



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 28, 2017

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

Called to order at 4:35 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, Welch
Absent Members: Kuhnert
Late Arrivals: Oliver, 4:36 p.m.; Glazer, 4:37 p.m.
Early Departures: Camp, 8:00 p.m.; McLaughlin, 8:50 p.m.; Coombs, 8:59 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. McDonogh, John – 67481	5 Moby Way	Rev. 67182: low ridge	65-59	Sophie Metz
2. Nantucket Land Bank – 67482	158 Orange Street	Dock, walkway	55-61.1	Dane DeCarlo
3. Boukus, Steve – 67483	23 Boulevarde	Rev. 64028: rotate pool	80-127.1	Concept Design
4. Boduthra, Steve – 67484	32 Pocomo Road	Fence	14-77	Denis Galvin
5. Willet, Chandler – 67485	61 West Chester Street	Pergola	41-222.1	Denis Galvin
6. Bewkes, Garrett III – 67486	67 Squam Road	Hardscape: pool	13-14	Botticelli & Pohl
7. Bewkes, Garrett III – 67487	67 Squam Road	New foundation, addition	13-14	Botticelli & Pohl
8. Ahern, Miroslava – 67488	6.1 Windy Way	Rev. 66926: deck revisions	67-864	Mirka Ahern
9. Belanger – 67489	5A Pine Tree Road	Demo deck	68-227	Dean Belanger
10. Bedell, Joseph – 67490	5 Delaney Road	Window, door change	41-127	Self
11. Harrison Louis S Trust – 67491	26 Washing Pond Road	Deck, revise fenestration	31-15	Concept Design
12. Cowan, Cameron – 67492	48A West Miacomet Road	Shed	86-4	Botticelli & Pohl
13. Hajjar, Michael – 67493	2 South Pasture Lane	Roof chng to 3-tab ashphlt	80-297.2	Self
14. Neville – 67494	128 Somerset Road	House color chng to white	63-534	Jeff Morash
15. Neville – 67495	128 Somerset Road	Shed color chng to white	63-534	Jeff Morash
16. Hughes, Thomas – 67496	58 Pochick Avenue	Rev. 66354: reloc on site	79-163	Steve Cheney
17. East Eden, LLC – 67497	82A Baxter Road	Fence, patio	49-38	Sconset Gardner
18. Surf ACK, LLC – 67498	3 Hatikva Way	Roof, color chng	67-193,343	Val Oliver
19. Zachary, Barbara – 67499	11 Bailey Road	Front stoop	55-107	Val Oliver
20. Platt, Geoferry – 67500	68 Hooper Farm Road	Move door	67-678	Val Oliver
21. Kirilov, Krasimir – 67501	3B Skiff Lane	Fence, retain wall	55-651.2	Self
22. 106 Surfside LLC – 67502	106 Surfside Road (west)	Rev. 66960: fenestration	67-80	Emeritus
23. 106 Surfside LLC – 67503	106 Surfside Road (west)	Rev. 67342: fenestration	67-80	Emeritus
24. Netore Real Estate Trust – 67504	59 West Chester Street	Rev. 67252: remv dormer	41-223	Emeritus
25. Johnson, Brendan Trust – 67505	18 Madequecham Valley Rd.	Rev. 66912: window well	89-15	Emeritus
26. Sankaty Head Golf Club – 67506	100 Sankaty Road	Rev. 66788: dormer, winds	49-2	Concept Design
27. Sankaty Head Golf Club – 67507	100 Sankaty Road	Rev. 66789: dormer, winds	49-2	Concept Design
28. Burruss, James – 67508	5 Ishmael Road	Addition	82-7	BPC
29. C.N.C. Realty Trust – 67509	48 West Chester Street	Hardscape: apron, patio	41-385	Rowland Assocs.
30. Rabil, Albert – 67510	141 Cliff Road	Renovation, dormers	30-1,7	Botticelli & Pohl
31. 146 Cliff Road, LLC – 67511	146 Cliff Road	New guest house	41-75	Sophie Metz

