

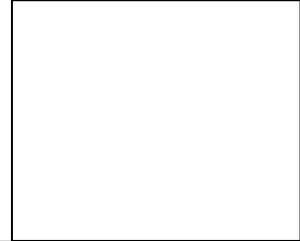


# MINUTES

## 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)



<b>Committee/Board/s</b>	Historic District Commission (HDC) – NEW BUSINESS
<b>Day, Date, and Time</b>	Tuesday, October 18, 2016 5:00 PM
<b>Location / Address</b>	☐ Second-Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA
<b>Signature of Chair or Authorized Person</b>	

**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](http://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, Edward Sullivan, Cathy Flynn

Called to order at 5:03 PM

Staff in attendance: John Heddon, Edward Sullivan, Cathy Flynn

Attending Members: KG, RP, AC, JM, DC

Alternate members: MK

Absent Members: VO

Late Arrivals:

Early Departures: 8:50 PM John McLaughlin

Agenda adopted by unanimous consent

### I. PUBLIC COMMENT

None

### II. SIGNS

- |                          |                    |           |             |          |
|--------------------------|--------------------|-----------|-------------|----------|
| 1. Nantucket Dreamland   | 17 S. Water Street | Wall sign | 42.3.1-11.1 | Joe Hale |
| *Hold for representation |                    |           |             |          |
| 2. Enforcement           |                    |           |             |          |

### III. CONSENT

- |                                   |                      |                             |          |                   |
|-----------------------------------|----------------------|-----------------------------|----------|-------------------|
| 1. Charpie, Sally <b>66687</b>    | 92 Polpis Road       | Rev. 65140, dormer change   | 44-3.2   | Ethan McMorrow    |
| 2. Cashman, Tim <b>66688</b>      | 7 Hawk's Circle      | Door changes                | 74-37.7  | NAG               |
| 3. Rosen, Andrew <b>66689</b>     | 148 Polpis Road      | Hardscape – pool            | 27-16    | Matt Palka        |
| 4. Griese, Robert <b>66690</b>    | 5 Meadow Lane        | Rev. window location        | 41-444   | Self              |
| 5. Weinberg, Ronald <b>66691</b>  | 4 Quaise Pastures Rd | Roof chg, main house        | 29-69    | Scott Abins       |
| 6. Weinberg, Ronald <b>66692</b>  | 4 Quaise Pastures Rd | Roof chg, garage            | 29-69    | Scott Abins       |
| 7. Bouque, Chris <b>66693</b>     | 18A Bartlett Road    | Add area well               | 67-113.1 | Sandcastle Const. |
| 8. Hamelberg, Gerald <b>66694</b> | 9 Davis Lane         | Shed                        | 82-74    | NAG               |
| 9. Mann, Vincent <b>66695</b>     | 10 Plum Street       | Addition                    | 80-31    | NAG               |
| 10. Choma, Chris <b>66696</b>     | 29 Monomoy Road      | Rev. balcony, wind/door     | 54-209   | Rowland & Assoc   |
| 11. Yauheni, Shubin <b>66697</b>  | 8 Gray Avenue        | Rev. 64251, add window      | 67-772   | Self              |
| 12. Barlow, David <b>66698</b>    | 9 Austine Locke Way  | Roof chg, door color change | 82-52    | Topham Design     |
| 13. Hassey, Joe <b>66699</b>      | 14 Rudder Lane       | Garage door color change    | 66-338   | John Trudel       |

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14. Vieth, Tim <b>66700</b>	24 Boulevarde	Revisions cabana	80-84	Thornewill Design
15. Net Zero LLC <b>66701</b>	10 Eat Fire Spring Rd	Garage door color change	20-63	Thornewill Design
16. Libby, Jason <b>66702</b>	17 Miacomet Avenue	Door chg, railing, AC unit	67-212	Self
17. Libby, Jason <b>66703</b>	17 Miacomet Avenue	Hardscape – patio, fence	67-212	Self
18. Clarkford Part NT <b>66704</b>	17 Kimball Avenue	Rev. 66388 outdoor shower	30-30	Botticelli & Pohl
19. Schaeffer, Justin <b>66705</b>	20 Bartlett Farm Road	Deck railing	65-76	Permits Plus
20. Mcdonough, John <b>66706</b>	5 Moby Way	Additions, win/door changes	65-59	Sophie Metz
1. Brix Development <b>66707</b>	25 King Street	Roof material change	73.4.2-103	NAG
15. Greene, F.E. Wade <b>66708</b>	35 Shell Street	Roof change	73.1.3-56	Jane Keating
16. Anathan, Robert <b>66709</b>	56 Starbuck Road	Addition	59.3-129	Permits Plus
17. Kinman, Dunes <b>66710</b>	15 Head of Plains	Demo shed	63-55	Permits Plus

Sitting KG, RP, AC, JM, DC

Alternates MK

Recused None

Documentation File with associated plans, photos and required documentation.

