



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

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

~~ MINUTES ~~

**Thursday, February 16, 2017**

Public Safety Facility, 4 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:02 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Kuhnert, Welch  
 Absent Members: Glazer  
 Late Arrivals: None  
 Early Departures: Pohl, 2:30 p.m.; McLaughlin, 2:46 p.m.

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. CONSENT

|               | <u>Property owner name</u>            | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---------------|---------------------------------------|-----------------------|----------------------|-------------------|--------------|
| 1.            | Blount, Susan                         | 15 Milk Street        | Color change         | 42.3.3-85         | Self         |
| Voting        | Pohl, Coombs, McLaughlin, Camp, Welch |                       |                      |                   |              |
| Alternates    | Oliver, Kuhnert                       |                       |                      |                   |              |
| Recused       | None                                  |                       |                      |                   |              |
| Documentation | None                                  |                       |                      |                   |              |
| Representing  | None                                  |                       |                      |                   |              |
| Public        | None                                  |                       |                      |                   |              |
| Concerns      | No concerns                           |                       |                      |                   |              |
| Motion        | <b>Motion to Approve. (Coombs)</b>    |                       |                      |                   |              |
| Vote          | Carried 4-0//McLaughlin abstain       |                       | <b>Certificate #</b> | <b>67448</b>      |              |

## III. VIEWS

|                 | <u>Property owner name</u>  | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>      |
|-----------------|---|-----------------------|----------------------|-------------------|-------------------|
| 1.              | Clausen, Mark   | 130A Main Street      | Demolition           | 42.3.3-96.1       | Botticelli & Pohl |
| Voting          | Coombs (acting chair), McLaughlin, Camp, Oliver, Kuhnert                              |                       |                      |                   |                   |
| Alternates      | Welch   |                       |                      |                   |                   |
| Recused         | Pohl  |                       |                      |                   |                   |
| Documentation   | Architectural elevation plans, photos, and advisory board comments.                   |                       |                      |                   |                   |
| Representing    | Lisa Botticelli, Botticelli & Pohl  |                       |                      |                   |                   |
| Public          | None  |                       |                      |                   |                   |
| Concerns (1:05) | <b>Kuhnert</b> – Read HSAB comments: Listed as non-contributing, recommend move/demo. |                       |                      |                   |                   |
| Motion          | <b>Motion to Approve as a move/demolition. (Oliver)</b>                               |                       |                      |                   |                   |
| Vote            | Carried 5-0   |                       | <b>Certificate #</b> | <b>67449</b>      |                   |

