



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, Stephen Welch

~~ MINUTES ~~

Tuesday, February 21, 2017

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:33 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, McLaughlin, Glazer, Camp, Oliver, Kuhnert, Welch
 Absent Members: None
 Late Arrivals: None
 Early Departures: McLaughlin, 8:43 p.m.; Kuhnert & Glazer, 9:08 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Frates, Jim	10 North Water Street	Roofing, chimney work	42.4.2-97	Permits Plus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Kuhnert, Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:36)	No comments at this time.				
Motion	Motion to Hold for representation. (Glazer)				
Vote	Carried 5-0		Certificate #		
2.	Holt, Thomas	10 Bayberry Lane	Fence	67-71	Self
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Kuhnert, Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for representation. (Glazer)				
Vote	Carried 5-0		Certificate #		
3.	Bartlett Tree Experts	1 Salros Road	Deck	66-20	Vasil Marinon
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Kuhnert, Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for representation. (Glazer)				
Vote	Carried 5-0		Certificate #		

Minutes for February 21, 2017, adopted Mar. 7

4.	3 Deacon's Way LLC	3 Deacon's Way	Hardscape: pool, fence, et al.	40-00	Edgewater
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Kuhnert, Welch				
Recused	None				
Documentation	Hardscaping plans and photos.				
Representing	Paul Cronin , Edgewater – Presented project; there is an existing granite stacked stonewall, which will be replicated in retaining walls using existing granite patio material.				
Public	None				
Concerns (4:37)	McLaughlin – Looks fine. Coombs – The fence runs way out to the right and should come in to the vegetation in that area. Camp – Agrees with Ms Coombs. Glazer – Agrees. Pohl – Pointed out that the visible part of the wall is in back of the house and will face the rear property line.				
Motion	Motion to Approve through staff with the fence coming off to the east to be shortened two posts then follow the vegetation line; same on the west side, per Exhibit A. (McLaughlin)				
Vote	Carried 5-0		Certificate #	67465	
5.	Moonlight Dance LLC	4+8 Nobadeer Avenue	Hardscape: pool, fire pit, et al.	80-35,37	Edgewater
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Kuhnert, Welch				
Recused	None				
Documentation	Hardscaping plans and photos.				
Representing	Paul Cronin , Edgewater – Presented project; the house is under construction. Ethan McMorrow – Explained the house.				
Public	None				
Concerns (4:48)	Glazer – The driveway is too formal. There is too much bluestone for this area. The apron should be eliminated. Camp – Agrees with Ms Glazer about the circular drive and parking; would also like to see it reduced in size. The rest is not visible behind the house. Oliver – The circular drive is very formal for that area. Coombs – The stone pillars are much too formal for that area; the pillars and gate should be eliminated. The pool fence needs to be pulled in tighter to the pool. Agrees about the apron. McLaughlin – He'd like to see a description of the perimeter planting. Pohl – In addition to revisions we need a description of the proposed plants and a copy of the approved structure.				
Motion	Motion to Hold for revisions and further information. (Coombs)				
Vote	Carried 5-0		Certificate #		
6.	42 Union LLC	11 Fayette Street	As-built dormer revisions	42.3.2-28.2	Ethan McMorrow
Voting	Pohl, McLaughlin, Glazer, Camp, Welch				
Alternates	Oliver, Kuhnert				
Recused	Coombs,				
Documentation	Architectural elevation plans, photos.				
Representing	Ethan McMorrow – Presented project.				
Public	Diane Coombs , 44 Unions Street – This is where the workshop was supposed to be reused; it was removed and that has never been resolved.				
Concerns (5:00)	Camp – She's fine with the changes. Welch – It's not dramatically different from what was approved; he has no concerns. McLaughlin – Seven of the window meeting rails are not aligned. Since August 3, there have been 11 changes on this structure. Glazer – Agrees with Mr. McLaughlin that it's a sham not following the approved plans and isn't pleased. Pohl – Noted that this change has netted out with less space on the second floor. He's not pleased with the unapproved work being done but prefers the 10/12 pitch over the approved 8/12 pitch so he's willing to approve this.				
Motion	Motion to Approve. (Glazer)				
Vote	Carried 4-1//McLaughlin opposed		Certificate #	67466	