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32. Reinemo, Matt – 67512	9 Cachalot Lane	Second dwelling	67-858	Self
33. Ack 25 MVD LLC – 67513	25 Meadow View Drive	Rev. 67121: move off	56-284	Mary Beth Gibson
34. Coutino, Joao – 67514	17 Woodland Drive	Rev. 66920: perg, fence	68-263	LINK
35. Mailloux, Brendan – 67515	35 Tashama Lane	Fenestration changes	55-458	JB Studio
36. Gibson, Mary Beth – 67516	4 Golfview Drive	Studio move on	66-193	Self
37. 10 Straight Wharf, LLC – 67517	10 Straight Wharf	Roof vent	42.3.1-137	John Keane
38. Fifield, Randy – 67518	53 Center Street	Roof chng main house	42.4.3-25	Main St. Construct
39. Fifield, Randy – 67519	53 Center Street	Roof chng rear house	42.4.3-25	Main St. Construct
40. Sanford, Matthew – 67520	10 Academy Lane	Door, window chng	42.4.3-86	Ethan McMorrow
41. Ferrence, Deborah – 67521	Zero New Street	Shft dormer, deck	73.1.3-33	Permits Plus
42. Nant. Island Resorts – 67522	19 North Water Street	New window	42.4.2-3	Rowland Assocs
43. NIR Retail LLC – 67523	32 Main Street	Deck repair/replace	42.3.1-217	Mike Duffy
44. Norris, Mark – 67524	130 Main Street	Rev. 67183: rmv clpbrd	42.3.3-96.3	Self
45. Matarese – 67525	3 North Point	Rev. 64991: reduce ridge	38-83	Sanne Payne
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp, Welch			
Alternates	None			
Recused	Pohl recused from items 6, 7, 12, & 30. Oliver recused from all.			
Documentation	None			
Representing	None			
Public	None			
Concerns	6,7,12, & 30 voting Coombs (acting), McLaughlin, Glazer, Camp, Welch Rest voting Pohl, Coombs (acting), McLaughlin, Glazer, Camp, Welch			
Motion	Motion to Approve all items except 6, 7, 12, & 30. (Coombs)			
Vote	Carried 4-0//McLaughlin abstain & Oliver recused			
Vote	Motion to approve 6, 7, 12, & 30. (Camp)			
Vote	Carried 4-0// McLaughlin abstain & Pohl & Oliver recused		Certificate #	67481 to 67525

III. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Field, Nancy – 67526	31 Nonantum Avenue	Rev. 66431: door chng	87-155	Rowland Assocs.
• Wall to remain	shingled			
2. Skomurski, Joe – 67527	48 Lover's Lane	Door, windw chng, AC	79-83	Self
• AC unit to be	surrounded by 4'	natural to weather fence		
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted concerns. (Coombs)			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	67526 & 67527

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Macy's Realty	1 Macy Lane	Wall sign	60-40	Cara Marquis
2. Macy's Realty	1 Macy Lane	Wall sign, side of bldg	60-40	Cara Marquis
3. Nantucket Island Resorts	10 South Beach Street	Blade sign	42-42	Cara Marquis
4. Brock Building Trust	53 Main Street	Projecting sign	42.3.1-223	Plymouth Sign Co.
5. Brock Building Trust	53 Main Street	Wall sign	42.3.1-223	Plymouth Sign Co.
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Sign design drawings, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – These items should be held for representation.			
Concerns	No comments at this time.			
Motion	Motion to Hold Items 1-5 for representation per SAC recommendations. (Glazer)			
Vote	Carried 5-0		Certificate #	