|                 |   |                  |                          |              |                   |
|-----------------|---|------------------|--------------------------|--------------|-------------------|
| 2.              | Clausen, Mark   | 130A Main Street | New dwelling             | 42.3.3-96.1  | Botticelli & Pohl |
| Voting          | Coombs (acting chair), McLaughlin, Camp, Oliver, Kuhnert  |                  |                          |              |                   |
| Alternates      | Welch   |                  |                          |              |                   |
| Recused         | Pohl  |                  |                          |              |                   |
| Documentation   | Architectural elevation plans, photos, and advisory board comments.   |                  |                          |              |                   |
| Representing    | <p><b>Lisa Botticelli</b>, Botticelli &amp; Pohl – Presented project. Given its distance off the road, she thinks simulated-divided-light windows (SDL) won't be apparent. They will have to come back for the placement of the air-conditioning units (A/C).</p> <p><b>Ray Pohl</b>, Botticelli &amp; Pohl – Noted that the house in front was approved true-divided-light windows (TDL) on the front elevation and SDL on the back.</p>   |                  |                          |              |                   |
| Public          | None  |                  |                          |              |                   |
| Concerns (1:07) | <p><b>Kuhnert</b> – Read HSAB comments: overall design fine; proposed east elevation window well too large; should be TDL only in the old historic district (OHD).</p> <p><b>Camp</b> – Fine with the design. The fenestration is chaotic on the east elevation.</p> <p><b>McLaughlin</b> – North elevation, this is visible and the front door should be a 6-panel door.</p> <p><b>Kuhnert</b> – Would like to see TDL on the north elevation. Asked for an update on the site plan with a footprint of this building.</p> <p><b>Oliver</b> – It's appropriate. Agrees the front façade should have TDLs. She thinks a 4-panel front door would match the windows.</p> <p><b>Coombs</b> – Agrees about TDLs on the front façade. She doesn't think the window wells will be visible.</p> |                  |                          |              |                   |
| Motion          | <b>Motion to Approve through staff with revised site plan; TDL windows on north elevation; 4- or 6-panel front door; and east elevation windows adjusted so head heights are even. (Kuhnert)</b>  |                  |                          |              |                   |
| Vote            | Carried 5-0   |                  | <b>Certificate #</b>     | <b>67450</b> |                   |
| 3.              | Meehan, Dennis  | 8 Nickanoose Way | Rev. 65807: fence height | 55-555       | Nathan McMullen   |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Welch   |                  |                          |              |                   |
| Alternates      | Oliver, Kuhnert   |                  |                          |              |                   |
| Recused         | None  |                  |                          |              |                   |
| Documentation   | Architectural elevation plans, photos.  |                  |                          |              |                   |
| Representing    | <b>Nathan McMullen</b> – Presented project.   |                  |                          |              |                   |
| Public          | None  |                  |                          |              |                   |
| Concerns (1:19) | <p><b>Oliver</b> – If it matches the existing fence and it's at the back, she has no concerns.</p> <p><b>Pohl</b> – The fence starts past the front of the house.</p> <p><b>Welch</b> – He has no concerns as it is replacing the existing.</p> <p><b>McLaughlin</b> – This property is not clear on the locus map; he can't tell which lot is being discussed.</p> <p><b>Coombs</b> – No concerns.</p>   |                  |                          |              |                   |
| Motion          | <b>Motion to Approve as submitted. (Camp)</b>   |                  |                          |              |                   |
| Vote            | Carried 5-0   |                  | <b>Certificate #</b>     | <b>67451</b> |                   |
| 4.              | North Liberty LLC   | 32 Crooked Lane  | Garage/studio            | 41-331       | Mark Lombardi     |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Kuhnert   |                  |                          |              |                   |
| Alternates      | Oliver, Welch   |                  |                          |              |                   |
| Recused         | None  |                  |                          |              |                   |
| Documentation   | Architectural elevation plans and photos.   |                  |                          |              |                   |
| Representing    | <p><b>Mark Lombardi</b> – Presented project.</p> <p>John Houghton</p>   |                  |                          |              |                   |
| Public          | None  |                  |                          |              |                   |
| Concerns (1:25) | <p><b>Coombs</b> – The height is too tall at 25 feet. South elevation, the "C" window panes are too square and should have two windows; suggested all "C" windows be "A" windows.</p> <p><b>Kuhnert</b> – Nothing to add.</p> <p><b>Camp</b> – The west elevation has one dimension of "A" and the north a larger "A"; prefers the larger "A" windows.</p> <p><b>McLaughlin</b> – The cupola is too large and not appropriate.</p>  |                  |                          |              |                   |
| Motion          | <b>Motion to Approve through staff with the elimination of the cupola; height reduced to 24 feet; all "A" windows to be the larger "A"; and "C" windows replaced with the larger "A" type. (Kuhnert)</b>  |                  |                          |              |                   |
| Vote            | Carried 5-0   |                  | <b>Certificate #</b>     | <b>67452</b> |                   |

