

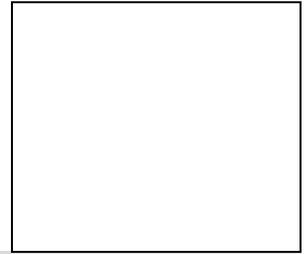


MINUTES

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, October 11, 2016 4:30 PM
Location / Address	☐ Second-Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA
Signature of Chair or Authorized Person	
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, Cathy Flynn, Edward Sullivan
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 4:31 PM

Staff in attendance: John Heddon,

Attending Members: Kristine Glazer, Abby Camp, John McLaughlin, Diane Coombs, Matthew Kuhnert (Alternate)

Absent Members: Val Oliver, Ray Pohl

Late Arrivals:

Early Departures:

Unanimous approval of agenda

I. PUBLIC COMMENT

II. VIEWS TO BE HEARD FROM 10/04/2016

1. NIR Realty LLC	137 Old South Road	New commercial building	69-50	Scott Kelley
Sitting	Glazer, Coombs, Camp, McLaughlin,			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Scott Kelley and Mike Duffy			
Public	None			
Concerns	Coombs had concerns about the area and the type of structure proposed as a metal building so close to the road as well as concern about the windows. Could go to shingles and 6/6 windows. There was a question about the compressor unit on the roof as opposed to the ground (yes). Kuhnert appreciated the effort to mitigate the bulk of the building, faded treatment appropriate for the area. KG would like pictures of similar type buildings in the area. Camp prefers shingled sides. Want to view again.			
Motion	Motion to be held for revisions and put on the view list for 10/25/2016 (AC)			
Vote	Carried: unanimous			Certificate #

2. Sankaty Head Golf Club	100 Sankaty Road	New building #1	49-2	Concept Design
Sitting	Glazer, Coombs, Camp, McLaughlin,			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	TJ Waterson			
Public	None			
Concerns	Cardinal points incorrect. Glazer wanted the stairs moved around. Camp felt design appropriate and similar to other buildings in Sconset. McLaughlin stated that it would be visible from Isabell's Way and East window should be fixed. Camp stated that North elevation E window should not be horizontal. Glazer wanted window schedule to be corrected. Coombs wanted third floor windows to be fixed and bring dormers in a bit. Kuhnert suggested a pent roof over the front door to indicate front façade. No architectural shingles.			
Motion	Motion to hold for revisions (DC)			
Vote	Carried : unanimous		Certificate #	
3. Sankaty Head Golf Club	100 Sankaty Road	New building #2	49-2	Concept Design
Sitting	Glazer, Coombs, Camp, McLaughlin,			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	TJ Waterson			
Public	None			
Concerns	No concerns expressed at this time.			
Motion	Motion to track Building #1 (DC)			
Vote	Carried: unanimous		Certificate #	

III. OLD BUSINESS

4. Pelrine, Karen	3 Chase Lane	Addition	21-118.4	LINK
Sitting	Glazer, Coombs, McLaughlin,			
Alternates	Kuhnert			
Recused	Camp			
Documentation	File with associated plans, photos and required documentation.			
Representing	Victoria Ewing			
Public	None			
Concerns	Glazer stated that there was limited visibility, all agreed.			
Motion	Motion to approve due to limited visibility (DC)			
Vote	Carried: 3 (KG, DC, MK) to 1 (JM)		Certificate #66731	
5. Hakuba LLC	130 Surfside Road	Hardscape – pool	80-191	Mark Lombardi
Sitting	Glazer, Coombs, McLaughlin,			
Alternates	Kuhnert			
Recused	Camp			
Documentation	File with associated plans, photos and required documentation.			
Representing	Mark Lombardi			
Public	None			
Concerns	Prefer bluestone, more the fence five feet.			
Motion	Motion to approve (JM)			
Vote	Carried: unanimous		Certificate #66732	
6. Carey, Peter	6 West York Lane	Shed	55-14	Structures Unltd
Sitting	Glazer, Coombs, McLaughlin,			
Alternates	Kuhnert			
Recused	Camp			
Documentation	File with associated plans, photos and required documentation.			
Representing	Nancy Drazzel			
Public	None			
Concerns	No concerns expressed			
Motion	Motion to approve with plans corrected through staff (DC)			
Vote	Carried: unanimous		Certificate #66733	