6.	Nantucket Hist. Assn – 67528	15 Broad Street	Banner sign	42.4.2-61	Catherine Taylor
7.	Nantucket Hist. Assn – 67529	15 Broad Street	Banner sign	42.4.2-61	Catherine Taylor
8.	Nantucket Hist. Assn – 67530	15 Broad Street	Banner sign	42.4.2-61	Catherine Taylor
9.	Gendron, Robert – 67531	23 Federal Street	Accessible sign	42.3.1-9.3	Emeritus
10.	Gosnold – 67532	35A Old South Road	Sign	68-6.6	Paul McCarthy
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Welch				
Recused	None				
Documentation	Sign design drawings, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – These items are recommended for approval.				
Concerns	No concerns.				
Motion	Motion to Approve Items 6-10 per SAC recommendation. (Glazer)				
Vote	Carried 5-0			Certificate #	67528 to 67532

V. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	C.N.C. Realty Trust	48 West Chester Street	Re site on lot	41-385	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	(4:43) Motion to Hold to end of meeting. (Camp) Carried unanimously No comments at this time.				
Motion	Motion to Hold for representation. (Glazer)				
Vote	Carried 4-0 (voted: Pohl, Glazer, Oliver, Welch)			Certificate #	
2.	Holmes, Mary	2 Traders Lane	Chimney, door, windows	42.3.3-67	Design Associates
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Welch				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	Chris Dalmus , Design Associates – Presented project: did was not on 1923 Sanborne Maps but appeared on 1949 maps; it is non-contributing. Mark Godfrey				
Public	None				
Concerns (4:44)	Pohl – Read HSAB comments: chimney removal is appropriate; should remain shingled. Coombs – She agrees with HSAB in regards to remaining shingling. The first-floor ganged windows should be separated and larger. Does not approve the “metal” hoop thing over the west elevation door. East elevation, okay with the pillars. The chimney breaks up the shape of the building and would be sorry to see it go. Camp – West elevation, the second-floor windows should have the same dimensions as the first floor windows; they look squat. Front door trellis would be more historic looking if it were flatter across the top. Okay with the columns. The white and black color palette is very stark; the current grey with red trim fits in nicely and doesn’t “glare”. McLaughlin – The door trellis should be painted grey; would prefer the copper not stand out. Glazer – She’s okay with this. Likes the idea of squaring off the arch. Pohl – South elevation, when the door and windows on the second floor are removed, it leaves a large expanse of blank wall, which would be visible; asked that to be mitigated in some way. Discussion about a suitable shape for the copper arbor over the front door.				
Motion	Motion to Hold for minor revisions. (Glazer)				
Vote	Carried 5-0			Certificate #	

3.	Godfrey, Mark	4 Swayze Drive	Renovate & additions	66-164	Self
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Welch				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Mark Godfrey – Presented project.				
Public	None				
Concerns (5:02)	<p>McLaughlin – West elevation, the front door should be a 6-panel door.</p> <p>Camp – The addition’s ridge height should come down a couple of feet. The porch looks too informal for a front porch; it would be better as a proper entry porch.</p> <p>Coombs – Agrees about lowering the addition roof; there are no measurements on the ridge length. The front entry has to be straightened out. North elevation, the half-round window isn’t appropriate to this house design. South elevation, would prefer the air-conditioning units (A/C) are not be visible from Swayze Drive.</p> <p>Glazer – Agrees with what’s been said. West elevation, the existing skylight isn’t shown on the elevation.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried 5-0		Certificate #		
4.	I James St. Trust	53 Walsh Street	Hardscape: spa, fence	29-60	Jardin’s International
Voting	Coombs (Acting), McLaughlin, Glazer, Camp, Welch				
Alternates	Oliver				
Recused	Pohl				
Documentation	Haradscaping plans and photos.				
Representing	Elizabeth O’Rourke , Jardin’s International – Presented project; contends visibility is minimal. Suggested a view with the corners of the spa marked.				
Public	None				
Concerns (5:18)	<p>Camp – The spa on the corner and its relationship to the adjacent houses is a concern; would prefer it to be smaller and closer to the house.</p> <p>McLaughlin – No comments.</p> <p>Welch – Agrees about the proximity of the spa to the neighbor but there is a very thickly planted privet hedge and might not be visible. The fence and gate are in keeping with what’s there.</p> <p>Glazer – The hardscaping design emphasizes the formal nature of the lot and isn’t working; suggested using more natural shapes for the patios and reducing the amount of paving. Agrees about reducing the size of the spa.</p> <p>Coombs – The amount of green space on this corner house, compared to the neighborhood, is minimal. There are three bluestone walkways and patios; one of the patios; she would like to see more green space. The walls shouldn’t have caps; Walsh Street and James is not a formal area. At 18X8 feet, the spa is much too large; it should be reduced in size.</p>				
Motion	Motion to View and hold for revisions. (Glazer)				
Vote	Carried 5-0		Certificate #		
5.	Nantucket 62 Walsh LLC	62 Walsh Street	Hardscape: pool, fence	29-85	Jardin’s International
Voting	Coombs (Acting), McLaughlin, Glazer, Camp, Oliver				
Alternates	Welch				
Recused	Pohl				
Documentation	Haradscaping plans and photos.				
Representing	Elizabeth O’Rourke , Jardin’s International – Presented project.				
Public	None				
Concerns (5:31)	<p>Glazer – No concerns.</p> <p>Camp – Would prefer the pool be shortened a couple feet away from the corner. Not a fan of solid board fences dividing properties.</p> <p>Oliver – She doesn’t think this will be visible.</p> <p>Coombs – Suggested a view.</p>				
Motion	Motion to View. (Glazer)				
Vote	Carried 5-0		Certificate #		

