



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Kristine Glazer, Abigail Camp
Associate Commissioners: Vallorie Oliver, Matt Kuhnert

~~ MINUTES ~~

Tuesday, November 1, 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; Catherine Flynn, PLUS Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Coombs, McLaughlin, Glazer, Camp,

Absent Members: Oliver, Kuhnert

Late Arrivals: None

Early Departures: McLaughlin, 8:49 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. RATIFICATION OF		APPROVALS FROM	10/06/2016 HDC MEETING		
1.	Frazier, Dalton – 66759	73A Hooper Farm Road	Shed	67-330	Self
2.	Dueberry, Bob – 66760	4 Charter Street	Deck, enlarge brick patio	42.3.2-167	Val Oliver
3.	Davis, Katherine – 66761	19 Union Street	Extend fence, arbor	42.3.2-136	Jivko K.
4.	Duester – 66762	13 Monomoy Road	Roof walk color change	54-198	Thirty Acre Wood
5.	Stewart, Michael – 66763	9 Rudder Lane	Renovation, addition	66-364	SMRD
6.	Ready, John – 66764	21 Old South Road	Rev. 66374: vent, fencing	68-246	Emeritus
7.	Theall, Dayton – 66765	24 Nanina Drive	Fence	67-513.5	Self
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Public	None				
Concerns (4:33)	Staff – Reviewed approvals as made on October 6.				
Motion	Motion to Ratify motions made on these items on October 6, 2016. (Coombs)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	ISSUED 10/06/2016	

III. CONSENT

1.	Lite House LLC – 66790	44 Sankaty Road	Roof chng, wood to arch	42.2.3-55	Jim Lydon
2.	Lite House LLC – 66791	44 Sankaty Road	Revise fenestration	42.2.3-55	Topham Design
3.	Halsey, Smith – 66792	1 Vinecliff Lane	Rev. 66018: door change	29-43.1	Emeritus
4.	PKG Design – 66793	1 Vinecliff Lane	Rev. change pool to hot tub	29-43.1	Edgewater
5.	Oberly, Sean – 66794	22 Nanina Drive	Hardscape-patio	67-573.3	Edgewater
6.	Fredericks, Dave – 66795	7 Newtown Road	Rev. 66411: ext stairs	55-212	Self
7.	Harthun, Eric - 66796	7 Swayzes Drive	Rev. do not constct addition	66-155	Will Stephens
8.	Daniels, Maurice – 66797	9 Evergreen Way	Rev. reduce breezeway	68-721	George Harrington
9.	Anstasio, Sandra – 66798	5 Golfview Drive	Porch, windows	66-166	Brook Meerbergen
10.	Macy Realty, LLC – 66799	1 Macy Lane Bldg E	Chng doors, guardrails	68-40.8,9	John Stover
11.	Frazier, Dalton – 66800	73A Hooper Farm Road	Re-site shed	67-330	Self
12.	Hirst, Michael – 66801	4 Halyard Lane	Hardscape-pool, fence	66-327	Jardins International
13.	Ghisky, Ben – 66802	3 Plainfield Road	Add dormers	49.3.2-17	Topham Design
14.	Stewardson, Dana – 66803	16 Sconset Avenue	Add window	49.3.2-32	Thornewill Design
15.	Schreiber, Herbert – 66804	25 Rugged Road	Renovation	67-166	CWA
16.	Flavin, Gerard – 66805	249 Hummock Pond Road	Roof chng to arch	83-25	Jim Lydon