HDC Minutes for October 11, 2016, adopted Nov. 1

7.	Meidus, Egidijus	21 Scott's Way	New dwelling	67-487	Self
Sitting	Glazer, Coombs, Camp,				
Alternates	Kuhnert				
Recused	McLaughlin,				
Documentation	File with associated plans, photos and required documentation.				
Representing	Egidijus Meidus				
Public	None				
Concerns	Kuhnert stated there was limited visibility, height was appropriate. Camp stated some of the details were not characteristic of island architecture but not visible. Coombs stated that the vegetation should be maintained year-round. Applicant stated that there were two other buildings to be constructed in front of this building.				
Motion	Motion to approve due to lack of visibility and maintenance of the vegetative buffer (MK)				
Vote	Carried: unanimous			Certificate #66734	
8.	Decker, David	37 Macy's Lane	Add windows/door	68-332	Self
Sitting	Glazer, Coombs, Camp, McLaughlin,				
Alternates	Kuhnert				
Recused	None				
Documentation	File with associated plans, photos and required documentation. Staff read previous concerns				
Representing	David Decker				
Public	None				
Concerns	No concerns expressed				
Motion	Motion to approve (MK)				
Vote	Carried: unanimous			Certificate #66735	
9.	Dupont, Wayne	12 Pine Street	Shingle to clapboard	42.3.2-57	David Wiley
Sitting	Glazer, Coombs, Camp, McLaughlin,				
Alternates	Kuhnert				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Wayne Dupont				
Public	None				
Concerns	Concerned about going to clapboard without a history of clapboard having been on the building. HSAB did not support this change to clapboard unless can prove that it existed. There was some suggestion to paint the shingles.				
Motion	Motion to hold for further information on history (DC)				
Vote	Carried: unanimous			Certificate #	
10.	CNC Realty Trust	48 W. Chester Street	New dwelling	41-385	Milton Rowland
Sitting	Glazer, Coombs, Camp, McLaughlin				
Alternates	Kuhnert				
Recused	None				
Documentation	File with associated plans, photos and required documentation. Staff read previous concerns				
Representing	Ben Normand and Susan and Donald Clark, owners				
Public	None				
Concerns	Glazer wanted more photos and a streetscape rendering. Camp stated the style is too formal for the neighborhood and tall. Coombs asked if the new house could move farther away from the main house. HSAB not suitable design, more modest not so Georgian and that close to the street. Others are farther back. Camp suggested a smaller version. Removed the clapboard from the plan. Some suggested a porch to mitigate the design. Coombs and McLaughlin suggested reduce height by 3-4 feet.				
Motion	Motion to hold for revisions (AC)				
Vote	Carried: unanimous			Certificate #	

HDC Minutes for October 11, 2016, adopted Nov. 1

11. Applyby, Howard	11 Mattapoisett Avenue	Hardscape – pool	82-376	BPC
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	No concerns expressed at this time			
Motion	Put over to 10/18/2016 due to no quorum, beginning of the meeting (MK)			
Vote	Carried : unanimous			Certificate #
12. Lampe, John	64B Walsh Street	New dwelling	29-94	Self
Sitting	Glazer, Coombs, Camp,			
Alternates	Kuhnert			
Recused	McLaughlin			
Documentation	File with associated plans, photos and required documentation.			
Representing	John Lampe			
Public	None			
Concerns	Glazer two windows on east should be moved left, C windows on west line up under the Bs. Camp south elevation is visible. Applicant pointed out that was the rear of the house and not visible. Coombs south E windows are too large for the space. Camp asked why there are E and F windows and can they not be the same. Glazer marked up an Exhibit A with the changes.			
Motion	Motion to approve per Exhibit A marked up through staff (AC)			
Vote	Carried: unanimous			Certificate #66736
13. Lampe, John	64B Walsh Street	Second dwelling	29-94	Self
Sitting	Glazer, Coombs, Camp,			
Alternates	Kuhnert			
Recused	McLaughlin			
Documentation	File with associated plans, photos and required documentation.			
Representing	John Lampe			
Public	None			
Concerns	All requests had been done. Glazer wanted the window schedule to match.			
Motion	Motion to approve provided the window match the main house through staff (DC)			
Vote	Carried: unanimous			Certificate #66737
14. Lampe, John	64B Walsh Street	Hardscape - pool	29-94	Self
Sitting	Glazer, Coombs, Camp,			
Alternates	Kuhnert			
Recused	McLaughlin			
Documentation	File with associated plans, photos and required documentation.			
Representing	John Lampe			
Public	None			
Concerns	Glazer wanted a picture of the granite, Applicant stated that it was salt and pepper grain. There was no longer a wall as the grade was changed 16". Belgian block border on shell driveway. Application needed to be updated. Glazer asked for a picture of the granite be submitted into the file. There will be privet with black wire mesh for the pool. Walkway is irregular bluestone.			
Motion	Motion to approve with correction made to plan/application (DC)			
Vote	Carried: unanimous			Certificate #66738

