

Minutes for November 17, 2016, adopted Dec. 6



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)



MINUTES

Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Thursday, November 17, 2016 1:00 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: Ray Pohl (Chair), Diane Coombs (Vice-Chair), Kristine Glazer, John McLaughlin, Abby Camp
Associate Commissioners: Val Oliver, Matthew Kuhnert **Staff:** John Hedden, K Bradford

Called to order at 1:03PM

Staff in attendance: John Hedden, K Bradford
Attending Members: Ray Pohl, Diane Coombs, Abby Camp, John McLaughlin, and Val Oliver (Alternate)
Absent Members: Kristine Glazer and Matthew Kuhnert (Alternate)
Late Arrivals: None
Early Departures: None

Agenda adopted by unanimous consent

I. PUBLIC COMMENT

None.

II. OLD BUSINESS

1. Nantucket Yacht Club	4 South Beach Street	New Dormitory	42.4.2-59	Emeritus
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Sitting: Camp (Mullin), Coombs, McLaughlin
Alternates: Pohl
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: Matthew MacEachern (Emeritus) and Vin Raimo (Nantucket Yacht Club); Whitney Gifford, Esq. (Reade, Hanley & Gifford) – Mr. MacEachern explained to Board the removal of the second floor on the right side of the building and balancing the building with removal of the second floor on the left side also. Explains the 6 pitch was determined from taking the main building and emulating what already exists there. Cannot emulate everything they want due to the available footprint.
Attorney Gifford confirmed that the building could be moved slightly to address Camp's concerns about the back right corner.
Public: None
Concerns: McLaughlin questioned the roof pitch, based on past policies and no roof being allowed below 4". 24" extended overhang proves to be the second building that has this, the first being the Yacht Club. Noticed on South Elevations, this is predominately the front door.
Coombs states that the 24" overhang was previously requested by the HDC. The building on the corner of Whaler's Lane and N. Water Street, is that the White Heron Theater – solid buildings? Under those circumstances, she'd be able to live with the footprint and height. She appreciates the overhangs and the modification to the post and that the front door definitely needs to be a little more spectacular.

Minutes for November 17, 2016, adopted Dec. 6

Camp thinks aesthetically the roof looks much better with the requested changes being made. Camp is concerned about the back and how it sits on the back right corner – it doesn't leave a lot of space. Concerned about the front door appearance and how she was looking for something with a small window on the side or something else that gives the structure some presence.

Motion: **Motion to hold for revisions. (Camp)**

Vote: Unanimous Certificate #

2.	Nantucket Yacht Club	4 South Beach Street	Demo bldg	42.4.2-59	Emeritus
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Sitting: Camp (Mullin), Oliver, Coombs, McLaughlin

Alternates: Pohl

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Matthew MacEachern (Emeritus) and Vin Reimo (Nantucket Yacht Club)

Public: None

Concerns: None

Motion: **Motion to hold to track with New Dormitory. (Camp)**

Vote: Unanimous Certificate #

3.	106 Surfside LLC	106 Surfside Road	New dwelling	67-80	Emeritus
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Sitting: Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation. Additional plans submitted at meeting.

Representing: Matt MacEachern (Emeritus) – There's a small bump out on the South Elevation. If you feel strongly about the overhangs we can cut them back by half.

Public: None

Concerns: Oliver doesn't have a problem with the dormer or the railing and likes the addition of the bump out.

Coombs agrees that with the connection between the sheds, you won't see much. States she's not wild about the metal strips for the staircase going down.

McLaughlin feels the overhang has gone out too far. Recommends to cut some of these off and that they are going over 18" around the building.

Camp likes the overhang, but on the East Elevation over the French doors, the roof should come in about 6" because it is compromising the design.

Pohl thinks vertical balusters on the basement rail and limit eave overhang to 1' would get an approval.

Motion: **Motion to approve through staff with revisions showing reduction of eave overhang to 12", rake overhang on east separate from the dormer, and change out of the railing to basement stair. (Camp)**

Vote: Unanimous Certificate #66960

4.	Netore Real Estate Trust	59 West Chester Street	New dwelling	41-223	Emeritus
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Sitting: Pohl, Camp, Coombs

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Matt MacEachern (Emeritus)

Public: None

Concerns: None

Motion: **Motion to approve as submitted. (Camp)**

Vote: Unanimous Certificate #66961

5.	Harvey, EJ	56 Hooper Farm Rd. Lot 147	New dwelling	67-317	Emeritus
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Sitting: Pohl, Camp, Oliver (Mullin)

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Matt MacEachern (Emeritus) – The height was dropped as requested, did keep main mass. Stair was also moved towards the back of the property to address visibility concerns.

Public: None

Concerns: Pohl feels proportions are a lot better with the height being lowered.