|                 |   |                 |                             |              |               |
|-----------------|---|-----------------|-----------------------------|--------------|---------------|
| 5.              | North Liberty LLC   | 32 Crooked Lane | Pool house                  | 41-331       | Mark Lombardi |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Kuhnert   |                 |                             |              |               |
| Alternates      | Oliver, Welch   |                 |                             |              |               |
| Recused         | None  |                 |                             |              |               |
| Documentation   | Architectural elevation plans and photos.   |                 |                             |              |               |
| Representing    | <b>Mark Lombardi</b> – Presented project; believes it won't be visible.<br>John Houghton  |                 |                             |              |               |
| Public          | None  |                 |                             |              |               |
| Concerns (1:34) | <b>McLaughlin</b> – Not visible.<br><b>Camp</b> – Would like the hipped roof to have a steeper pitch.<br><b>Kuhnert</b> – No concerns.<br><b>Coombs</b> – No concerns due to minimal visibility.<br><b>Pohl</b> – Ordinarily hipped roof pitches are less than 10/12; it makes sense to match the house.  |                 |                             |              |               |
| Motion          | <b>Motion to Approve as submitted. (McLaughlin)</b>   |                 |                             |              |               |
| Vote            | Carried 5-0   |                 | <b>Certificate #</b>        | <b>67453</b> |               |
| 6.              | North Liberty LLC   | 32 Crooked Lane | Hardscape: pool, fence, etc | 41-331       | Mark Lombardi |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Kuhnert   |                 |                             |              |               |
| Alternates      | Oliver, Welch   |                 |                             |              |               |
| Recused         | None  |                 |                             |              |               |
| Documentation   | Architectural elevation plans and photos.   |                 |                             |              |               |
| Representing    | <b>Mark Lombardi</b> – Presented project; believes the visibility is minimal to none. Explained the need for minimal retainage around the drive apron using antique curbing.<br><b>John Houghton</b> – A/C is on the north side of the house.   |                 |                             |              |               |
| Public          | None  |                 |                             |              |               |
| Concerns (1:38) | <b>Coombs</b> – The A/C needs to be screened. Suggested reducing the amount of privet across the front.<br><b>Kuhnert</b> – Suggested shifting the pool fence to encompass the A/C.<br><b>Camp</b> – Crooked Lane is a rural road; cultivated privet across the front would be too formal; would prefer it remain natural.<br><b>Welch</b> – Another option is to mix the types of plants to break up the sheered formal privet.  |                 |                             |              |               |
| Motion          | <b>Motion to Approve with the bluestone spa and firepit to be no more than 18 feet; the north elevation privet moved 6-feet toward the road and A/C placed east of the fence; elimination of the privet hedge along the front; and 12-inch antique-granite curbing at the apron. (Coombs)</b>   |                 |                             |              |               |
| Vote            | Carried 5-0   |                 | <b>Certificate #</b>        | <b>67454</b> |               |
| 7.              | 3D Nominee Trust  | 3 Davis Lane    | Move off/demo               | 82-71        | BPC           |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Oliver  |                 |                             |              |               |
| Alternates      | Kuhnert, Welch  |                 |                             |              |               |
| Recused         | None  |                 |                             |              |               |
| Documentation   | Architectural elevation plans and photos.   |                 |                             |              |               |
| Representing    | <b>Mark Cutone</b> , BPC – Circa 1975.  |                 |                             |              |               |
| Public          | None  |                 |                             |              |               |
| Concerns (1:54) | No concerns.  |                 |                             |              |               |
| Motion          | <b>Motion to Approve as a move/demolition. (Oliver)</b>   |                 |                             |              |               |
| Vote            | Carried 5-0   |                 | <b>Certificate #</b>        | <b>67455</b> |               |
| 8.              | 3D Nominee Trust  | 3 Davis Lane    | New dwelling                | 82-71        | BPC           |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Oliver  |                 |                             |              |               |
| Alternates      | Kuhnert, Welch  |                 |                             |              |               |
| Recused         | None  |                 |                             |              |               |
| Documentation   | Architectural elevation plans and photos.   |                 |                             |              |               |
| Representing    | <b>Mark Cutone</b> , BPC – Presented project.   |                 |                             |              |               |
| Public          | None  |                 |                             |              |               |
| Concerns (1:58) | <b>Oliver</b> – There are no dimensions on the plans; it's 78 feet long from porch to porch and 26 feet tall. The 2 <sup>nd</sup> -floor decks on the west & east elevations looks too deep.<br><b>Coombs</b> – The 2 <sup>nd</sup> -floor outdoor shower is unusual. The "D" windows are a little fat.<br><b>McLaughlin</b> – The height is okay for the area.<br><b>Camp</b> – Likes the design.<br><b>Pohl</b> – The existing house is white trim and this will be grey. |                 |                             |              |               |
| Motion          | <b>Motion to Approve through staff with the "D" windows narrowed and inclusion of the dimensions on the drawings. (Camp)</b>  |                 |                             |              |               |
| Vote            | Carried 5-0   |                 | <b>Certificate #</b>        | <b>67456</b> |               |

|                 |   |                |               |                      |              |
|-----------------|---|----------------|---------------|----------------------|--------------|
| 9.              | 3D Nominee Trust  | 3 Davis Lane   | Shed          | 82-71                | BPC          |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Oliver  |                |               |                      |              |
| Alternates      | Kuhnert, Welch  |                |               |                      |              |
| Recused         | None  |                |               |                      |              |
| Documentation   | Architectural elevation plans and photos.   |                |               |                      |              |
| Representing    | <b>Mark Cutone</b> , BPC – Presented project; the “A” windows are fixed.  |                |               |                      |              |
| Public          | None  |                |               |                      |              |
| Concerns (2:08) | No concerns.  |                |               |                      |              |
| Motion          | <b>Motion to Approve As submitted. (McLaughlin)</b>   |                |               |                      |              |
| Vote            | Carried 5-0   |                |               | <b>Certificate #</b> | <b>67457</b> |
| 10.             | 16 Winn Street LLC  | 16 Winn Street | Move off/demo | 56-205               | BPC          |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Welch   |                |               |                      |              |
| Alternates      | Oliver, Kuhnert   |                |               |                      |              |
| Recused         | None  |                |               |                      |              |
| Documentation   | Architectural elevation plans and photos.   |                |               |                      |              |
| Representing    | <b>Mark Cutone</b> , BPC – Circa 1979.  |                |               |                      |              |
| Public          | None  |                |               |                      |              |
| Concerns (2:09) | <b>Coombs</b> – The big tree in the back yard is to remain; it’s protected.<br>No concerns.   |                |               |                      |              |
| Motion          | <b>Motion to Approve as a move/demolition. (Welch)</b>  |                |               |                      |              |
| Vote            | Carried 5-0   |                |               | <b>Certificate #</b> | <b>67458</b> |
| 11.             | 16 Winn Street LLC  | 16 Winn Street | New dwelling  | 56-205               | BPC          |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Welch   |                |               |                      |              |
| Alternates      | Oliver, Kuhnert   |                |               |                      |              |
| Recused         | None  |                |               |                      |              |
| Documentation   | Architectural elevation plans and photos.   |                |               |                      |              |
| Representing    | <b>Mark Cutone</b> , BPC – Presented project.   |                |               |                      |              |
| Public          | None  |                |               |                      |              |
| Concerns (2:13) | <b>Welch</b> – There is a discrepancy in the chimney height between the east and south elevations.<br><b>Camp</b> – This relates to the house on the corner of Vestal and Winn. West elevation, black shutters seems severe and should be a softer color; the massing could be narrowed a touch.<br><b>McLaughlin</b> – The “D” windows are listed as awnings.<br><b>Coombs</b> – East elevation, on the main mass gable the small window should move up. This is visible from the alley to Milk Street.<br><b>Pohl</b> – Shares the opinion about a softer color for the shutters such as Hamilton blue. |                |               |                      |              |
| Motion          | <b>Motion to Approve through staff with the shutters to be Hamilton blue; replace the east elevation “D” window with a “C” window and a “D” window to be placed in the gable; “D” windows are to be fixed or hoppers; correct the height of the chimney on east elevation; add a cornerboard on the west elevation; and add the structure’s dimensions to the plans. (Camp)</b>   |                |               |                      |              |
| Vote            | Carried 5-0   |                |               | <b>Certificate #</b> | <b>67459</b> |
| 12.             | 16 Winn Street LLC  | 16 Winn Street | Garage        | 56-205               | BPC          |
| Voting          | Pohl, Coombs, McLaughlin, Camp, Welch   |                |               |                      |              |
| Alternates      | Oliver, Kuhnert   |                |               |                      |              |
| Recused         | None  |                |               |                      |              |
| Documentation   | Architectural elevation plans and photos.   |                |               |                      |              |
| Representing    | <b>Mark Cutone</b> , BPC – Presented project.   |                |               |                      |              |
| Public          | None  |                |               |                      |              |
| Concerns (2:26) | <b>Camp</b> – Doors should be Hamilton blue.<br><b>McLaughlin</b> – “D” windows to be fixed.  |                |               |                      |              |
| Motion          | <b>Motion to Approve through staff with the garage &amp; batten doors to be Hamilton blue and 4-light windows fixed. (Camp)</b>   |                |               |                      |              |
| Vote            | Carried 5-0   |                |               | <b>Certificate #</b> | <b>67460</b> |

|                         |   |                      |              |     |
|-------------------------|---|----------------------|--------------|-----|
| 13. 16 Winn Street LLC  | 16 Winn Street  | Pool cabana          | 56-205       | BPC |
| Voting                  | Pohl, Coombs, McLaughlin, Camp, Welch   |                      |              |     |
| Alternates              | Oliver, Kuhnert   |                      |              |     |
| Recused                 | None  |                      |              |     |
| Documentation           | Architectural elevation plans and photos.   |                      |              |     |
| Representing            | <b>Mark Cutone</b> , BPC – Presented project.   |                      |              |     |
| Public                  |   |                      |              |     |
| Concerns (2:28)         | <p><b>Welch</b> – Colors should match the main structure and the garage. The connector is a little tall. 4-lights to be fixed.</p> <p><b>Camp</b> – No comments.</p> <p><b>McLaughlin</b> – No comments</p>   |                      |              |     |
| Motion                  | <b>Motion to Approve as submitted. (Camp)</b>   |                      |              |     |
| Vote                    | Carried 5-0   | <b>Certificate #</b> | <b>67461</b> |     |
| 14. 16 Winn Street LLC  | 16 Winn Street  | Hardscape: pool      | 56-205       | BPC |
| Voting                  | Coombs (acting), McLaughlin, Camp, Oliver, Welch  |                      |              |     |
| Alternates              | Kuhnert   |                      |              |     |
| Recused                 | None  |                      |              |     |
| Documentation           | Architectural elevation plans and photos.   |                      |              |     |
| Representing            | <b>Mark Cutone</b> , BPC – Presented project; clarified location of the wood and wire fencing. Pool equipment is in the basement of the pool house.   |                      |              |     |
| Public                  | None  |                      |              |     |
| Concerns (2:30)         | <p><b>Coombs</b> – Asked what will happen to protect the tree; it has an extensive root system. The fence should return into the pool house.</p> <p><b>McLaughlin</b> – No concerns.</p> <p><b>Welch</b> – Clarified the vegetation around the wire fence. No concerns.</p>   |                      |              |     |
| Motion                  | <b>Motion to Approve through staff with the fence pulled in and the tree saved. (Camp)</b>  |                      |              |     |
| Vote                    | Carried 5-0   | <b>Certificate #</b> | <b>67462</b> |     |
| 15. 13 Hoicks Hollow RT | 13 Hoicks Hollow Road   | New dwelling         | 48-1.3       | BPC |
| Voting                  | Coombs (acting), Camp, Oliver, Kuhnert, Welch   |                      |              |     |
| Alternates              | None  |                      |              |     |
| Recused                 | None  |                      |              |     |
| Documentation           | Architectural elevation plans, photos, and correspondence.  |                      |              |     |
| Representing            | <b>Joe Paul</b> , BPC – Presented project; explained the building envelope restrictions and the grading and retention.  |                      |              |     |
| Public                  | <b>Ken Gullicksen</b> , Reade, Gullicksen, Hanley, & Gifford LLP for an abutter – There is a 13-foot grade change on the lot; feels there is a need for more information.   |                      |              |     |
| Concerns (2:36)         | <p><b>Coombs</b> – Read into the record a letter of concerns and request that plans be sent for review by the homeowners association before HDC approval.</p> <p><b>Camp</b> – Read into the record a letter of concerns.</p> <p><b>Welch</b> – South elevation, there is a grade change of about eight feet. He would like to see the grade indicated on the height pole at the 21-foot elevation corner.</p> <p><b>Oliver</b> – We need to see a grading plan and know where the driveway is going. She would like to view it with poles. Discussion about viewing the ridge poles and staking the edge of the building envelope.</p> |                      |              |     |
| Motion                  | <b>Motion to View with height poles at the ends of the main house and stake the building envelope and grade change indicated on the height poles and for more information. (Camp)</b>   |                      |              |     |
| Vote                    | Carried 5-0   | <b>Certificate #</b> |              |     |
| 16. 13 Hoicks Hollow RT | 13 Hoicks Hollow Road   | Garage               | 48-1.3       | BPC |
| 17. 13 Hoicks Hollow RT | 13 Hoicks Hollow Road   | Cabana               | 48-1.3       | BPC |
| Voting                  | Coombs (acting), Camp, Oliver, Kuhnert, Welch   |                      |              |     |
| Alternates              | None  |                      |              |     |
| Recused                 | None  |                      |              |     |
| Documentation           | Architectural elevation plans, photos, and correspondence.  |                      |              |     |
| Representing            | Joe Paul, BPC   |                      |              |     |
| Public                  | Ken Gullicksen, Reade, Gullicksen, Hanley, & Gifford LLP for an abutter   |                      |              |     |
| Concerns                | None  |                      |              |     |
| Motion                  | <b>Motion to View with height poles, one each and to track. (Camp)</b>  |                      |              |     |
| Vote                    | Carried 5-0   | <b>Certificate #</b> |              |     |

Minutes for February 16, 2017, adopted Mar. 7

|                         |  |                       |              |              |
|-------------------------|--|-----------------------|--------------|--------------|
| 18. Nantucket Land Bank | 48 Tennessee Avenue  | Building move off     | 59.4-92      | Dane DeCarlo |
| Voting                  | Coombs (acting), Camp, Kuhnert, Welch  |                       |              |              |
| Alternates              | None   |                       |              |              |
| Recused                 | Oliver   |                       |              |              |
| Documentation           | Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.  |                       |              |              |
| Representing            | <b>Dane DeCarlo</b> , Nantucket Islands Land Bank – Presented project. Understands this was approved to be moved as long as it didn't leave Madaket. Building is in a 1930 aerial photo.   |                       |              |              |
| Public                  | <b>Val Oliver</b> – It was approved years ago to move to the Madaket Admiralty Club; when she represented it more recently, the move was denied.   |                       |              |              |
| Concerns (2:59)         | <b>Coombs</b> – Read MAB comments: prefer remains in current location. She would like to see the previous approval to move off; she would prefer it not be moved.<br><b>Camp</b> – Would prefer it stay in its current location; if the move is okayed, she would want to ensure it won't fall apart during the move.<br><b>Kuhnert</b> – This is listed as contributing on the State and Federal historic lists; he would prefer it stay; if the applicant is able to provide additional documentation about the previous approval to move, he might revisit his stance.<br><b>Welch</b> – Based on the previous approval, he would be okay with a move that keeps it in Madaket, facing Hither Creek, and being used. Clearing this lot opens the vista of Hither Creek. |                       |              |              |
| Motion                  | <b>Motion to Hold for further information on historical documentation and minutes of the previous approval to move. (Kuhnert)</b>  |                       |              |              |
| Vote                    | Carried 4-0  | <b>Certificate #</b>  |              |              |
| 19. Nantucket Land Bank | 23 Tennessee Avenue  | Building move on      | 60.1.2-57    | Dane DeCarlo |
| Voting                  | Coombs (acting), Camp, Kuhnert, Welch  |                       |              |              |
| Alternates              | None   |                       |              |              |
| Recused                 | Oliver   |                       |              |              |
| Documentation           | Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.  |                       |              |              |
| Representing            | <b>Dane DeCarlo</b> , Nantucket Islands Land Bank – Presented project. This would be sited in the same orientation as in its existing location.  |                       |              |              |
| Public                  | None   |                       |              |              |
| Concerns (2:59)         | None at this time.   |                       |              |              |
| Motion                  | <b>Motion to Hold to track. (Kuhnert)</b>  |                       |              |              |
| Vote                    | Carried 4-0  | <b>Certificate #</b>  |              |              |
| 20. Halpern, Robin      | 17 Washaman Avenue   | Porch                 | 55.523.9     | Kent Murphy  |
| Voting                  | Coombs (acting), Oliver, Kuhnert, Welch  |                       |              |              |
| Alternates              | None   |                       |              |              |
| Recused                 | None   |                       |              |              |
| Documentation           | Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.  |                       |              |              |
| Representing            | <b>Kent Murphy</b> – Presented project.  |                       |              |              |
| Public                  | None   |                       |              |              |
| Concerns (3:11)         | No concerns.   |                       |              |              |
| Motion                  | <b>Motion to Approve as submitted. (Kuhnert)</b>   |                       |              |              |
| Vote                    | Carried 4-0  | <b>Certificate #</b>  | <b>67463</b> |              |
| 21. Diamond, Robert     | 10 Jefferson Avenue  | Driveway tracks, gate | 30-55        | Julie Jordin |
| Voting                  | Coombs (acting), Oliver, Kuhnert, Welch  |                       |              |              |
| Alternates              | None   |                       |              |              |
| Recused                 | None   |                       |              |              |
| Documentation           | Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.  |                       |              |              |
| Representing            | <b>Julie Jordin</b> , Garden Design Company – Presented project.   |                       |              |              |
| Public                  | None   |                       |              |              |
| Concerns (3:14)         | <b>Oliver</b> – The car gate shouldn't be on the street; it should be set back some.<br><b>Welch</b> – If the car gate moves back, the person gate would move back too putting it into the wetlands.<br>Discussion about moving the gates back five feet from the current location of the split-rail fence and what the gates would tie into.  |                       |              |              |
| Motion                  | <b>Motion to Approve through staff with correcting the drawings to reflect the gate set back five feet and the person gate to tie into it and inclusion of the Conservation Commission requirement. (Oliver)</b>   |                       |              |              |
| Vote                    | Carried 4-0  | <b>Certificate #</b>  | <b>67464</b> |              |

|                      |   |               |                      |           |
|----------------------|---|---------------|----------------------|-----------|
| 22. Jibladze, Irakli | 36 Wigwam Road  | New dwelling  | 77-8.4               | JB Studio |
| Voting               | Coombs (acting), Oliver, Kuhnert, Welch   |               |                      |           |
| Alternates           | None  |               |                      |           |
| Recused              | None  |               |                      |           |
| Documentation        | Architectural elevation plans, photos.  |               |                      |           |
| Representing         | <b>Juraj Bencat</b> , JB Studio – Presented project.<br>Susan McCarthy, Cohen & Cohen Law P.C.  |               |                      |           |
| Public               | None  |               |                      |           |
| Concerns (3:22)      | <p><b>Kuhnert</b> – Windows either side of the front door should be “A” windows; the use of triple “D” windows in the right gable instead of “A” windows is an odd choice. South elevation, the decking is excessive. The basement walk out is too close to Wigwam Road and should either be moved to the back or greatly reduced in size.</p> <p><b>Oliver</b> – The second-floor decking should not exceed 30% of the total linear exterior wall and should not extend more than 8 feet off the wall plane. The basement walkdown is more a subterranean patio. The ganged units are wide. Eliminate the frieze under the gable eave on the front. Appreciates the simplicity of the design, the lack of cornerboards, and color pallet. The chimney is too wide.</p> <p><b>Welch</b> – Suggested Type II picket with cap style railing for the walkdown. The chimney should have a simple corbel at the top. A 4-light front door would tie in with the 2-over-2 windows. Triple “B” windows in the kitchen should be resized.</p> <p><b>Coombs</b> – Need to separate the ganged windows to fill the space. Trim around the front door needs to be beefed up and the windows pulled away. South elevation, the height can’t be 38 feet.</p> |               |                      |           |
| Motion               | <b>Motion to Hold for revisions. (Oliver)</b>   |               |                      |           |
| Vote                 | Carried 4-0   |               | <b>Certificate #</b> |           |
| 23. Jibladze, Irakli | 36 Wigwam Road  | Garage/studio | 77-8.4               | JB Studio |
| Voting               | Coombs (acting), Oliver, Kuhnert, Welch   |               |                      |           |
| Alternates           | None  |               |                      |           |
| Recused              | None  |               |                      |           |
| Documentation        | Architectural elevation plans, photos.  |               |                      |           |
| Representing         | <b>Juraj Bencat</b> , JB Studio – Presented project.<br>Susan McCarthy  |               |                      |           |
| Public               | None  |               |                      |           |
| Concerns (3:38)      | <p><b>Oliver</b> – This is close to the street and in front of the main building; it should move back some. The second-floor deck needs to be pulled in to eight feet off the wall plane. North elevation, there are three casement windows on the second floor which should be longer double hung windows; the “C” windows in the dormers don’t read correctly.</p> <p><b>Welch</b> – Clarified the enclosed exterior stair railing to ensure it meets code.</p>   |               |                      |           |
| Motion               | <b>Motion to Hold for revisions and to track. (Oliver)</b>  |               |                      |           |
| Vote                 | Carried 4-0   |               | <b>Certificate #</b> |           |
| 24. Jibladze, Irakli | 36 Wigwam Road  | Pool cabana   | 77-8.4               | JB Studio |
| Voting               | Coombs (acting), Oliver, Kuhnert, Welch   |               |                      |           |
| Alternates           | None  |               |                      |           |
| Recused              | None  |               |                      |           |
| Documentation        | Architectural elevation plans, photos.  |               |                      |           |
| Representing         | <b>Juraj Bencat</b> , JB Studio – Presented project.<br>Susan McCarthy, Cohen & Cohen Law P.C.  |               |                      |           |
| Public               | None  |               |                      |           |
| Concerns             | None at this time.  |               |                      |           |
| Motion               | <b>Motion to Hold to track. (Oliver)</b>  |               |                      |           |
| Vote                 | Carried 4-0   |               | <b>Certificate #</b> |           |
| 25. Delay, Michael   | 14 Cherry Street  | Demolition    | 55-380               | Self      |
| 26. Delay, Michael   | 14 Cherry Street  | New dwelling  | 55-380               | Self      |
| Voting               | Coombs (acting), Oliver, Kuhnert, Welch   |               |                      |           |
| Alternates           | None  |               |                      |           |
| Recused              | None  |               |                      |           |
| Documentation        | None  |               |                      |           |
| Representing         | None  |               |                      |           |
| Public               | None  |               |                      |           |
| Concerns             | None  |               |                      |           |
| Motion               | <b>Motion to Hold for Tuesday Feb 21. (Kuhnert)</b>   |               |                      |           |
| Vote                 | Carried 4-0   |               | <b>Certificate #</b> |           |