7.	Hawthorne Park, LLC	49 Hummock Pond Road	Barn	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, and subdivision site plan.				
Representing	Michael Luft-Weinsberg , Workshop APD – Reviewed corrections made per previous concerns. Reminded the board that the road is considered a driveway, not a way. Contends the double-height window doesn't have much visibility. Andrew Hart				
Public	None				
Concerns (5:11)	<p>Glazer – She's concerned about the proximity of the structures along Hummock Pond Road and the visibility; with these changes, she's even more concerned.</p> <p>Coombs – The French doors are the wrong shape. Front elevation, the windows should all be double hung. Back elevation, would prefer the second-floor windows to be double hung. Visibility into the property is very open.</p> <p>Kuhnert – Agrees with what's been said. The proposed design is not wholly successful; treatment of the front door is not appropriate. Back elevation, the double height window is completely inappropriate. He would like a ruling on the status of the road into the site. The basement walkout is inappropriately located; it should be on a more appropriate elevation.</p> <p>Oliver – They call this a barn but maybe that is not the solution. She thinks they should give up the back double-height windows at this time and come back once the structures are framed up to prove lack of visibility.</p> <p>Welch – There is a discrepancy in nomenclature. The discussion about the road on the Planning Board is that the drive is an internal private way. With this particular style of structure, he thinks repetitive use of this is going to be problematic in that it can't be varied much.</p> <p>Pohl – At some point, each structure will have to be individually reviewed and approved. Right now we are looking at the general design. It doesn't necessarily fit a barn design. Aligned windows doesn't necessarily equate with formality.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried 5-0		Certificate #		
8.	Hawthorne Park, LLC	49 Hummock Pond Road	Cottage	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, and subdivision site plan.				
Representing	Michael Luft-Weinsberg , Workshop APD – Reviewed changes made per previous concerns. Andrew Hart				
Public	None				
Concerns (5:29)	<p>Oliver – These French doors would be more appropriate than the ones proposed for the barn. She likes the design. The overabundance of awning and casements windows is problematic; she'd like to see different solutions. Front elevation, the "H-4" window should mimic a double-hung window. The black windows with white trim is atypical.</p> <p>Coombs – Agrees about the awning windows. Side A elevation, the three left windows should be ungangled.</p> <p>Kuhnert – He doesn't have any concerns. Repetition of design elements is not a concern as the owners will individualize each house.</p> <p>Glazer – The columns being natural to weather with painted trim is an odd color palette. Suggested the color be part of the discussion on individual structures and not part of this discussion.</p> <p>Welch – This and the barn book-end one of the farm house structures on every lot; he thinks the placements of buildings on each lot should be mixed up better.</p> <p>Pohl – If the trim is white, the columns should be white on the front; columns should match the trim. The pergola should be natural to weather. The chimney is at least two feet too high.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried 5-0		Certificate #		