Oliver feels it is far improved from first submission and appreciates the staircase in the back being moved. Only concern is that she

Minutes for November 17, 2016, adopted Dec. 6

hopes there's enough parking.

Motion: **Motion to approve as submitted. (Oliver)**

Vote: Unanimous Certificate #66962

6. Harvey, EJ 56 Hooper Farm Road Lot 147 Cottage 67-317 Emeritus

Sitting: Pohl, Camp, Oliver (Mullin)

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Matt MacEachern (Emeritus)

Public: None

Concerns: Oliver feels aside from changing the front door it is fine.

Camp would like to see a 6 panel on the front door.

Motion: **Motion to approve through staff with addition of a railing stoop on front door, and that the front door goes to a 6 panel.**

Vote: Unanimous Certificate #66963

7. Harvey, EJ 56 Hooper Farm Road Lot 148 New dwelling 67-317 Emeritus

Sitting: Pohl, Camp (Mullin), Oliver (Mullin)

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Matt MacEachern (Emeritus) explains the structure was dropped to a full story and a half everywhere.

Public: None

Concerns: Oliver appreciates the height being dropped.

Motion: **Motion to approve through staff with changing the angled overhang brackets to not curved and a 4 panel door on the front. (Oliver)**

Vote: Unanimous Certificate #66964

8. Harvey, EJ 56 Hooper Farm Road Lot 148 Cottage 67-317 Emeritus

Sitting: Pohl, Camp (Mullin), Oliver (Mullin)

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Matt MacEachern (Emeritus) comments that they tried to keep it simple and to match the house next door.

Public: None

Concerns: Oliver would like the door to be changed to a 4 panel.

Motion: **Motion to approve through staff with details to match the main house and change to a 4 panel door on the front. (Oliver)**

Vote: Unanimous Certificate #66965

9. Nantucket Yacht Club 3 Whalers Lane Shed 42.4.2-89 Vin Raimo

Sitting: Pohl, Camp, McLaughlin, Coombs

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Vin Raimo (NYC) – request was to drop the plate height and match roof to existing building, which were both addressed.

Public: None

Concerns: McLaughlin states the plans that were submitted were not to ¼" scale.

Pohl confirms ¼" scale plans are needed.

Coombs confirms that the shed will be used for tennis storage.

Motion: **Motion to approve as submitted. (Camp)**

Vote: Unanimous Certificate #66966

10. Keane, Laura 17 Deer Run Road Revs. to main house 57-13 CWA

Sitting: Pohl, Camp, Coombs, McLaughlin

Minutes for November 17, 2016, adopted Dec. 6

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation. Additional plans submitted by applicant at meeting.

Representing: Ethan Griffin (CWA) stated they ended up changing less than previously submitted, and submitted new plans to the board at meeting. East and South elevation was changed and went back to the 9 pitch. Only gang windows are on the Southside.

Confirms the building might have gone a little higher and that they can reduce it.

Public: None

Concerns: Pohl is concerned that the building has gotten taller which isn't what the board requested. Would like to see wall space between the first floor and second floor window heads reduced, overall.

McLaughlin wants to see the hopper windows to be fixed.

Coombs comments that she'd like to see it go back to the columned design. She also feels that the porch should be mitigated in the middle portion. Reduce distance between 1st/2nd floor windows.

Oliver would like to see the pitch of the porch to balance out with the height.

Camp is concerned about the sunporch visual, and would prefer shingle.

Motion: **Motion to approve through staff with revisions showing columned design and shingles under windows as shown on previous application, and vertical reduction of space between 1st and 2nd floor windows. (Coombs)**

Vote: Unanimous Certificate #66967

11. Rogers, Deborah 16 Greenleaf Road Hardscape-pool 39-48 Waterscapes
Sitting: Camp, Coombs, McLaughlin

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Jesse Dutra (Waterscapes) confirms he did what was requested from the last meeting and has plans showing the elevations. Completed a more detailed landscape showing the plants as coded. Confirms landscape plantings will obscure the fence/pool from the road and furthermore it is 160' away from the road. Notes that the attorney who was here at the previous meeting is not in attendance because his concerns were addressed.

Public: None

Concerns: Camp confirms the fencing around the pool is natural to weather. She wants to make sure that you won't be able to see turquoise umbrellas and cushions through the fence – this isn't Miami Beach. We don't put pools in the front of the house.

Coombs questions the maturity height of plants and confirms some of the plants tend to get quite tall.

Motion: **Motion to approve as submitted and double planted screening. (McLaughlin)**

Vote: Unanimous Certificate #66968

12. Hertz, Dorothy 1 Friendship Lane Garage 66-247 Self
Sitting:

Alternates: None

Recused:

Documentation:

Representing:

Public:

Concerns:

Motion: **Motion to hold for representation. (Coombs)**

Vote: Unanimous Certificate #

III. NEW BUSINESS

1. Bowman, Scott 7 Folger Avenue Change window casings 55.1.4-55 Self
Sitting: Camp, Oliver, Coombs, McLaughlin

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Scott Bowman

Public: None

Concerns: None

Motion: **Motion to approve as submitted. (Oliver)**

Vote: Unanimous Certificate#66969

2. Macdonald, Penelope 5 Coon Street Change Window Casings 55.1.4/55 Michael Lynch

Minutes for November 17, 2016, adopted Dec. 6

Sitting: Camp, Oliver, Pohl, Coombs, McLaughlin

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Michael Lynch and Neil Murphy

Public: None

Concerns: Oliver would like to see the eyebrows on the first floor or just the front at minimum, to go back to what it used to be.

Coombs states that the eyebrow has to be thin

Motion: **Motion to approve through staff with the first and second floor on the front with eyebrow detail. (Coombs)**

Vote: Unanimous Certificate #66970

3. Beach Nut LLC 1A Crows Nest Way Rev. 65818, remove winds 12/24 JGGA

Sitting: Camp, Oliver, Pohl, Coombs, McLaughlin

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Chuck Delacourt (JGGA)

Public: None

Concerns: None

Motion: **Motion to approve as submitted. (Oliver)**

Vote: Unanimous Certificate #66971

4. Netore Real Estate 59 West Chester Street Hardscape pool/fence 41/223 Waterscapes

Sitting: Camp Oliver, Pohl, Coombs, McLaughlin

Alternates: None

Recused: None

Documentation: File w/associated plans, photos and required documentation.

Representing: Jesse Dutra

Public: None

Concerns: None

Motion: **Motion to approve as submitted. (Coombs)**

Vote: Unanimous Certificate#66972

5. MacFarm Partners 22 Woodbury Lane Porch/Door 41/560 Jim O'Reilly

Sitting: Camp, Oliver, Pohl, Coombs, McLaughlin

Alternates: None

Recused: None

Documentation: File w/associated plans, photos and required documentation

Representing:

Public: None

Concerns: Pohl doesn't think this will be visable.

Motion: **Motion to approve as submitted. (McLaughlin)**

Vote: Unanimous Certificate#66973

V. VIEWS TO BE	HEARD, TIME	PERMITTING		
1. Peterson, Richard	30 Main Street	Hardscape-pool	73.3.1/46	Atlantic Landscape

Sitting: Pohl, Camp, Oliver, Coombs, McLaughlin

Alternates: None

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Lindsay Congleton (AL) states the applicant owns the lot next door and controls all the land surrounding the proposed project. Proposing to screen the pool with 4' cedar picket fence which would go all the way around the back.

Public: None

Concerns: Pohl read the 'Sconset Advisory Board report. Thinks the board is looking for reduction of pool size, formality, patio size, and change in type of stone being used.

Coombs thinks the pool looks quite long (48') – suggests doing 40' max. Thinks it looks like a hotel in the back.

Camp thinks there is too much hardscape in the back and that contextually it doesn't match the neighborhood.

Minutes for November 17, 2016, adopted Dec. 6

Oliver suggests moving the pool to the far east corner. Oliver also suggests blocking the part of the driveway off.

Motion: **Motion to hold for revisions. (Coombs)**

Vote: Unanimous Certificate #

2. Evans, Bill 25 Westerwyck Way Hardscape-pool 82/120 D.Gardenier

Sitting: Pohl, Camp, Coombs, McLaughlin

Alternates: None

Recused: Oliver

Documentation: File with associated plans, photos and required documentation.

Representing: Shawn O'Callaghan (representing Applicant) states the location of the pool cannot be moved because there is a septic in the back.

Public: None

Concerns: Pohl confirms the pool is going towards Marion Avenue.

Coombs states the fencing is much too large, the fence is supposed to stay close to the pool. States that this project is very formal for where the house is.

Camp also feels the pool should be moved to a different location and that it is a pretty big property.

Motion: **Motion to hold for viewing. (Camp)**

Vote: Unanimous Certificate #

IV. OTHER BUSINESS	
Approve Minutes -	11/1, 11/3/2016 minutes – No Vote
Review Minutes	11/10/2016 – No Vote
Other Business -	* Clarification of approval at 2 Hativka, COA #66865 – piece of the fence was approved at 4', but there are two gas tanks in the back where the fence will be higher. Chair Pohl states that the way it should work is that applicant should reapply and it will go on consent for clarification.
Commission Comments	McLaughlin distributed Exhibit A for Board to review. Request for addition to next agenda.

Meeting adjourned 3:14PM