17. Lentowski, James – 66806	75 Hooper Farm Road	Roof chng to arch	67-329	Jim Lydon
18. Silva, D&G – 66807	3 Essex Road	Window, door change	67-601	JN Design Build
19. Zehmar, Carlyn – 66808	33 Shimmo Pond Road	Rev. 65900: barn	43-156	Val Oliver
20. The Westmoor Club LLC – 66809	10 Westmoor Lane	Add gable & porch	41-91	Scott Carson
21. Lake, Kristen – 66810	58 Goldfinch Drive	Rev. 65156: shed	68-678	Rand Smith
22. Strachan, Brian – 66811	6 Cathcart Road	Move off garage	54-9	Ron Bamber
23. Mayer, Cynthia – 66812	20 Giny Lane	As built revisions	41-848	Val Oliver
24. Knight, Rob – 66813	12 E. Lincoln Avenue	Rev. 65710: chimney color	42.4.1-47	Emeritus
25. Strachan, Brian – 66814	6 Cathcart Road	House demolition	54-9	Catalano Archs.
26. Keane, Laura – 66815	17 Deer Run Road	Rev. to guest house	57-13	CWA
27. 276 Polpis Rd. NT – 66816	276 Polpis Road	Rev. 66475: bsemnt winds	25-31	Rowland & Assocs
28. Town of Nantucket – 66817	30 Surfside Road	Move off modular bldg	55-101	Erika Mooney
29. Hills + Valleys LLC – 66818	12A Greglen Avenue	Move on house	68-181	Julie Jordin
30. Hills + Valleys LLC – 66819	12A Greglen Avenue	Move on garage	68-181	Julie Jordin
31. Kimball Sherburne LLC – 66820	9 Kimball Avenue	Revise windows house	30-31	Ferguson Shamanian
32. Kimball Sherburne LLC – 66821	9 Kimball Avenue	Revise windows cottage	30-31	Ferguson Shamanian
33. Zablow, Robin – 66822	69 Tom Nevers Road	Renew COA 51135	75-138	Botticelli & Pohl
34. Morning Light LLC – 66823	67 Baxter Road	Raise Garage 1-, foundation	49-24	Botticelli & Pohl
35. Glowacki, Greg – 66824	19A Waydale Road	Window, door replace, trim	67-29	Megan Anderson
36. Town of Nantucket – 66825	7 Nobadeer Farm Road	Shed trim color change	69-1	M. Voigt
37. Town of Nantucket – 66826	15 Harborview Way	Shed trim color change	42.4.2-9	M. Voigt
38. Marshall, Meredith – 66827	141 Main Street	Demo pool	41-172	Waterscapes
39. McGillin, Frank – 66828	7 Atlantic Avenue	Color change	55-15	Permits Plus
40. Fergusson – 66829	134 Main Street	Hardscape: fence	41-37	Mark Lombardi
41. Fowlkes, Gregory – 66830	5 New Dollar Lane	Hardscape: deck	42.3.3-82	Julie Jordin

Voting Coombs (acting chair), McLaughlin, Camp (Items 1-26 and 28-42)
 Alternates None
 Recused Pohl, Glazer (from Items 1-26 and 28-42)
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **Ben Normand**, Rowland and Associates for 276 Polpis Road NT – Since submittal of the application, reduced the size of the walkway and number of windows.
 Public None
 Concerns Item 28 was a duplicate deleted from consent list.
 Item 27: no concerns.
 Motion **Motion to Approve Items 1-26 and 28-42. (Camp)**
 Vote Carried 2-0//McLaughlin abstain **Certificate # 66790 to 66815 & 66817 to 66830**
 Voting Item 27 Pohl, Coombs, McLaughlin, Glazer, Camp
 Motion **Motion to Approve through staff the plans submitted at the table. (Camp)**
 Vote Carried 4-0//McLaughlin abstain **Certificate # 66816**

IV. CONSENT WITH CONDITIONS

1. Schwarzer, Sabine – 66831	10 Parson Lane	Trim color change	75-98	Edward O'Brien
• Pictures of house to be	supplied			
2. Bamber, Ronald – 66832	159 Orange Street	Move on garage	55-170	Self
• Roof style and color to match	structures on site			
3. PKG Design – 66833	3 Vinecliff Road	Hardscape: walls, fire pit	29-43	Edgewater
• Coping no higher	than 8" above terrace			
4. Town of Nantucket – 66834	81 South Shore Road	Move on modular bldg	87-135	Erika Mooney
• Limit of 12 months and then	require HDC renewals			

Voting Pohl, Coombs, McLaughlin, Camp
 Alternates None
 Recused Glazer
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **Erika Mooney**, Town of Nantucket – Requested the time frame be increased to 1 year.
 Public None
 Concerns **Staff** – 2 Hatikva has been moved to new business.
 No concerns about the modular building being in place 1 year before a renewal is requested.
 Motion **Motion to Approve through staff per noted conditions. (Camp)**
 Vote Carried 3-0//McLaughlin abstain **Certificate # 66831 to 66834**

V. SIGNS

1.	Nantucket Dreamland	17 S. Water Street	Wall sign	42.3.2-11.1	Joe Hale
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee (SAC) – Held for revisions				
Concerns (4:45)	None				
Motion	Motion to Hold per SAC recommendation. (Coombs)				
Vote	Carried unanimously			Certificate #	
2.	Mass Audobon Society	Barn Valley Road	Free standing sign	47-1	Self
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Held for revisions				
Concerns	None				
Motion	Motion to Hold per SAC recommendation. (Coombs)				
Vote	Carried unanimously			Certificate #	
3.	Nant. Lightship Museum	Various locations	Temporary sign	Various	Bergman
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Mary Bergman – In the past the sign was approved with the logo and the signs have been ordered and delivered with the logo.				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – They approved 3-days for the yard-sale sign and reduced the number of signs to 15 with removal of Bartlett logo. Told Ms Bergman that in the future, the logo should be omitted.				
Concerns	None				
Motion	Motion to Approve through staff with 15 signs to be up for 3 days. (Glazer)				
Vote	Carried unanimously			Certificate #	66835
4.	Hudson, Wendy	25 Broad Street	Projecting sign	42.4.2-77.1	Wendy Hudson
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Held for revisions				
Concerns	None				
Motion	Motion to Hold per SAC recommendation. (Coombs)				
Vote	Carried unanimously			Certificate #	
5.	John Ready Trust – 66836	21 Old South Road	Wall sign #1	68-246	Sean Ready
6.	John Ready Trust – 66837	21 Old South Road	Wall sign #2	68-246	Sean Ready
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend these can be approved.				
Concerns	None				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously			Certificate #	66836 & 66837

7. Amelia Drive LLC	5 Amelia Drive	Wall sign	67-435	Anne Dawson
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend these can be approved.			
Concerns	None			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66838	

VI. OLD BUSINESS FROM 10/25

1. Nantucket Yacht Club 4 South Beach Street Demolition 42.4.2-59 Emeritus

Voting	Coombs (acting), McLaughlin, Glazer			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Matt MacEachern , Emeritus Development – Reviewed the history of the building, circa 1969. They might have a taker.			
Public	None			
Concerns (4:49)	No concerns.			
Motion	Motion to Hold to track with the new building. (Glazer)			
Vote	Carried unanimously	Certificate #		

2. Nantucket Yacht Club 4 South Beach Street New dormitory bldg 42.4.2-59 Emeritus

Voting	Coombs (acting), McLaughlin, Glazer			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Matt MacEachern , Emeritus Development – Reviewed the changes made per previous concerns. Feels it looks too vertical without the larger overhangs.			
Public	None			
Concerns (4:49)	Glazer – She believes this structure takes up way too much of the lot relative to the existing; this mass is a big rectangular block; there is no information about HVAC and other electricals. The 1.5 foot jog is not a significant enough break in the south wall plane. This is a very prominent lot on the corner as people come off the boat. Coombs – The south elevation has no break in massing along Whaler’s Lane. McLaughlin – According to the scale, the overhangs are 18 inches and should be cut back to 12 inches.			
Motion	Motion to Hold for revisions and reduction to scale with more additive massing. (Glazer)			
Vote	Carried unanimously	Certificate #		

3. Claussen, Olof 11 Union Street Hardscape: fence, patio 42.3.1-44 Mark Lombardi

Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Mark Lombardi – Reviewed application and changes made per previous concerns.			
Public	None			
Concerns (5:09)	No concerns.			
Motion	Motion to Approve due to the removal from the application of the fence and black tile. (Glazer)			
Vote	Carried unanimously	Certificate #	66839	

4. Nantucket Land Bank 7 Nobadeer Farm Road Gate 69-1 Sarah Maneikis

Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Sarah Maneikis – Proposed using the originally requested design made of wood natural to weather.			
Public	None			
Concerns (5:12)	McLaughlin – The submitted photos should have addresses added to them. No concerns with natural to weather wood.			
Motion	Motion to Approve as submitted and made from natural to weather wood. (Glazer)			
Vote	Carried unanimously	Certificate #	66840	