**IV. NEW BUSINESS**

| <u>Property owner name</u> | <u>Street Address</u>                              | <u>Scope of work</u>      | <u>Map/Parcel</u>    | <u>Agent</u>   |
|----------------------------|--|---------------------------|----------------------|----------------|
| 2. Frates, Jim             | 10 North Water Street                              | Roofing, chimney work     | 42.4.2-97            | Permits Plus   |
| 3. Holt, Thomas            | 10 Bayberry Lane                                   | Fence                     | 67-71                | Self           |
| 4. Bartlett Tree Experts   | 1 Salros Road                                      | Deck                      | 66-20                | Vasil Marinon  |
| 5. 3 Deacon's Way LLC      | 3 Deacon's Way                                     | Hardscape: pool           | 40-00                | Edgewater      |
| 6. Moonlight Dance LLC     | 4+8 Nobadeer Avenue                                | Hardscape: pool, fire pit | 80-35,37             | Edgewater      |
| 7. 42 Union LLC            | 11 Fayette Street                                  | Dormer Revisions          | 42.3.2-28.2          | Ethan McMorrow |
| Voting                     | Coombs (acting), Oliver, Kuhnert, Welch            |                           |                      |                |
| Alternates                 | None   |                           |                      |                |
| Recused                    | None   |                           |                      |                |
| Documentation              | None   |                           |                      |                |
| Representing               | None   |                           |                      |                |
| Public                     | None   |                           |                      |                |
| Concerns                   | None   |                           |                      |                |
| Motion                     | <b>Motion to Hold for Tuesday Feb 21. (Oliver)</b> |                           |                      |                |
| Vote                       | Carried 4-0  |                           | <b>Certificate #</b> |                |

**VI. HDC BUSINESS**

|                     |   |
|---------------------|---|
| Approve Minutes     | February 7, 2017 – Held                 |
| Review Minutes      | February 14, 2017                       |
| Other Business      | Discussion of updating historic surveys |
| Commission Comments | None                                    |

List of additional documents, not available on the website or in the files, used at the meeting:

1. None

Motion to Adjourn: 3:46 p.m.

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee