen	
Sitting	KG,AC,JM,RP,DC				
Alternates					
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Patty Roggeveen				
Public	None				
Concerns	Same as above				
Motion	McLaughlin: hold for revisions, drawings				
Vote	Carried : unanimously		Certificate #		
12. Grimshaw, Gloria	31 Quidnet Road	Barn	221-27.4	Ermitus	
Sitting	KG,AC,JM,RP,DC				
Alternates					
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Matt MacEachern				
Public	None				
Concerns	Ridgeline, overhangs, length of building, seamed black matte metal roof, visibility				
Motion	McLaughlin: hold for revisions, muted color for roof or other materials, reduce overhangs				
Vote	Carried:		Certificate #		
13. Raith, Jonathan	14 Easy Street	Rev. 65569, fenestration	42.3.1-13	Emeritus	
Sitting	KG,DC,AC,RP,JM				
Alternates					
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Matt MacEachern				
Public	None				
Concerns	North elevation window, 2/4				
Motion	Camp motion to approve				
Vote	Carried: unanimously		Certificate # 66630		
14. Kelly, George	8 Lily Street Siasconset	Rev. 65416 massing/fenest	73.3.1-110	Emeritus	
Sitting	KG,AC,JM,DC,JM				
Alternates					
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Matt MacEachern				
Public	SAB: exterior deck, window size				
Concerns	Window changes, dormer, front door, window wells				
Motion	Coombs: approve through staff with combined window wells, revised 6 light, v-groove panel front door, removal of window on east side.				
Vote	Carried: unanimously		Certificate # 66631		
15. Rattner, D.	55 Hummock Pond Road	Garage	56-4	Emeritus	
Sitting	KG,RP,DC				
Alternates	VO,MK				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Matt MacEachern				
Public	None				
Concerns	Scale of building, simplify design, square windows,				
Motion	Kuhnert: hold for revisions				
Vote	Carried: unanimously		Certificate #		

16. Mulrow, Edwyna Et al	40 Jefferson Avenue	Hardscape – pool	30-119	Emeritus
Sitting	KG,DC,RP,JM,AC			
Alternates				
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Matt MacEachern			
Public	None			
Concerns	Landscape plan development, topography, gate missing, green space percentage, retaining wall in front, AC units			
Motion	Pohl: hold for revisions			
Vote	Carried: unanimously	Certificate #		
17. Anathan, Tom	2 Weetamo Road	Garage revisions	15-55	Val Oliver
Sitting	KG,AC,JM,RP,DC			
Alternates				
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Val Oliver			
Public	None			
Concerns	Orientation, massing			
Motion	Coombs: motion to approve			
Vote	Carried: unanimously	Certificate # 66632		
18. Anathan, Tom	2 Weetamo Road	Revisions to addition	15-55	Val Oliver
Sitting	KG,AC,JM,RP,DC			
Alternates				
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Val Oliver			
Public	None			
Concerns	Dormer on porch, windows on east elevation			
Motion	Camp: motion to approve through staff with labels to match east and west elevations (“M’s and “C”s).			
Vote	Carried: unanimously	Certificate # 66633		
19. Aveni, Judith	14 Whitetail Circle	Shed	71-28	Structures Unltd
Sitting	KG,DC,JM,AC,RP			
Alternates				
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing				
Public	None			
Concerns	None			
Motion	McLaughlin: Motion to approve			
Vote	Carried: unanimously	Certificate # 66634		
20. 57 Pochick LLC	57 Pochick Avenue	Sports court	79-126	Milton Rowland
Sitting	KG,AC,DC,RP			
Alternates	MK			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand			
Public	None			
Concerns	Natural vegetation or planting, materials			
Motion	Camp: Motion to approve provided vegetation maintained			
Vote	Carried: unanimously	Certificate # 66635		

IX. OTHER BUSINESS	
Approve Minutes -	September 13, 2016
Review Minutes -	September 7, 19, 20, 22, 2016
Other Business -	-Discussion and possible vote regarding HDC policy on the use of non-authentic exterior building materials And products, such as fiberglass gutters and trim and other miscellaneous manufactured products. - Screening, landscape discussion, visibility
Commission Comments	Clarify plan for 9 North Point garage and new dwellings plans, sign up both for Old Business Ridge not to be longer than 50 feet, roof walk not be bigger than 1/3 of roof.

THE MEETING WAS ADJOURNED AT 8:00pm.