5.	Carpentier	17 Columbus Avenue	Addition	59.3-108	Emeritus
Voting	Coombs (acting), McLaughlin, Glazer				
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.				
Public	None				
Concerns (5:17)	<p>Coombs – Read MAB comments: reduction on south & west elevation of new addition and removal of the angles. McLaughlin – The decking exceeds the 30% guidelines. MacEachern – Agreed to elimination of all the west elevation decking. Glazer – Okay with removal of decking on the west elevation. Decking on the south brings decking to about 35%.</p>				
Motion	Motion to Approve through staff with the removal of decking on the west elevation but approve the decking on the south due to lack of visibility, per Exhibit A. (Glazer)				
Vote	Carried 2-1//McLaughlin opposed		Certificate #	66841	
6.	29 Monomoy Rd. N.T.	29 Monomoy Road	Rev. 64423: site plan	54-209	Jardins International
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Elizabeth O'Rourke , Jardins International – Reviewed proposal.				
Public	None				
Concerns (5:26)	No concerns.				
Motion	Motion to Approve. (Glazer)				
Vote	Carried unanimously		Certificate #	66842	
7.	Netore Real Estate Trust	59 West Chester Street	New dwelling	41-223	Emeritus
Voting	Pohl, Coombs, Glazer, 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.				
Public	None				
Concerns (5:28)	<p>Staff – Ms Coombs and Ms Camp have “Mullened” back into the application. Pohl – Suggested a pitch of 10/12 to reduce the height more. Camp – Would like the height brought down more. Consensus agrees about reducing the height. Glazer – East elevation, the meeting rails need to align.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
8.	Norris, Mark	130 Main Street	New dwelling	42.3.3-96.3	Self
Voting	Pohl, Coombs, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.				
Representing	Mark Norris – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:33)	<p>Camp – North elevation, the right wing should be reduced in width to 15 feet; it competes with the main mass; not sure about shingling the wing. Pohl – He believes that the main mass clapboard will give prominence to it over the wing. Okay with the wing as proposed. Coombs – She’s okay with the wing being shingled and main mass clapboard. Okay with the wing as proposed.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Vote	Carried unanimously		Certificate #	66843	

VII. NEW BUSINESS

1. Slatoff, Karl	45 India Street	Rev. 66447: color chng, wind	42.3.4-123	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Ethan McMorrow – Two original windows remain; propose replacing rest with Boston Sash true-divided light (TDL) with wood storms. Needs to run the Hamilton blue shutters on the front past his client.			
Public	None			
Concerns (5:43)	Pohl – Read HSAB comments: suggest blue shutters on the front only. Coombs – Doesn't think this house calls for Hamilton blue. Camp – Likes the Hamilton blue.			
Motion	Motion to Approve pending discussion with the owner about adding Hamilton blue shutters to the front of the house. (Glazer)			
Vote	Carried unanimously	Certificate #	66844	
2. DWZ LLC	5 Mill Street	Rev. 65068: foundation change	42.3.3-79	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Ethan McMorrow – Want to keep the existing scuttle; it had been approved for removal.			
Public	None			
Concerns (5:51)	Pohl – Read HSAB comments: use of lime mortar; north elevation, first-floor window moved 6 to 8 inches. Coombs – East, west, & south elevation foundation says brick veneer, that needs to be real brick.			
Motion	Motion to Approve through staff with the north elevation first-floor window moved east 6 to 8 inches and use of real brick and lime mortar similar to what would have been used historically. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66845	
3. O'Mahoney, Siobhan	21 McKinley Avenue	Addition: dormer	73.3.2-61	NAG
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project: simple single dormer. Submitted context photos at the table. Can do a hipped roof on the dormer.			
Public	None			
Concerns (5:58)	Pohl – Read SAB comments: window configuration needs to be rethought. Glazer – Okay with the side windows on the east and west dormer side walls, but there are no other 4-lights on the structure. Likes the idea of a hipped roof. McLaughlin – No comments. Coombs – Okay with the four-light side windows and the hipped roof idea. Camp – Agrees about the hipped roof. Pohl – The triple window should not have a picture-frame case.			
Motion	Motion to Approve through staff with a hipped roof dormer on the south elevation. (Glazer)			
Vote	Carried unanimously	Certificate #	66846	