6. NIR Retail LLC	29 Broad Street	Hardscaping	42.4.2-38	Mike Duffy
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing Public	Mike Duffy – He noticed that not a single driveway on Ash Lane is paved over; the application is being withdrawn.			
Concerns (5:37)	Pohl – Read HSAB comments: asphalt inappropriate; cobble to remain as existing.			
Motion	WITHDRAWN			
Vote	N/A		Certificate #	
7. Perlman	2 Dartmouth Lane	Roof chgn, window chng	41-115	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	None			
Representing Public	None			
Concerns (5:39)	No comments at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried 5-0		Certificate #	
8. Ryder, Brian	3 Mary Ann Lane	Solar roof panels	68-988	SunWind
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans, and photos.			
Representing Public	Timothy Holmes , SunWind – Presented project.			
Concerns (5:40)	No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 5-0		Certificate #	67533
9. Elder, John	3 Cliff Lane	Rev. 67093: window, doors	30-262	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans.			
Representing Public	Sophie Metz – Presented project.			
Concerns (5:45)	Camp, Coombs, Glazer, & Pohl – No concerns. McLaughlin – The transom dormers are inappropriate.			
Motion	Motion to Approve as submitted. (Glazer)			
Vote	Carried 4-1//McLaughlin opposed		Certificate #	67534
10. 146 Cliff Road LLC	146 Cliff Road	Garage	41-75	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans.			
Representing Public	Sophie Metz – Presented project.			
Concerns (5:51)	Coombs – The front will be visible up the driveway; we try not to have the garage in front of the house. North elevation, the gable dormer should be a little larger. West elevation, the first floor needs some windows. Camp – Would prefer the south elevation to face Cliff Road; it's quieter and presents a low eave. Pohl – He agrees with Ms Camp that this should be quieter and the gable forward is not quiet.			
Motion	Motion to Hold. (Glazer)			
Vote	Carried 5-0		Certificate #	