Representing None

Public None

Concerns None

Motion **Motion to Approve ( DC )**

Vote Carried 4-0 (KG, AC, DC, MK)//JM abstained, RP recused **Certificate #66687 to #66710**

**IV. OLD BUSINESS**

1. Viano, Frank	49 Pine Street	New dwelling	55.4.1-183	Val Oliver
<b>Sitting</b>	KG, RP, AC, DC, MK			
<b>Alternates</b>				
<b>Recused</b>	JM			
<b>Documentation</b>	File with associated plans, photos and required documentation.			
<b>Representing</b>	Val Oliver			
<b>Public</b>	None			
<b>Concerns</b>	Trim, front door issues			
<b>Motion</b>	<b>Motion to approve with sidelights added vertical panes and increased trim on front door through staff (AC)</b>			
<b>Vote</b>	Carried: unanimous <b>Certificate #66711</b>			
2. Applyby, Howard	11 Mattapoisett avenue	Hardscape – pool	82-376	BPC
<b>Sitting</b>	KG, RP, AC, JM, DC			
<b>Alternates</b>	MK			
<b>Recused</b>	None			
<b>Documentation</b>	File with associated plans, photos and required documentation.			
<b>Representing</b>	Doug Mills			
<b>Public</b>	None			
<b>Concerns</b>	No concerns expressed			
<b>Motion</b>	<b>Motion to approve with the addition of a fenced in A/C unit on the side (RP)</b>			
<b>Vote</b>	Carried: unanimous <b>Certificate # 66731A</b>			
3. Pastan, Phil	63 Old South Road	Commercial Building 1	68-157	Patty Roggeveen
<b>Sitting</b>	KG, AC, JM, DC, MK			
<b>Alternates</b>	None			
<b>Recused</b>	RP			
<b>Documentation</b>	File with associated plans, photos and required documentation.			
<b>Representing</b>	Patty Roggeveen			
<b>Public</b>	None			
<b>Concerns</b>	Applicant agreed to change windows to Anderson double-hung, change beam to 10/12, lenth from 8” to 10”			
<b>Motion</b>	<b>Motion to approve (JM) through staff with those changes</b>			
<b>Vote</b>	Carried: unanimous <b>Certificate # 66712</b>			

4. Pastan, Phil                                63 Old South Road                                Commercial Building 2                                68-157                                Patty Roggeveen  
**Sitting**                                KG, AC, JM, DC, MK  
**Alternates**                                None  
**Recused**                                RP  
**Documentation**                                File with associated plans, photos and required documentation.  
**Representing**                                Patty Roggeveen  
**Public**                                None  
**Concerns**                                Applicant agreed to change windows to Anderson double-hung, change beam to 10/12, lenth from 8” to 10”  
**Motion**                                **Motion to approve (JM) through staff with those changes**  
**Vote**                                Carried: unanimous                                **Certificate # 66713**