4. ACK Last LLC	7 Judith Chase Lane	Renovation	42.3.2-62	Dwyer Maloney
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Dwyer Maloney – Reviewed structural problems with existing structure; main chimney mass is starting to collapse and should come down and be rebuilt exactly.			
Public	David Barham , 6 Pine Street – This is an individually significant early structure; one of few from the era. It is not clearly the case that the rear ell became unstable until the demolition was done. The powder post infestation can be treated without demolition of the structure. Perhaps the original approval should be reassessed to ensure it can be accomplished without demolition of the structure. He had gone through the structure when it was up for sale with an interested party and the structural components were deemed able to be repaired. Fears the chimney has been undermined from below leading to its collapse; the chimney and fireplace are important elements to this house. The front door surround should have as-built drawings submitted and replaced in kind.			
Concerns (6:05)	<p>Pohl – Read HSAB comments: see previous comments; kitchen chimney has been demolished; removal of floor and sheathing unnecessary. Read HSAB comments from previous application.</p> <p>Coombs – Previously, this board developed a policy that a building where the owner calls for demolition should be reviewed by an independent engineer with the applicant paying for the engineer; this board did that on another structure.</p> <p>Glazer – It was discussed but she doesn't recall that policy being voted on. She doesn't believe there was an approval to remove the rear ell chimney. Reviewed previous applications and approvals for this property.</p> <p>McLaughlin – The sills are gone but the structural components are strong; all that can now be saved is the door, chimney, and walls. Agrees with a lot Mr. Barham said.</p> <p>Maloney – The sides were to be reshingled and sheathing resecured; as they started shingling, the sheathing began to fall apart. There are no continuous studs from ceiling to floor; the photos document that. They were under the impression the rear ell chimney had been approved for removal. His engineer confirmed it was not safe when they started work. Enumerated work by prior owners that removed original structural components. Asked the board to come look.</p> <p>Pohl – He thinks the proper procedure is to: view this, review the series of applications and approvals by this board to ascertain if work was in compliance, and would like to ask about the possibility of an independent engineer.</p> <p>Glazer – Time is of essence; the building needs to get covered before winter.</p>			
Motion	Motion to View on November 2 and to be discussed on November 3 and for staff to work on procuring an independent engineer. (Glazer)			
Vote	Carried unanimously		Certificate #	
5. Town of Nantucket	30 Surfside Road	Roof change to architectural	55-101	SMRT Inc.
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Diane O'Neil, NPS Facilities Manager			
Public	Dick Webb , Principle SMRT – Not looking to match the color of the existing schools' roofing, only the material.			
Concerns (6:37)	Pohl – This did not go on consent because of the scale. He's in favor of this. The proposed shingles are on the existing school buildings; color will remain as previously approved.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously		Certificate #	66847

6. Rosa Rugosa Cottage Inc. 35 Jefferson Avenue Deck, windows, & doors 30-122 JN Design Build
 Voting Pohl, Coombs, McLaughlin, Glazer, Camp
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **Josiah Newman**, JN Design Building – Presented project.
 Public None
 Concerns (6:41) **Coombs** – North and south elevations, the extension of the deck out to 18 feet is excessive. The north elevation is visible from Pawgvet Lane. No concerns with replacing the windows.
 Consensus agrees about the decking.
Pohl – West elevation, the pent roof is too formal. The curved bracket on the north elevation should be simplified.
Glazer – Would be okay with curved brackets if the roof were not flat.
McLaughlin – The new deck is 35 feet long and shouldn’t extend more than 8 feet from the wall. The brackets should be 45 degree angle straight, not curved.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously **Certificate #**
7. Rosa Rugosa Cottage Inc. 35 Jefferson Avenue Hardscape: driveway 30-122 JN Design Build
 Voting Pohl, Coombs, McLaughlin, Glazer, Camp
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **Josiah Newman**, JN Design Building – Presented project.
 Public None
 Concerns (6:53) **Coombs** – She would like to see a topographical map to see how much grading is being retained and where.
Glazer – Would like to know how much of the natural vegetation will be lost.
Camp – Wants to know about the material for the parking; she would prefer stone or shell.
McLaughlin – Would like to know the maximum height of the walls.
 Motion **Motion to Hold for further information. (Glazer)**
 Vote Carried unanimously **Certificate #**
- Break 7:02 to 7:10 p.m.
8. Kalman, Mike 40 Somerset Road Stonewall, drive apron 66-74 Self
 Voting Pohl, Coombs, McLaughlin, Glazer, Camp
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **Mike Kalman** – Presented project.
 Public None
 Concerns (7:10) **Glazer** – The wall to the right of the drive shouldn’t exceed 30 inches.
 Motion **Motion to Approve with the wall right of the apron not to exceed 30 inches. (McLaughlin)**
 Vote Carried unanimously **Certificate # 66848**
9. Strachan, Brian (OB) 6 Cathcart Road New dwelling 54-9 Catalano Archs.
 Voting Coombs (acting), McLaughlin, Glazer, Camp
 Alternates None
 Recused None
 Documentation Associated site and elevation plans, photos, correspondence, and historical documentation as required.
 Representing **John Catalano**, Catalano Architects – Reviewed changes made per previous concerns.
 Gwen Ducharte, Catalano Architects – Submitted revised plans at the table.
 Brian Strachan
 Public None
 Concerns (7:15) **Camp** – South elevation, the far left wing ridge should match the wing on the right; the chimney is too tall.
Glazer – Agrees about the left wing ridge; the posts on the roof walk need to come through fascia board. North elevation, the French doors should be 15 light. The “B” windows panes in should be as vertical as possible. There are two different “B” windows. Need the roof pitch noted on the elevations.
McLaughlin – With the changes made this is appropriate.
 Motion **Motion to Hold for revisions. (Glazer)**
 Vote Carried unanimously **Certificate #**

10. Strachan, Brian	6 Cathcart Road	New Garage	54-9	Catalano Archs.
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	John Catalano , Catalano Architects – Presented project. Gwen Ducharte, Catalano Architects – Submitted revised plans at the table. Brian Strachan			
Public	None			
Concerns (7:39)	Coombs – Drop the wart on the left side; she has 22’6.5” for the main ridge. East elevation, the dormer has too much cheek wall. Glazer – The east elevation looks squat cutting into the grade. Camp – Agrees about the east elevation. McLaughlin – No concerns.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
11. Strachan, Brian	6 Cathcart Road	New Pool House	54-9	Catalano Archs.
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	John Catalano , Catalano Architects – Presented project. Gwen Ducharte , Catalano Architects – The height is under 16 feet. Brian Strachan			
Public	None			
Concerns (7:46)	Coombs – West elevation, suggested two windows to match the east elevation. Pohl – The air conditioning unit (A/C) needs to be screened.			
Motion	Motion to Approve through staff with a fence around the north elevation A/C units and removing one window on the west elevation to match the east elevation. (Coombs)			
Vote	Carried unanimously		Certificate #	66849
12. Wenden, Caesara	1 West Chester Street	Heat pump	42.4.3-152	Permits Plus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Mark Poor , Permits Plus – Presented project.			
Public	None			
Concerns (7:49)	Pohl – Read HSAB comments: visibility through lattice; lattice natural to weather and square. His response to that is it won’t be visible and doesn’t mind the diamond shaped lattice openings. Coombs – Doesn’t mind the diamond shape. Glazer – The gap in a square lattice is smaller than a diagonal gap and will eliminate any possibility of visibility; though she has no concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously		Certificate #	66850
13. Nantucket Yacht Club	3 Whalers Lane	Shed	42.4.2-89	V. Raimo
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Vin Raimo			
Public	None			
Concerns (7:56)	Pohl – Read HSAB comments: Proportions are wrong; pitch too steep; too tall. Pitch should match building next to it. The height could reduced by dropping the eave plate and eliminate the transom; the transom isn’t necessary. Glazer – Agrees with Mr. Pohl. 22 feet long seems large. Consensus agrees.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	

14. Nantucket Yacht Club	3 Whalers Lane	Decking, mod to railing	42.4.2-89	V. Raimo
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Vin Raimo – Presented project.			
Public	None			
Concerns (8:01)	<p>Pohl – Read HSAB comments.</p> <p>Glazer – She’s in favor of lattice below the deck; however not so sure of raising its height.</p> <p>McLaughlin – Lattice below the deck but leave the spindles above.</p> <p>Coombs – Agrees.</p>			
Motion	Motion to Approve through staff with the fence to be rebuilt in kind, diagonal lattice below the deck and deck railing rebuilt in kind. (Coombs)			
Vote	Carried unanimously	Certificate #	66851	
15. Kroin, David	5 Huckleberry Lane	Deck, window, & door mods	32-61	Sandcastle Constrct
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project. The north elevation has limited visibility.			
Public	None			
Concerns (8:07)	<p>Glazer – North elevation, the “A” window in the gambrel needs more vertical panes; make it a 4-light like others. There is a lot of proposed decking.</p> <p>McLaughlin – The deck needs to be pulled back to eight feet.</p> <p>Coombs – Agrees with Mr. McLaughlin.</p> <p>Pohl – Agrees with what’s been said. North elevation, the second-floor deck posts are too thick.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
16. Minella, Sarah	5 Giny Lane	Main house: add porch roof	41-849	Sandcastle Constrct
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project.			
Public	None			
Concerns (8:14)	<p>Glazer – Would prefer no porch on the north elevation to moving it.</p> <p>Consensus agrees.</p>			
Motion	Motion to Approve through staff with no porch at the front door. (Glazer)			
Vote	Carried unanimously	Certificate #	66852	
17. Minella, Sarah	5 Giny Lane	Garage: add windows & dormer	41-849	Sandcastle Constrct
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (8:23)	No concerns.			
Motion	Motion to Approve as submitted. (Glazer)			
Vote	Carried unanimously	Certificate #	66853	

18. Tack 3 LLC	26 Washington Street	Rev. 62137: lift & details	42.3.2-23	CWA
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Chip Webster , Chip Webster Architecture – Presented project: height dictated by velocity flood zone. Ethan Griffin, Chip Webster Architecture – There are a couple of Greek revival structure across the street.			
Public	None			
Concerns (8:25)	Pohl – Read HSAB comments: north elevation, too high off ground, too many items not mentioned; west elevation, bullseye window inappropriate, pilasters narrow, door detail proportions off, skirt inappropriate at first floor; east elevation, bowed second-floor balcony inappropriate; change in height inappropriate, scale and architectural detail wrong, redesign with simple details not Greek revival. Given the size, so much ornamental trim inflates it; would like to see a simplification of the design. The impact/view of the vertical board at the bottom should be mitigated. Glazer – Wants to view the area for context. Coombs – There are too many mulled windows. McLaughlin – The round window is highly inappropriate for this structure. West elevation, there is 5.5 feet of boarding and an adjacent area has six feet of boarding; the awning windows should be fixed or double hung. South elevation, the deck needs to be pulled back one foot.			
Motion	Motion to View and hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
19. Keane, Laura	17 Deer Run Road	Revs. to main house	57-13	CWA
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Chip Webster , Chip Webster Architecture – Presented project. Ethan Griffin , Chip Webster Architecture – The north elevation is closest to the road but there is a sizeable vegetated buffer of mature pines.			
Public	None			
Concerns (8:37)	Glazer – North elevation, the meeting rails need to align; prefers the previous shed roof over the door. South elevation should remain as previously approved, French doors should be 15-lights and ungang the windows. East elevation, preferred the 6-over6 to the 4-over-4 windows and again the French doors should be 15-lights. This house is visible. Camp – Preferred the previous rendition in its entirety except for the north elevation triple-ganged. These changes accentuate the verticality of the structure. Coombs – West elevation, preferred the 6-over-6 double hung windows. The ganged windows should be separate as previously approved. West elevation, the “C” windows should go back to “B” windows. All “C” windows should be 6-over-6. Agrees about the French doors. East elevation, the left “F” windows are too big for that little area. Pohl – Appreciates the 9/12 over 10/12 pitch. Not in favor of narrow 4-over-4 windows, French doors should be 15 lights, ganged windows, and the north meeting rail needs to be adjusted. Prefers the shed roof over the front door. McLaughlin – The “B” & “E” windows are described as “casement fixture windows” which he’s never heard of.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
20. Theodorakos, Vaios Trst	79 Pocomo Road	Pool house	15-5	CWA
Voting	Pohl, Coombs, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Chip Webster , Chip Webster Architecture – Presented project. Ethan Griffin, Chip Webster Architecture			
Public	None			
Concerns (8:49)	Pohl – Second dwellings shouldn’t exceed 22 feet and garages with apartments are limited to 24 feet; this is 26 feet tall and is a very large building. The rear and front have dormers that run the length of the building. The deck extends 10 feet or more from the wall. Need cardinal directions on the elevations and photos of the main house. Coombs – Second-floor French doors are different than the ones below; there are 14 French doors on one elevation. Camp – The second-floor windows don’t relate to the first-floor windows. Fenestration is chaotic. Glazer – The side facing the pool has a lot of windows. The front and left elevation are visible from the water.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	

21. Willsey, Kevin	67 Monomoy Road	Rev. 66601: addition, windows	43-103	Emeritus
Voting	Pohl, Coombs, Glazer, Camp			
Alternates	None			
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 (8:56)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66854	
22. Fogarty, Brian	40 Jefferson Avenue	Rev. 66472: bsmnt walk, windw	30-119	Emeritus
Voting	Pohl, Coombs, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and historical documentation as required.			
Representing	Matt MacEachern , Emeritus Development – Presented project. Asked that the south elevation right “C” window be a “B”.			
Public	None			
Concerns (8:58)	Glazer – East elevation, prefers the existing windows; doesn’t want to lose the quiriness. Camp – On the fence about that.			
Motion	Motion to Approve through staff with “B” windows on the east elevation not to change and the south elevation right window to become “C” window. (Glazer)			
Vote	Carried unanimously	Certificate #	66855	
23. Faros Properties	17 Broad Street	Rev. 66360: pent roof	42.4.2-74	Emeritus
Voting	Pohl, Coombs, Glazer, Camp			
Alternates	None			
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 (9:08)	Pohl – Read HSAB comments: odd roof, very inappropriate. It’s almost flat and trapezoidal shape. Glazer – Suggested square with a 4-pitch.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		
	Motion to Hold following items for Thursday November 3 at 1 p.m. (Glazer) Carried unanimously			
24. Grovelane Realty Trust	24 Grove Lane	Rev. 64215, remv chimney	41-439	Botticelli & Pohl
25. East Eden LLC	82A Baxter Road	Deck, windows, chimney	49-38	Botticelli & Pohl
26. Lindsay, Ron	15 Pippen’s Way	Color chng house	43-94.3	Self
27. Lindsay, Ron	15 Pippen’s Way	Color chng guest house	43-94.3	Self
28. Lindsay, Ron	15 Pippen’s Way	Color chng garage	43-94.3	Self
29. Osgood, Ward	43 Tennessee Avenue	Rev. 65418, windws, massing	59.4-310	Rowland & Assocs
30. Boardman, William	150 Main Street	Rev. 65382, shed	41-156	Rowland & Assocs
31. Boardman, William	150 Main Street	Hardscape-fencing	41-516	Julie Jordin
32. Hajjar, Michael	2 South Pasture Road	2 nd floor addition	80-297.2	Brook Meerbergen
33. Wepler, John	8 Fair Street	Rev. 66394, no addition	42.3.1-107	Val Oliver
5. Surf Ack, LLC	2 Hatikva	Fence	67-343	Val Oliver
34. Abbott, James	6 Chester Street	Rev. 66720, stoop	42.4.3-65	Thornewill Design
35. Cappel, Jeff	19 Gardner Road	Porch infill	43-172	Permits Plus
36. Sturges, Christina	13 Boulevarde	Rev. 65370, roof ptch, winds	80-126	Botticelli & Pohl
37. Robisol, Micahael	15 Meader Street	New door	42.2.3-45	Stuart F.

VIII. VIEWS TO		BE HEARD TIME	PERMITTING		
1.	Quidnet Develop.	26 Quidnet Path Road	Garage	21-150	Andrew Falkenstein
2.	O’Toole, John	4 Plainfield Road	Garage/cottage	73.4.1-1	Thornewill Design
3.	Vournas, Mary	10 Aurora Way	Garage	56-443	Permits Plus
4.	Winter, Duncan	26 Monohansett Road	Second dwelling	79-145	Rob Anderson
5.	Landman, Michael	20 Quidnet Road	Shed	21-117.1	Self
6.	BJ’s Constellation	5 Heather Lane	Hardscape-pool	30-24.1	Julie Jordin
7.	106 Surfside LLC	106 Surfside Road	New dwelling	67-80	Emeritus

Minutes for November 1, 2016, adopted Nov. 15

8.	9 North Road Realty Trst	9 North Road	Rev. 63377, re-site garage	43-131.1	Sophie Metz
9.	9 North Road Realty Trst	9 North Road	Rev. 64569, driveway	43-131.1	Sophie Metz
10.	Friend, Scott	15 Head of Plains	New dwelling	63-55	Paul Guitard
11.	Schuerell, James	28 Flintlock Road	Hardscape-pool, fence, gate	75-79	Topham Design
12.	Hertz, Dorothy	1 Friendship Lane	Garage	66-247	Self
13.	Marshall, Meredith	141 Main Street	Hardscape-pool	41-172	Waterscapes

XI. OTHER BUSINESS

Approve Minutes	September 27, October 4, 6, 11, 18, & 20, 2016: Motion to Approve. (Glazer) Carried unanimously
Review Minutes	October 25, 2016
HDC Business	Discussion of preparation and timeline for HDC meeting minutes: Held
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes of September 27, October 4, 6, 11, 18, 20 & 25, 2016

Motion to Adjourn: 9:13 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District