11. Sherrill, Dave	6 Phippen's Way	Hardscape: pool, fence, et al	43-94.5	NAG
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Hardscaping plans and photos.			
Representing	Bill McGuire , Nantucket Architectural Group, LTD – Presented project; contends minimal visibility.			
Public	None			
Concerns (6:01)	Discussion about visibility from Gardner Road No concerns due to limited visibility. Pohl – Suggested approving without the cap on the walls.			
Motion	Motion to Approve through staff with removal of the bluestone cap on the walls. (Coombs)			
Vote	Carried 5-0		Certificate #	67535
12. Willsey, Kevin	67 Monomoy Road	Rev. 66017: hrdscp revisions	43-103	Mirka Ahern
13. Willsey, Kevin	67 Monomoy Road	Rev. 66602: fenestration	43-103	Emeritus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried 5-0		Certificate #	
14. Raynor, Seth	4 Bayberry Lane	Renovation	67-58	Emeritus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans.			
Representing	John Hayford , Emeritus Development – Presented project.			
Public	None			
Concerns (6:10)	No concerns.			
Motion	Motion to Approve through staff with vertical dimensions added to the elevations. (Glazer)			
Vote	Carried 5-0		Certificate #	67536
15. Affordable Housing	6 Fairgrounds Road	House move on Unit 1	67-710	Emeritus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans.			
Representing	John Hayford , Emeritus Development – Presented project.			
Public	None			
Concerns (6:15)	Coombs – She would like to see a streetscape for the street. No concerns.			
Motion	Motion to Approve as submitted. (Glazer)			
Vote	Carried 5-0		Certificate #	67537
16. Affordable Housing	6 Fairgrounds Road	House move on Unit 2	67-710	Emeritus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans.			
Representing	John Hayford , Emeritus Development – Presented project.			
Public	None			
Concerns (6:18)	No concerns.			
Motion	Motion to Approve as submitted. (Glazer)			
Vote	Carried 5-0		Certificate #	67538

17. Benk, Paul	8 North Gully	Rev. 66986: reduce height	73.1.3-48	Emeritus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans and advisory board comments.			
Representing	John Hayford , Emeritus Development – Presented project.			
Public	None			
Concerns (6:20)	No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 5-0	Certificate #	67539	
18. Cannon, Kathleen	26 Liberty Street	Replace window frames	42.3.4-145	Emeritus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	John Hayford , Emeritus Development – Presented project.			
Public	None			
Concerns (6:22)	Pohl – Read HSAB comments: this should have a window survey. He agrees with HSAB. Glazer – Would also like to have a photographic window survey on record.			
Motion	Motion to Hold for further information on the 23 windows. (Glazer)			
Vote	Carried 5-0	Certificate #		
19. Carpenter, Patty	17 Columbus Avenue	Rev. 67441: replace deck	59.3-108	Emeritus
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans and advisory board comments.			
Representing	John Hayford , Emeritus Development – Presented project.			
Public	None			
Concerns (6:27)	Pohl – Read MAB comments: no concerns. Camp – The deck extension makes the deck too large and exceeds the guidelines. McLaughlin – The decking is too long and too deep. Glazer – We previously approved the extra windows on the south elevation; this deck exacerbates the fenestration. Coombs – There is too much decking to begin with and they are adding more deck.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried 5-0	Certificate #		
20. McDonald, Brian	11 Cottage Avenue	AC locations, fence, gate	73.3.1-52	Marsha Fader
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:33)	No comments at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried 5-0	Certificate #		
21. Cheney, Stephen	1 Clara Drive	Hardscape: spa and fence.	66-300	Atlantic Landscape
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Hardscape plans and photos.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project. The fence outside the hedge is a drawing error.			
Public	None			
Concerns (6:33)	McLaughlin – The drawing shows the wire fence on the outside of the privet. No other concerns.			
Motion	Motion to Approve through staff with the wire fence moved to the inside of the privet hedge. (Glazer)			
Vote	Carried 5-0	Certificate #	67540	

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22. Welch, Wood Realty	132 Old South Road	2 nd floor deck	69-37	Self
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Jennifer Hughes			
Public	Chris Grimes – Presented project; asked about an 8-foot deep deck with lattice work below.			
Concerns (6:42)	Coombs – The deck is too big at 13 feet deep; eight feet is the limit; suggested putting the deck on the east elevation. No concerns with an 8-foot deep deck with lattice work below. Glazer – The drawing shows square lattice; if he can't get the square lattice, he must come back to the HDC. McLaughlin – The longest, strongest policy is that a second-floor deck may not to be more than eight feet deep. Discussion about allowing the deck to be nine feet deep.			
Motion	Motion to Approve through staff with the deck extending out only nine feet with square, natural to weather lattice, and trim to match the existing. (Glazer)			
Vote	Carried 3-2//Glazer & McLaughlin opposed		Certificate #	67541
Break 7:02 to 7:11 p.m.				
23. Third Time Trust	41A Cliff Road	Rev. 66562: deck, shower, fenest	42.4.4-2	Botticelli & Pohl
Voting	Coombs (acting), McLaughlin, Glazer, Camp, Oliver			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project; suggested true-divided light (TDL) windows facing Cliff Road and simulated divided light (SDL) windows on the other elevations.			
Public	None			
Concerns (7:11)	Coombs – Read HSAB comments: potential individually significant; new details should match existing details; SDLs inappropriate on a historic dwelling in the old historic district (OHD). Glazer – There's not a problem with windows and doors being SDL where they aren't facing a public way but any window facing Cliff Road should be TDL; okay with SDL on parts that aren't visible. Camp – The cornerboard would relate to the old main massing; though this is much quieter without them. Agrees the front of the house should have TDLs; the rest could be SDL. Oliver – Agrees with what's been said about the TDLs on the front. McLaughlin – All the windows should be TDL in the OHD; all sides could potentially be visible. Coombs – Agrees about TDLs on the front and SDLs on the other elevations; they will be hard to see.			
Motion	Motion to Approve through staff with the front elevation to have TDLs and other elevations can have SDLs. (Camp)			
Vote	Carried 4-1//McLaughlin opposed		Certificate #	67542
24. Rowe, Peter	44 Arkansas Avenue	Deck/patio	59.4-150	Chris Carey
25. Newhouse, Sandra	20 Hussey Street	Replace windows	42.3.4-130	Chris Carey
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried		Certificate #	

26.	14 Lily St. LLC	14 Lily Street	Driveway	42.4.3-45	Sean O'Callaghan
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:25)	No comments at this time.				
Motion	Motion to Hold for representation. (Camp)				
Vote	Carried 5-0			Certificate #	
27.	Reiskin, Rob	20 Coffin Street	Change window to door	73.4.1-35	Stowe Mountain Bld
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Oliver, Welch				
Recused	None				
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.				
Representing	John Schafer , Stowe Mountain Building – Presented project; contends lack of visibility.				
Public	None				
Concerns (7:25)	No concerns.				
Motion	Motion to Approve due to lack of visibility. (Glazer)				
Vote	Carried 5-0			Certificate #	67543
28.	Wepler, John	8 Fair Street	Hardscape	42.3.1-107	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Welch				
Recused	Oliver				
Documentation	Hardscape plans, photos, and advisory board comments.				
Representing	Val Oliver – She will get answers to some issues raised in the HSAB comments; suggested the board view.				
Public	None				
Concerns (7:28)	Pohl – Read HSAB comments: picket fence should have a continuous cap; cobblestone inappropriate. McLaughlin – The back of this house is visible.				
Motion	Motion to View. (Glazer)				
Vote	Carried 5-0			Certificate #	
29.	Wepler, John	8 Fair Street	Rev. 66866: porch & windows	42.3.1-107	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, historic documentation, and advisory board comments.				
Representing	Val Oliver – Presented project; needs to check the window changes that aren't circled.				
Public	None				
Concerns (7:33)	Pohl – Read HSAB comments: east elevation deck okay, windows as approved; south elevation proposed panels and rails inappropriate; roofwalk must be tight to ridge, shaft will be visible and shingled enclosure inappropriate; lengthening chimney inappropriate. There are anomalies between the previously approved and the current drawings.				
Motion	Motion to Hold for more information. (Camp)				
Vote	Carried			Certificate #	
30.	Norberg, Ted	5 Hedgeberry Lane	Rev. 66058: addition	41-186	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans and photos.				
Representing	Val Oliver – Passed out revised plans at the table. Presented project.				
Public	None				
Concerns (7:38)	Camp – North elevation, the gambrel is “fussy”; the top of the chimney should have a different cap. Glazer – The north elevation needs some modifications to the roof; the fenestration size is chaotic. McLaughlin – There is no window schedule or site plan. Coombs – Nothing to add. Pohl – North elevation, suggested eliminating the faux porch; that would help the gambrel.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried 5-0			Certificate #	

31. Too Cato Lane, LLC	2 Cato Lane	Rev. 67301: window wells	55-660	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans and photos.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (7:47)	No concerns.			
Motion	Motion to Approve as submitted. (Glazer)			
Vote	Carried 5-0	Certificate #	67544	
32. Ridolfi, Robert	21 Jefferson Avenue	Shed	30-129	Structures Unlimited
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans.			
Representing	Nancy Drahzal , Structures Unlimited – Presented project.			
Public	None			
Concerns (7:52)	Discussion about the siting of the shed and its visibility. McLaughlin – There is room on the other side of the house; it'll be visible in the proposed location. Coombs – If it goes in the “green stuff”, okay. Camp – Right now with the leaves gone it would be visible; sheds should be in the back yard. Glazer – Suggested a view. Pohl – Asked for a site plan that showed where the shed and where the privet are going.			
Motion	Motion to View and hold for more information including a site plan and landscaping plan. (Camp)			
Vote	Carried 5-0	Certificate #		

VI. VIEWS TO BE HEARD TIME PERMITTING

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 4 Delaney Road LLC	4 Delaney Road	New dwelling	41-22	Studio Ppark
Voting	Pohl, Coombs, McLaughlin, Glazer, Oliver			
Alternates	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 #		
2. Belanger	5A Pine Tree Road	Re-locate shed	68-227	Dean Belanger
Voting	Pohl, Coombs, McLaughlin, Glazer, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans and photos.			
Representing	Val Oliver Tammy Belanger – Presented project.			
Public	None			
Concerns (8:05)	Glazer – On that street, no one has a shed in the front of the house. We should have a photo of the house. Would like to look at the new dwelling at this time.			
Motion	Motion to Hold to track the dwelling. (Coombs)			
Vote	Carried 5-0	Certificate #		

3. Belanger	5A Pine Tree Road	New dwelling	68-227	Dean Belanger
Voting	Pohl, Coombs, McLaughlin, Glazer, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans and photos.			
Representing	Val Oliver – This is a Huntingdon home. Tammy Belanger – Presented project			
Public				
Concerns (8:12)	Glazer – The abutting houses are not 28 feet tall; it's too tall; the plates can come down. The east elevation is under fenestrated. Welch – Suggested a 1¾-story structure. Pohl – Modular structures tend to be about two feet taller than they would be if they were stick built. Discussion about whether or not Huntingdon homes can do 1½-story structures.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0		Certificate #	
4. 10 Straight Wharf LLC	10 Straight Wharf	Hardscape: patio, fence	42.3.1-137	John Keane
Voting	Pohl, Coombs, McLaughlin, Glazer, Welch			
Alternates	Oliver			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried 5-0		Certificate #	
5. Battisti, Kristina	10 Alexandria Drive	New dwelling	67-410	Concept Design
Voting	Pohl, Coombs, McLaughlin, Glazer, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans.			
Representing	TJ Waterson , Concept Design – Presented project.			
Public	None			
Concerns (8:27)	Coombs – South elevation, move the 2 nd -floor middle window right over the one below it. West elevation, would like the 1 st -floor window to be a double window. Oliver – The 1 st -floor window headers should be flush frame.			
Motion	Motion to Approve through staff with the south elevation middle 2nd-floor window moved right over above the 1st-floor window; west elevation, the kitchen window to be a double, and the 2nd-floor windows to have no shingle space between the headers and the eave. (Glazer)			
Vote	Carried 5-0		Certificate #	67545
6. Garrett, Richard	20 Monomoy Road	Demolition	54-145	JGGA
Voting	Pohl, Coombs, McLaughlin, Glazer, Welch			
Alternates	Oliver			
Recused	None			
Documentation	Photos.			
Representing	Adam Davis , J. Graham Goldsmith Architects – Presented project, circa 1976.			
Public	None			
Concerns (8:35)	Oliver – It should be a demolition or a move off.			
Motion	Motion to Approve as a move off or a demolition. (Welch)			
Vote	Carried 5-0		Certificate #	67546

7.	Garrett, Richard	20 Monomoy Road	New dwelling	54-145	JGGA
Voting	Pohl, Coombs, Glazer, Welch, Oliver				
Alternates	(McLaughlin departed and Ms Oliver was moved into a voting position.)				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Adam Davis , J. Graham Goldsmith Architects – Presented project.				
Public	None				
Concerns (8:35)	McLaughlin – There are nine awning windows; they should be hoppers or fixed. The front door should be a standard 6-panel door or 4 panels with two lights. Coombs – The skirt on the roofwalk is inappropriate. North elevation right, the windows should be separated to fill the space; the door headers should be even with the windows. South elevation right gable, would like the right ganged windows separated with one moving to under the porch; the door glass panes are too large; the “B” windows are narrow and the “A2” and “D” windows are fat; prefers the dimensions of the “B” windows. Glazer - Wants to see topographical maps; there’s a big drop off and wants to know how that will be handled. The house is too long. Agrees about the windows and the roofwalk skirt. South elevation, the front door trim needs beefing up; the right gable upper 4-light windows don’t fit with the rest of the fenestration. Welch – Agrees with what’s been said. The chimney looks short on the south and north elevations. South elevation, questions the posts and shingled railing of the porch mixed with the baluster railings of the roof walk. Oliver – Agrees with everything that’s been said. Asked about the west elevation master bedroom windows; they seem to be floating in the walls; lowering the eaves would help. Pohl – The existing house doesn’t look as tall as this one because it is much simpler; this has a lot of formal elements with long uninterrupted roofs and symmetrical flanking side wings tied by the south and north elevation porch complexes. He would like to see this simplified. Other houses on the road ramble more; this is a bar.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried 5-0			Certificate #	
8.	Mason, Linda	23 Monomoy Road	New dwelling	54-205	Woodmeister Bld.
Voting	Pohl, Coombs, Glazer, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Vote	Carried 5-0			Certificate #	
9.	142 Cliff Road LLC	142 Cliff Road	New dwelling	41-78	Sophie Metz
Voting	Pohl, Glazer, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Sophie Metz – Presented project; clarified location of the structure.				
Public	None				
Concerns (8:57)	Welch – Not sure the roofwalk skirt is appropriate in this area. The railings with the shutters on first floor of the primary façade seems confusing; should be one or the other but the color treatment might made a difference. North elevation right, right side “E” windows and left “B” windows; the small windows are odd; he like symmetry. It is far from the road and the elements might all blend in; the focus will be on the roof line against the horizon. Oliver – There are mixed signals between formal shutters, the rural porch, and the railings; suggested removing the shutters. If the shutters are kept, they should not be white. Glazer – She likes the shutters as long as they are not white; they should be a darker color. The porch railing and roofwalk skirt are the biggest issues. Pohl – The Chippendale railing is very elaborate. The main gable is very narrow; would like to see 18 inches taken off the side masses and give them to the main mass; but it’s far enough from the road that might not be evident.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried 4-0			Certificate #	

VII. OTHER BUSINESS

Approve Minutes	February 14, 2017: Motion to Approve. (Glazer) Carried unanimously
Review Minutes	February 16, 21, & 23, 2017
Other Business	• Discussion of protocols for participation by non-voting members in application review process. Held
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