**V. NEW BUSINESS**

1. Pastan, Phil                                24B Evergreen Way                                Move off/demo                                68-711                                Patty Roggeveen  
**Sitting**                                KG, RP, AC, DC, JM  
**Alternates**                                MK  
**Recused**                                None  
**Documentation**                                File with associated plans, photos and required documentation.  
**Representing**                                Patty Roggeveen  
**Public**                                None  
**Concerns**                                Age of structure, massing, whether to allow move off only or allow the demo.  
**Motion**                                **Motion to approve move/demo (DC)**  
**Vote**                                Carried: unanimous                                **Certificate # 66714**
2. Pastan, Phil                                26 Woodland Drive                                Move on                                68-260                                Patty Roggeveen  
**Sitting**                                KG, RP, AC, DC, JM  
**Alternates**                                MK  
**Recused**                                None  
**Documentation**                                File with associated plans, photos and required documentation.  
**Representing**                                Patty Roggeveen  
**Public**                                None  
**Concerns**                                Prior approvals to move houses on this lot, existing buildings are on blocks, questioned how many had previous building permits, Applicant stated would return with appropriate demo applications for those structures.  
**Motion**                                **Motion to approve (AC)**  
**Vote**                                Carried: unanimous                                **Certificate #66715**
3. Pastan, Phil                                44 Washington Street                                Revisions                                42.2.3-7                                Patty Roggeveen  
**Sitting**                                KG, RP, AC, DC, JM  
**Alternates**                                MK  
**Recused**                                None  
**Documentation**                                File with associated plans, photos and required documentation.  
**Representing**                                Patty Roggeveen  
**Public**                                None  
**Concerns**                                Concerns by HSAB were read, memo from staff, building to be moved in the future, discussed TDL windows, if building were to stay may be made to be TDL  
**Motion**                                **Motion to approve as submitted (RP)**  
**Vote**                                Carried: unanimous                                **Certificate # 66716**

4. Wannacomet Water Co. 1 Milestone Road Hardscape 54-46 BLFR  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** MK  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Chris Raber and Ms. Giardi  
**Public** None  
**Concerns** Vegetation to be retained along Milestone and Old South Roads, access and visibility to be maintained and improved along the bike path entrances,  
**Motion** **Motion to approve through staff wood fence A/C units, black vinyl chain link fence, lighting fixtures at 16 feet (AC)**  
**Vote** Carried: unanimous **Certificate # 66717**
5. Rhodes 125 Main Street Rev. 66456 minor revisions 42.3.3-49 Thornewill Design  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** MK  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Carrie Thornewill stated making minor changes as opposed to previous approval, simplifying, not changing dormers, changing various doors  
**Public** None  
**Concerns** No concerns expressed  
**Motion** **Motion to approve (AC)**  
**Vote** Carried: unanimous **Certificate # 66718**
6. Thayer, Carolyn 13 Kittiwake Lane Stair well, wind well, fence 68-646 Thornewill Design  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** MK  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Carrie Thornewill add basement stairwell with consistent fence  
**Public** None  
**Concerns** No concerns expressed  
**Motion** **Motion to approve (JM)**  
**Vote** Carried: unanimous **Certificate # 66719**
7. Abbott, James 6 Chester Street Front stoop balusters 42.4.3-65 Thornewill Design  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** MK  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Carrie Thornewill, made mistake and put on non-code compliant railing on front stoop and took balusters off  
**Public** None  
**Concerns** Discussion about railing and historic aspects of the railing. There had been a standard rounded baluster on the front porch.  
**Motion** **Motion to approve with previous rounded spindle condition on front porch to meet code (AC)**  
**Vote** Carried: unanimous **Certificate # 66720**

8. 1620 Capital LLC 25 Broadway Replace windows, historic determ 73.1.3-108 NAG  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** MK  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Steve Theroux replace windows, submitted extensive window survey, different eras and state of disrepair  
**Public** None  
**Concerns** SAB supported waiver for energy code windows, discussed the history and fix drawings, replacing all of the windows with new TDL, 2/2 to 6/6 and correct drawings. Discussed details and window survey.  
**Motion** **Motion to hold for further information to correct drawings (in separate action a unanimous vote for historic determination letter to maintain TDL/ energy code) (RP)**  
**Vote** Carried: unanimous to hold and unanimous for the letter of **Certificate #**  
 historic determination
9. Faughan 9 Plum Street Change front porch 80-27 Jeff Morash  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** KG  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Jeff Morash as-built slightly different than what was approved in 2011 on west elevation  
**Public** None  
**Concerns** None expressed  
**Motion** **Motion to approve as built (DC)**  
**Vote** Carried: unanimous **Certificate # 66721**
10. Olof, Claussen 11 Union Street Hardscape – fence, gate 42.3.1-44 Mark Lombardi  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** MK  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Mark Lombardi tiny patio in the back, client wants to use black ceramic tile to rear patio from the house. No view. Pattern Boston running bond .  
**Public** None  
**Concerns** Discussion of the particular material, wants a picture of it. Photo from the road, there is a fence blocking the view. Discussion of visibility.  
**Motion** **Motion to hold for material and a view and readjust the height of fence/gate. (RP)**  
**Vote** Carried: unanimous **Certificate #**
11. 29 Monomoy Rd. NT 29 Monomoy Road Rev. 64423 site plan 54-209 Jardins Intl  
**Sitting** KG, RP, AC, DC, JM  
**Alternates** MK  
**Recused** None  
**Documentation** File with associated plans, photos and required documentation.  
**Representing** Ben Normand moved pool from back property line  
**Public** None  
**Concerns** Need prior approval. Discussion about the logistics.  
**Motion** **Motion to hold for more information (AC)**  
**Vote** Carried: unanimous **Certificate #**