9.	Hawthorne Park, LLC	49 Hummock Pond Road	Farm House	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, and subdivision site plan.				
Representing	Michael Luft-Weinsberg , Workshop APD – Reviewed changes made per previous concerns. Andrew Hart				
Public	None				
Concerns (5:42)	<p>Kuhnert – Front and back elevations, the inset of the second-floor dormer center window should be deeper. He'd like to see a palette of options for the second-floor dormer.</p> <p>Glazer – The front elevation should have two separate shed dormers. Overall the massing is good.</p> <p>Oliver – In the dormers, the windows should be taller so the headers meet the fascia. Front elevation, would prefer the basement railing be shingled.</p> <p>Coombs – The basement walkouts should not be on the front of the structures. Front elevation, the inset second-floor dormer window is not typical; the dormer is too large and should be broken up.</p> <p>Pohl – If the pitch went to 10/12, the height would come down some. Front elevation, the dormer is atypical; would prefer a single shed dormer.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried 5-0		Certificate #		
10.	Hawthorne Park, LLC	49 Hummock Pond Road	Homestead	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, and subdivision site plan.				
Representing	Michael Luft-Weinsberg , Workshop APD – Reviewed changes made per previous concerns. Andrew Hart				
Public	None				
Concerns (5:55)	<p>Oliver – The barn doors on the front should never open; the window behind it is very atypical. Again casements and awnings are overused. The air-conditioning unit (A/C) should not be on the front façade.</p> <p>Coombs – The “H-4” casements on the front should be changed to double hung; there’s enough room; some of those should be 3-over-3 or small 6-over-6 windows.</p> <p>Glazer – The last time we saw this, we talked about the hierarchy of the building and the width of the gable forward; nothing has been done to correct that and it is not appropriate. If it stays that wide, the front door should be in that gable. The left barn door with the “California” window is an example of the hodge-podge of designs; there is no harmony.</p> <p>Kuhnert – Agrees with Ms Glazer. The window should draw more from the language of the other buildings. Rear elevation, the barn-door window is less visible.</p> <p>Pohl – Agrees about the scale large gable forward and would like to see it reduced.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried 5-0		Certificate #		
11.	Hawthorne Park, LLC	49 Hummock Pond Road	Field House	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, and subdivision site plan.				
Representing	Michael Luft-Weinsberg , Workshop APD – This and the cabana sit on the lowest point of the property with light landscaping; contends the building is minimally visible. Andrew Hart				
Public	None				
Concerns (6:05)	<p>Coombs – There is no reason these casements can't be fixed or double hung. The 11/12 pitch makes this look high and very different from other structures in the subdivision. The back elevation needs more fenestration. The front needs a proper front entry. The Nr 8 window sets, at least two out of each set should be an operable door. She believes this will be visible from Hummock Pond Road.</p> <p>Oliver – She's okay with the Nr. 8 windows; suggested using one in place of the funky window in the Homestead. Thinks the retaining walls and grade manipulation should be shown on these plans as they would be part of the reason for the approval.</p> <p>Kuhnert – No concerns.</p> <p>Glazer – Doesn't have any concerns. Does think the four-lights should be fixed windows.</p>				
Motion	Motion to Hold to track. (Glazer)				
Vote	Carried 5-0		Certificate #		

12. Hawthorne Park, LLC	49 Hummock Pond Road	Cabana	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, and subdivision site plan.			
Representing	Michael Luft-Weinsberg , Workshop APD – Also in the lowest depression of the site; reviewed changes made per previous concerns. Andrew Hart			
Public	None			
Concerns (6:14)	No concerns.			
Motion	Motion to Hold to track. (Glazer)			
Vote	Carried 5-0		Certificate #	
13. Hawthorne Park, LLC	49 Hummock Pond Road	Hardscape: pool, fence, et al	56-5	Ahern Design
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, and subdivision site plan.			
Representing	Miroslava Ahern , Ahern LLC – Presented project; the retaining walls are visible only from the inside of the pool area. The entire area will be heavily vegetated with native plants; around the houses the hardscape will be the drive and walkways. Michael Luft-Weinsberg, Workshop APD Andrew Hart			
Public	None			
Concerns (6:17)	Oliver – Would like to see a cross section of the whole pool area to understand the grading and retaining walls. Welch – Clarified that a 4-foot depth is being carved out with a 4-foot retaining wall and the pool at grade. McLaughlin – Asked where the access from the drive into the pool is located. Kuhnert – He would like to know what design elements from this will be carried into the development. Pohl – The 5-foot board fence is following the grade. Ms Oliver is correct, we need a cross section.			
Motion	Motion to Hold for revisions and further information. (Glazer)			
Vote	Carried 5-0		Certificate #	
14. Lazowski Family Nom Tr	20 Waquoit Road	Revs to Main House	90-5	Studio Ppark
15. Lazowski Family Nom Tr	20 Waquoit Road	Garage	90-5	Studio Ppark
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Kuhnert, Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:28)	No comments at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried 5-0		Certificate #	
16. Atchinson, Robert	28 Pequot Street	New Dwelling (chg dormers)	80-186	Mellowes/ Paladino
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos.			
Representing	Bob Paladino – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:29)	Coombs – Appreciates the changes and okay with the 6-over-9 windows. West elevation, the sidelight panels should be the same height as the bottom door panels. Add dormer cheek walls should come. South and north elevations, should add a window to the single-window dormers. North elevation, there's room for a third window on the 1 st floor center gable. Oliver – Need corrected floor plans. Appreciates the changes. Kuhnert – Appreciates the changes. Agrees with what's been said about the dormers. West elevation, the triple shed dormer should match the north elevation triple shed dormer. Glazer – South elevation, the center dormer is well proportioned; the side dormers should be reduced in size. Agrees with what's been said. Pohl – Agrees about reducing the cheek walls on the dormers especially on the front.			
Motion	Motion to Hold for revisions and corrected floor plans. (Coombs)			
Vote	Carried 5-0		Certificate #	