HDC Minutes for October 11, 2016, adopted Nov. 1

15. Morash, Julia	18.5 Gray Avenue	New dwelling	67-183.1	Thornewill Design
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Carrie Thornewill			
Public	There was a letter on file concerned about parking of 3 cars and light into her bedroom at 79 Fairgrounds Road in the rear.			
Concerns	Revisions were done per HDC request. Kuhnert asked how far from Fairgrounds Road, about 200 feet. Camp asked to have screening around the A/C and screen the parking for the third space in particular.			
Motion	Motion to approve through staff with plantings at the rear of the driveway (AC)			
Vote	Carried: unanimous		Certificate #66739	
16. Fellon, Pin Oak Prop.	28 W. Chester Street	Shed/garage	42.4.3-53	Thornewill Design
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Carrie Thornewill			
Public	None			
Concerns	Revisions had been done per HDC request. Coombs stated the south elevation was not visible. Garage needs to match house in detail.			
Motion	Motion to approve provided details match the main house (AC)			
Vote	Carried: unanimous		Certificate #66740	
17. Mackler	9 North Point Road	New dwelling	38-80	Steve Cohen
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Paul Jensen			
Public	None			
Concerns	Revisions had been done per HDC request. Coombs asked for the west elevation second floor windows to be ungangled in between the windows below. Glazer stated the doors were not on the window schedule. Camp no concerns. McLaughlin stated that there was no setback from the vertical wall below of the dormers. There was an issue with the meeting rails. Flush dormers are an issue. Had to be flush according to the Applicant as they made the building smaller. Coombs change square windows to more vertical proportions. Glazer needed to hold it again for further revisions. Deck is at nine feet needs to come back to eight.			
Motion	Motion to hold for revisions (AC)			
Vote	Carried: unanimous		Certificate #	
18. Mackler	9 North Point Road	New garage	38-80	Steve Cohen
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Paul Jensen			
Public	None			
Concerns	Revisions had been done per HDC request. Glazer appreciated the simplified appearance. Camp wanted the south elevation windows pulled apart. Coombs same on the north side. Glazer wanted height and dimensions on all elevations. Camp wanted the roof over the garage to be straight and not hipped. Glazer stated that there was too much wall plain on dormers. Coombs bring the cheek walls in. Camp asked to have three windows instead.			
Motion	Motion to hold for revisions (AC)			
Vote	Carried: unanimous		Certificate #	

HDC Minutes for October 11, 2016, adopted Nov. 1

19. Fogarty, Brian	40 Jefferson Avenue	Hardscape – pool	30 -119	Emeritus
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Matt MacEachern			
Public	None			
Concerns	Members asked several questions of clarification. Discussion about walls versus grade changes. Applicant stated needed walls to maintain the parking with the severely sloping grade existing on the site. Adjustments could be made to the slope of the timber wall. Pool equipment not visible as it is in the basement of the pool house.			
Motion	Motion to approve timber wall to step up with the grade and no exterior pool equipment through staff (AC)			
Vote	Carried: unanimous			Certificate #66741
20. Grimshaw, Gloria	31 Quidnet Road	New barn	21-27.4	Emeritus
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Matt MacEachern			
Public	None			
Concerns	Revisions had been done per HDC request. Glazer asked Applicant to bring in sample of the grey. Camp appreciated the change in the ridge. Coombs preferred the previous plan. McLaughlin stated that there should be no cupola on the steel roof and there should be shingled sides. Discussion about whether the cupola was appropriate or acted to break the ridge line length. McLaughlin did not think a cupola constituted a break.			
Motion	Motion to approve as submitted (AC)			
Vote	Carried: 3 in favor (Coombs, Camp Kuhnert), 1 opposed (McLaughlin), 1 abstained (Glazer)			Certificate #66767
21. Rattner	55 Hummock Pond Road	New garage	56-4	Emeritus
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Matt MacEachern			
Public	None			
Concerns	No concerns expressed at this time			
Motion	Motion to hold until next old business meeting without further comment (MK)			
Vote	Carried: unanimous			Certificate #
22. Pastan, Phil	63 Old South Road	Commercial Building #1	68-157	Patty Roggeveen
Sitting	Glazer, Coombs, Camp, McLaughlin			
Alternates	Kuhnert			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Patty Roggeveen			
Public	None			
Concerns	Camp asked to have a frame and detail around the front door. Glazer stated that the windows were improving. McLaughlin was concerned that the windows were not double-hung. Applicant stated there were commercial grade windows. Camp stated that double-hung windows would look nice like 6/6.			
Motion	Motion to hold for revisions to 10/18/2016 (DC)			
Vote	Carried: unanimous			Certificate #