20. 21 Crooked LLC                      21 Crooked Lane                      Rev. 65177 door change                      41-480  
**Sitting**                      KG, RP, AC, DC, JM  
**Alternates**                      MK  
**Recused**                      None  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Brook Meerbergen, Billy Cassidy four stalls would be eliminated of the eight stalls and six doors. Cassidy asked for a site visit, cannot see it from the road unless directly in front of it. Madaket Road no visibility.  
**Public**                      None  
**Concerns**                      Discussion of the door location on the barn. Large expanse of glass.  
**Motion**                      **Motion to view (RP)**  
**Vote**                      Carried: unanimous                      **Certificate #**
21. Gray, Nathan                      93 Goldfinch Drive                      Shed                      68-580  
**Sitting**                      KG, RP, AC, DC, JM  
**Alternates**                      MK  
**Recused**                      None  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Sarah Maneikis for the owner window matches the house in the rear of the property  
**Public**                      None  
**Concerns**                      Discussion of 6/1 matching the house on the shed.  
**Motion**                      **Motion to approve through staff with a batten door no window on the door other three sides shingled (DC)**  
**Vote**                      Carried: unanimous                      **Certificate # 66727**
22. Nant. Land Bank                      7 Nobadeer Farm Road                      Gate                      69-1  
**Sitting**                      KG, RP, AC, DC, JM  
**Alternates**                      MK  
**Recused**                      None  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Sarah Maneikis actually 84 Hinsdale Road for the paddle courts. People park over night and trying to work with the Land Bank to install gate for security purposes. Locked.  
**Public**                      None  
**Concerns**                      How close is the other side of the bike path? Concerned about visibility and material. Barn red color.  
**Motion**                      **Motion to View and further information on material and color (DC)**  
**Vote**                      Carried: unanimous                      **Certificate #**
23. Hostetler, Ames                      53 Baxter Road                      Window changes                      49-17  
**Sitting**                      KG, RP, AC, DC, JM  
**Alternates**                      MK  
**Recused**                      None  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Will Stephens was not present  
**Public**                      None  
**Concerns**                      None  
**Motion**                      **Motion to hold to Thursday, 10/20/2016 for representation (DC)**  
**Vote**                      Carried: unanimous                      **Certificate #**
24. Zevnik, Paul                      24 W. Chester Street                      Hardscape – apron, curb                      42.4.3-57  
**Sitting**                      KG, RP, AC, DC, JM  
**Alternates**                      MK  
**Recused**                      None  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Paul Quirk  
**Public**                      None  
**Concerns**                      No concerns  
**Motion**                      **Motion to approve (AC)**  
**Vote**                      Carried: unanimous                      **Certificate # 66728**

**KRISTINE GLAZER LEFT THE MEETING AT 7:30**



29. Booms, Jeffrey                      14 Woodland Drive                      Solar array                      79-203  
**Sitting**                      RP, AC, DC, MK  
**Alternates**                      None  
**Recused**                      None  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Jeffrey Booms  
**Public**                      None  
**Concerns**                      No concerns expressed  
**Motion**                      **Motion to approve (RP)**  
**Vote**                      Carried: unanimous                      **Certificate # 66766**
30. Nesi, Denise                      20 Walsh Street                      Demo dwelling                      42.4.1-10  
**Sitting**                      AC, DC, MK  
**Alternates**                      None  
**Recused**                      None - RP was not eligible for the demo application  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Sophie Metz, Tom Garrett explained new design and the issues with the existing structure and difficulty moving it off site. No one wants the house so far. Would have to be cut up.  
**Public**                      None  
**Concerns**                      Comments were made and discussed about the structure and its viability.  
**Motion**                      **Motion to hold the demo to Thursday, 10/06/2016 (AC)**  
**Vote**                      Carried: unanimous                      **Certificate #**
31. Nesi, Denise                      20 Walsh Street                      New dwelling                      42.4.1-10  
**Sitting**                      RP, AC, DC, MK  
**Alternates**                      None  
**Recused**                      None  
**Documentation**                      File with associated plans, photos and required documentation.  
**Representing**                      Sophie Metz, Tom Garrett, talking about bringing in fill.  
**Public**                      None  
**Concerns**                      Discussion about the height out of the ground due to flood plain. Feels very vertical, and too many gables, not fitting for neighborhood with smaller surrounding structures. Roofwalk not appropriate on the structure. Design features that needed to be changed as to windows, massing.  
**Motion**                      **Motion to hold for revisions and allow it to come back on Thursday, 10/06/2016(RP)**  
**Vote**                      Carried: unanimous                      **Certificate #**

**VI. THE FOLLOWING ITEMS WERE NOT HEARD AT THIS MEETING AND WERE CONTINUED TO THURSDAY, 10/20/2016 AT 1:00**

32. Sharp, Randolph	12R Skyline Drive	Rev. 66224 attach garage	79-35	Thornewill Design
33. Coyne, James	19 Stone Post Way	Main house lift, additions	73.3.2-72	Rowland & Assoc.
34. Coyne, James	19 Stone Post Way	New garage	73.3.2-72	Rowland & Assoc.
35. The Crox Parantoux	30 Nobadeer Avenue	Hardscape – sports court	87-35	Julie Jordin
36. Brown, David	5 Bunker Hill Road	Renovation, addition	73.4.2-33	Greg Nichols
37. Brown, David	5 Bunker Hill Road	Demo garage	73.4.2-33	Greg Nichols
38. Habbs, George	18 Parsons Lane	New dwelling	75-102	Permits Plus
39. Kinman, Dunes LLC	15 Head of Plains	Demo dwelling	63-55	Permits Plus
40. Congleton, William	6 Marble Way	Commercial barn	66-103	Brook Meerbergen
41. Harvey, EJ	56 Hooper Farm Lot 147	New dwelling	67-317	Emeritus
42. Harvey, EJ	56 Hooper Farm Lot 147	New cottage	67-317	Emeritus
43. Harvey, EJ	56 Hooper Farm Lot 148	New dwelling	67-317	Emeritus
44. Harvey, EJ	56 Hooper Farm Lot 148	New cottage	67-317	Emeritus
45. 106 Surfside LLC	106 Surfside Road	Demo/move dwelling	67-180	Emeritus
46. 106 Surfside LLC	106 Surfside Road	New dwelling	67-180	Emeritus
47. Netore Real Est. Trust	59 W. Chester Street	New dwelling	41-223	Emeritus
48. Hawthorne Park LLC	49 Hummock Pond etc	Demo abandoned dwelling #1	56-5 etc.	Self
49. Hawthorne Park LLC	49 Hummock Pond etc	Demo abandoned dwelling #2	56-5 etc.	Self
50. Hawthorne Park LLC	49 Hummock Pond etc	Demo garage/storage building	56-5 etc.	Self

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51. Hawthorne Park LLC	49 Hummock Pond etc	Demo garage/storage building	56-5 etc.	Self
52. Hawthorne Park LLC	49 Hummock Pond etc	Demo garage/storage building	56-5 etc.	Self
53. Hawthorne Park LLC	49 Hummock Pond etc	Demo garage/storage building	56-5 etc.	Self
54. Hawthorne Park LLC	49 Hummock Pond etc	Demo garage/storage building	56-5 etc.	Self
55. Hawthorne Park LLC	49 Hummock Pond etc	Demo garage/storage building	56-5 etc.	Self
56. O'Rourke, Paul	54 Prospect Street	Rev, demo	55.4.1-54	Self
57. Ack Last LLC	7 Judith Chase Lane	Demo rear ell, reconstruct	42.3.2-62	Dwyer Maloney

VII. OTHER BUSINESS	
Approve Minutes -	
Review Minutes -	
Other Business -	-Discussion/possible vote change of day/time of meeting for Madaket Advisory Board, result was motion by RP from 2:00 PM to 9:00 AM same Monday, and Louise Swift was appointed (AC) to replace Ken Giles
Commission Comments	

Meeting adjourned at 9:55 PM