17. Atchinson, Robert	28 Pequot Street	2 nd Dwelling (dorm,col,gar)	80-186	Mellowes/ Paladino
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos.			
Representing	Bob Paladino – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:41)	No concerns.			
Motion	Motion to Approve. (Glazer)			
Vote	Carried 5-0	Certificate #	67467	
18. Miner, Tim	12 South Valley Road	As-built cottage Revisions	43-139	JMS Architecture
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	None			
Public	None			
Concerns (6:43)	Pohl – Review what was caught in the inspection: elimination of brackets and ganged windows. The applicant will add the brackets; the brackets will hide the ganged windows. Pointed out that the HDC inspector can't go onto the property. Glazer – East elevation, the dormer with only one window might be visible. McLaughlin – The brackets should be straight not curved.			
Motion	Motion to Approve with placement of the previously approved brackets. (Coombs)			
Vote	Carried 5-0	Certificate #	67468	
19. Zaloom, George	3 Mulberry Street	Addition	42.3.2-31	Concept Design
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	TJ Waterson , Concept Design – Reviewed changes made per previous concerns. He couldn't find information on the north elevation first-floor windows but knows they are older than those in the real ell. Steven Cohen, Cohen & Cohen Law P.C.			
Public	None			
Concerns (6:50)	Pohl – The plans on the table are not the right set. Coombs – Most of the proposal will work. Kuhnert – North elevation, the existing windows on the first floor are being eliminated. East elevation northeast corner deck, appreciates elimination of the wrap around but would prefer the deck be 8X10 to push it back a little more. Front elevation, the proposed length of the deck is still a concern. Glazer – North elevation, the older “B” existing windows should be reused. Agrees with what's been said. East elevation, she doesn't like the 4-panel side door; she preferred the little French door. Camp – East elevation, the addition should conform more to the original structure and be set back more. Oliver – Doesn't think anyone will see it. East elevation, the amount of railing is overwhelming the structure.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried 5-0	Certificate #		
20. Zaloom, George	3 Mulberry Street	Curb cut	42.3.2-31	Concept Design
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos and advisory board comments.			
Representing	TJ Waterson , Concept Design – Reviewed changes made per previous concerns. Steven Cohen, Cohen & Cohen Law P.C.			
Public	None			
Concerns (7:12)	Coombs – She would approve this as long as the curb is no higher than the existing curb. No concerns.			
Motion	Motion to Approve. (Glazer)			
Vote	Carried 5-0	Certificate #	67469	
Break 7:14 to 7:20 p.m.				

21. 23 Broad St, LLC	23 Broad Street	Awning	42.4.2-77	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, awning color samples, and advisory board comments.			
Representing	Don Kolp , General Manager – The frame would be metal encased in wood; the Planning Board wants it left up year round. They are asking for the color “champagne.”			
Public	None			
Concerns (7:22)	Pohl – Fusaro’s has the same awning of the same color and probably bigger. McLaughlin – He went to look at it. Everything around it will be grey and the yellowish color will stand out; a grey will blend in. Camp – Suggested the color “arena” which is not so yellow. Coombs – Agrees.			
Motion	Motion to Approve through staff with the color “Arena.” (McLaughlin)			
Vote	Carried 4-0	Certificate #	67470	
22. Sanford, Terry	1 Jefferson Lane	New Dwelling	55.4.1-74.1	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns; the window wells on the street have been eliminated.			
Public	None			
Concerns (7:32)	Coombs – This is a large building in a neighborhood of small houses; she’d like to see the height come down. Camp – Appreciates the changes. Agrees about reducing the height more. The neighboring houses are fairly low. Window wells shouldn’t be on Jefferson. Right of the front door, the “C” windows could be “A” or “B” windows; would like to see railings on the sides of the stoop to accentuate the door. McLaughlin – No concerns. Pohl – Agrees this is still a little large for the neighborhood. South elevation, the wide double dormer could be reduced. Discussion about how the structure might be reduced in height and the matching the simplicity of the parent house.			
Motion	Motion to Approve through staff with the roof pitch to be 11/12; reduce the south elevation dormer by one foot, and the “C” windows next to the front door changed to “B” windows. (Camp)			
Vote	Carried 4-0	Certificate #	67471	
23. Dunn, Lee/Fee, Henry	137/141 Orange Street	New Multi Family Dwelling	55-286,153	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns. Sydney Fee			
Public	Steven Cohen , Cohen & Cohen Law P.C. Nantucket Commons Association – The changes have addressed his clients’ concerns. The wrap-around front porch makes it look closer to the street than it is; the second-floor decks don’t help. Laura McCloskey, Nantucket Commons Association			
Concerns (7:50)	Discussion about the ratio of the reduction in the structure to the subdivided lot. Pohl – The lot is now subdivided and this revised structure is on 137 Orange Street. Oliver – Appreciates some of the changes made. Feels it is still large and more formal compared to the buildings around it; this is moving in a better direction. Would still like it five to seven feet more back from the street. Front elevation, the 2 nd -floor decks are atypical for that area and loom over the street. Coombs – Agrees with Ms Oliver. Would like the height to come down more; the roof walk should be removed. Kuhnert – This is a more successful design. Asked if there would be an elevator and the impact of that on the roof. Suggested recessing the second-floor decks. Glazer – The scale and size can still be reduced. From Orange back, the length should be reduced and the structure set back more from Orange Street. She does not want to entertain machinery on the roof. Pohl – Agrees with what’s been said. Doesn’t like the roof walk.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0	Certificate #		

24. Fogarty, Brian	40 Jefferson Avenue Lot 12	New Dwelling	30-119	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Matt MacEachern , Emeritus Development – Reviewed supplemental information as requested by the board.			
Public	None			
Concerns (8:16)	<p>Oliver – This should move back so it doesn't overshadow the historic building next to it. Front elevation, the piece left of the main gable forward is overwhelming; suggested flipping the front façade.</p> <p>McLaughlin – No comments at this time.</p> <p>Camp – Agrees with Ms Oliver; this should be subordinate to the historic house. Would like more style elements to accentuate the stick style. One gable forward should have a lower eave height.</p> <p>Coombs – Agrees it should move back. Likes the design.</p> <p>Pohl – Stepping the plan and elevation would help get it off the street. The deck over the front door is huge and doesn't help.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0		Certificate #	
25. Vinecliff LLC	3 Vinecliff Lane	Rev. 67323: shttrs & clr chg	29-43.2	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	Glazer			
Documentation	Architectural elevation plans and photos.			
Representing	Kristine Glazer – Reviewed the project.			
Public	None			
Concerns (8:29)	<p>Pohl – Read HSAB comments: ordinarily shutters are on the front elevation; they're awkward on the north and south sides.</p> <p>Coombs – No concerns.</p> <p>McLaughlin – Shutters should be on all windows in a wall plane or on none.</p> <p>Welch – The visibility is limited; he has no concerns other than the east elevation gable window wouldn't have shutters but it might look odd with shutters.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried 5-0		Certificate #	67472
26. 106 Surfside LLC	106 Surfside Road- East	New Garage	67-80	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:41)	None			
Motion	Motion to Approve. (Kuhnert)			
Vote	Carried 5-0		Certificate #	67473
27. Gillis, Rich	2 Camelia Lane	Rev. 67098	55-367.1	Val Oliver
28. Hanson, Laura	55 Center Street	Rev. COA 66303	42.4.3-72	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Kuhnert, Welch			
Recused	Oliver			
Documentation	None			
Representing	Val Oliver – Asked these be held for Thursday, February 23, 2017.			
Public	None			
Concerns	None at this time			
Motion	Motion to Hold for Thursday, February 23, 2017 at 1 p.m. (Camp)			
Vote	Carried 5-0		Certificate #	

29. S/P Norwell, LLC					
	78 Union Street, Lot 1	Main House	55.1.4-72	BPC	
Voting	Pohl, Camp, Glazer, Oliver, Kuhnert				
Alternates	Coombs				
Recused	None				
Documentation	Architectural elevation plans, photos, and advisory board comments.				
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns.				
Public	None				
Concerns (8:43)	<p>Glazer – It’s a little too long; should be cut back a couple of feet. The connector should not be clapboarded. East elevation, the second-floor porch has too many doors and is over-fenestrated. West elevation, the window configurations is very strange.</p> <p>Camp – The clapboard connector might not be so bad once it weathers in; it is too tall. West elevation, the windows should be aligned. East elevation is over fenestrated.</p> <p>Oliver – Agrees the connector should remain shingled. The second-floor deck it too deep and too long. All else looks good.</p> <p>Pohl – The roof over the entry door should not project out so far. North elevation, change the gable window to match the west elevation.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried 5-0		Certificate #		
30. S/P Norwell, LLC					
	78 Union Street, Lot 2	Dwelling	55.1.4-72	BPC	
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	Camp				
Recused	None				
Documentation	Architectural elevation plans, photos, and advisory board comments.				
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns.				
Public	None				
Concerns (8:53)	<p>Glazer – Would prefer shingles on the connector. South elevation, the main gable had better proportions on the previous iteration; all the board wanted was the front door changed.</p> <p>Oliver – Agrees about the proportion of this gable; the roof line now is the same as the secondary mass. Agrees about shingling the connector.</p> <p>Coombs – North elevation, on the right needs a second-floor window. The west elevation also has a blank wall on the right that needs a window. Agrees about the shingled connector.</p> <p>Kuhnert – Agrees with what’s been said.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried 5-0		Certificate #		
31. S/P Norwell, LLC					
	78 Union Street, Lot 3	Cottage relocation	55.1.4-72	BPC	
Voting	Coombs (acting), Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, streetscape, and advisory board comments.				
Representing	Joe Paul , BPC – Reviewed the changes made per previous concerns; the patio has been eliminated. Reviewed the streetscape.				
Public	None				
Concerns (9:02)	<p>Glazer – Appreciates changing the orientation. She’s not sure about the lack of a door facing Union Street.</p> <p>Oliver – She likes the simplicity of the proposed.</p> <p>Kuhnert – Appreciates the change of orientation. He has no concerns.</p>				
Motion	Motion to Approve as submitted. (Glazer)				
Vote	Carried 4-0		Certificate #	67474	
32. Carrolo, Joseph					
	5 Old Farm Road	New Dwelling	55-921	Sophie Metz	
Voting	Pohl, Coombs, Camp				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans.				
Representing	Sophie Metz – Reviewed changes made per previous concerns.				
Public	None				
Concerns (9:07)	No concerns.				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 3-0		Certificate #	67475	

Motion to Hold the following items for February 23, 2017, 1:00 p.m. meeting. (Coombs) Carried unanimously

33.	6 Gull Island	6 Gull Island Lane	Additions	42.4.3-61	Thornewill Design
34.	6 Gull Island	6 Gull Island Lane	Cottage	42.4.3-61	Thornewill Design
35.	Falcon Park, LLC	20 Gosnold Road	New Dwelling	30-86	Botticelli & Pohl
36.	Sherrill, Dave	6 Pippens Way	Cabana	43-94.5	NAG
37.	Roby, Kathy	9 Broadway	Pergola, stairs	73.1.3-72	SMRD
38.	Nantucket Land Bank	48 Tennessee Avenue	Building move off	59.4-92	Dane DeCarlo
39.	Nantucket Land Bank	23 Tennessee Avenue	Building move on	60.1.2-57	Dane DeCarlo
40.	Jibladze, Irakli	36 Wigwam Road	New dwelling	77-8.4	JB Studio
41.	Jibladze, Irakli	36 Wigwam Road	Garage/studio	77-8.4	JB Studio
42.	Jibladze, Irakli	36 Wigwam Road	Pool cabana	77-8.4	JB Studio
43.	Delay, Michael	14 Cherry Street	Demolition	55-380	Self
44.	Delay, Michael	14 Cherry Street	New dwelling	55-380	Self

III. HDC BUSINESS

Approve Minutes	February 7, 2017: Motion to Approve. (Camp) Carried unanimously
Review Minutes	February 14, 2017
Other Business	None
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: 9:12 p.m.

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee