



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, March 7, 2017

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

Called to order at 4:36 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Glazer, Camp, Oliver
 Absent Members: Coombs, Kuhnert, Welch
 Late Arrivals: None
 Early Departures: McLaughlin, 8:48 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.	Kidder, Stephen	20 Shawkemo Road	Gate	43-179	Julie Jordin
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Glazer)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	67547	

III. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lazowski, Fam. Nom Tr	20 Waquoit Road	Revs. to main house	90-5	Studio Ppark
Voting	Pohl, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	James Krapp , Studio Ppark – Reviewed the project and changes made per previous concerns.				
Public	None				
Concerns (4:30)	Oliver – Appreciates the changes, no concerns. McLaughlin – The nine light are casements. (One is existing the other is matching.) Camp – Appreciates changes, no concerns. Pohl – In reducing the roof walk, the posts were not reduced in number; should be a two-bay roof walk.				
Motion	Motion to Approve through staff with the roof walk reduced on the east and west to have only two sections. (Oliver)				
Vote	Carried 4-0		Certificate #	67548	

2.	Lazowski, Fam. Nom Tr	20 Waquoit Road	New Garage	90-5	Studio Ppark
Voting	Pohl, McLaughlin, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	James Krapp , Studio Ppark – Reviewed the previous iteration; this is a new design. The awning windows were changed to hopper windows.				
Public	None				
Concerns (4:44)	McLaughlin – The 6-light windows are listed as awnings. Camp – No concerns. Oliver – Simplicity is appreciated; no concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 4-0		Certificate #	67549	
3.	4 Delaney Road LLC	4 Delaney Road	New dwelling	41-22	Studio Ppark
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	James Krapp , Studio Ppark – Presented project.				
Public	None				
Concerns (4:48)	Camp – A lot of the buildings in the area are one story with a one 1.5-story; okay with the design but the height is the concern and would like it reduced a couple of feet. Glazer – North elevation, the roof needs to be broken up; it’s too long. East elevation, the second door on the front should look very different than the front door. Oliver – East elevation, the furthest left segment should have an eave height lower than the middle section. The windows are squat; the “C” windows are the best proportion; the “C” windows would fill in the space on the east elevation gable. McLaughlin – There are too many 4-light hopper windows. Pohl – North elevation, the 2-story front gable is the same width as the left; it should be smaller; agrees it is too tall. Suggested simplifying the front main mass, especially the roof.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
4.	Betsey, Michael	11 Sankaty Road	Revisions to garage	73.1.4-47	Andrew Berman
Voting	Pohl, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Andrew Berman – Reviewed the project and changes made per previous concerns.				
Public	None				
Concerns (4:58)	Glazer – A shower typically isn’t freestanding; should be attached to the garage; but it’s not visible. She was looking at the garage doors; the frame around it makes it look like an in-filled window. Decided she’s okay with it. Oliver – No concerns. McLaughlin – Agrees about the outdoor shower standing away from the wall.				
Motion	Motion to Approve due to limited visibility and that the hedge always being maintained. (Glazer)				
Vote	Carried 4-0		Certificate #	67550	
5.	S/P Norwell	78 Union Street Lot 1	Revs. to main house	55.1.4-72	BPC
Voting	Pohl, Glazer, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and advisory board comments.				
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns.				
Public	John McLaughlin – The east elevation deck is nine feet deep; the wetlands are Town property.				
Concerns (5:07)	Oliver – No concerns. Camp – Preferred the previous iteration of the east elevation deck; now it looks pinched, but it probably won’t be visible. Glazer – The sidelights around the front door is her main concerns. Pohl – The front door should be 42-inche cottage style and eliminate the sidelights; keep the nice pilaster.				
Motion	Motion to Approve through staff with the front-door sidelights removed; the front door to be 42-inches wide; and 2nd-floor east elevation deck brought back to eight feet. (Camp)				
Vote	Carried 4-0		Certificate #	67551	

6.	S/P Norwell	78 Union Street Lot 2	Revs. to main house	55.1.4-72	BPC
Voting	Pohl, Glazer, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and advisory board comments.				
Representing	Joe Paul , BPC – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:15)	<p>Camp – Appreciates the changes.</p> <p>Oliver – The connector should be shingled.</p> <p>Glazer – Agrees the connector should be shingled. East elevation, the “A” window pushed to the edge could move a little left. The roof over the front door should come down; columns feel too vertical.</p> <p>Pohl – Agrees about the connector being shingled.</p> <p>Discussion about reducing the width of the south elevation main gable and reducing the 2nd-floor windows.</p>				
Motion	Motion to Approve through staff with the south elevation four 2nd-floor windows reduced to three which will go back to the relationship depicted on the first submission with the windows moved in six inches toward the center line; the front porch roof to be brought down six inches; and the connector piece to be shingled. (Oliver)				
Vote	Carried 4-0		Certificate #	67552	
7.	Mason, Linda	23 Monomoy Road	New dwelling	54-205	Woodmeister Bld.
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Kevin Bishop, Woodmeister Master Builders				
Public	<p>Mark Poor, Permits Plus – Presented project. First floor won’t be visible due to existing vegetation, which will be maintained. Cardinal points are wrong; east and west are inverted.</p> <p>None</p>				
Concerns (5:27)	<p>Camp – The height is tall and roof huge and out of proportion with the gable/shed dormer; the 2nd-floor sliders should be mullioned or be swing doors.</p> <p>Glazer – The 30-foot deck over the front door isn’t appropriate. The 4-over-1 windows on the east and west should be 6-over-1 windows.</p> <p>Oliver – This is very close to the road compared to other houses along the road. East and west elevations, the chimney is too large; the main gable 2nd-floor lacks fenestration. The overhang is severe. Doesn’t think the rear will be visible. North elevation 2nd-floor, the three gable dormers are simpler than the long dormer on the south elevation.</p> <p>McLaughlin – The 11 awning windows should be fixed or hoppers.</p> <p>Pohl – The north elevation is somewhat formal; the posts are rendered formally and there are a lot of them; the 4-light windows over the 2nd-floor sliders should go away; the front door sidelights should end at the lock rail. The four light casements could be larger. Agrees it’s too tall and that the chimneys are very large.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
8.	Hawthorne Park LLC	49 Hummock Pond Road	Cottage Lot 17	56-5	Workshop APD
Voting	Pohl, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Andrew Kotchen , Workshop APD – The houses themselves will act as buffers. Reviewed changes made per previous concerns. Asked to approve Lots 14, 15, 16, & 17 then he will come back with more information for the rest.				
Public	John McLaughlin – He put together a panoramic photo of the site that supports the issue of visibility due to clear cutting. Submitted the photo into the file.				
Concerns (5:41)	<p>Pohl – Given the size and scope of this project and that it is down to a three-person board, Mr. Kotchen still wants to move forward with the simpler items. The barn will be discussed last due to its complexity. Suggested reviewing these with the concept that they are 100% visible.</p> <p>Glazer – She doesn’t want to blanket approve these around the property due to the fact that right now the lot is clear cut. The rear elevation of lots 4 and 7 will be visible coming down Hawthorn Lane; there is an outdoor fireplace on the cottage that will be visible.</p> <p>Oliver – Her concern is that lots 17 and 13 are laid out exactly the same; would like there to be some difference. The building itself is cute; the issue is how it relates to the other buildings and the road.</p> <p>Pohl – To approve Cottage 17, we need the individual site plan.</p>				
Motion	Motion to Hold for an individual site plan for Lot 17 cottage. (Glazer)				
Vote	Carried 3-0		Certificate #		

9. Hawthorne Park LLC 49 Hummock Pond Road Farmhouse Lot 15 56-5 Workshop APD
 Voting Pohl, Glazer, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans and photos.
 Representing **Andrew Kotchen**, Workshop APD – Reviewed changes made per previous concerns.
 Public None
 Concerns (6:04) **Oliver** – The chimney needs a little corbelling at the top.
Glazer – This is a very modern rendering of a chimney. The “E” 4-light window should be a little larger.
Pohl – Agrees about the chimney.
 Motion **Motion to Hold for minor revisions and an individual site plan for Lot 15 Farmhouse. (Glazer)**
 Vote Carried 3-0 **Certificate #**
10. Hawthorne Park LLC 49 Hummock Pond Road Homestead Lot 16 56-5 Workshop APD
 Voting Pohl, Glazer, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans and photos.
 Representing **Andrew Kotchen**, Workshop APD – Reviewed changes made per previous concerns.
 Public None
 Concerns (6:08) **Pohl** – The “A” and “G” windows are too wide. The “E” 4-light windows should be a little bigger. The board and batten door on the back should be taken case by case; on some lots it might be appropriate.
Oliver – The chimney is again too modern.
Glazer – The gable forward and the door not in the main mass has been a constant concern that has not been addressed.
 Motion **Motion to Hold for revisions and an individual site plan for Lot 16 Homestead. (Glazer)**
 Vote Carried 3-0 **Certificate #**
11. Hawthorne Park LLC 49 Hummock Pond Road Barn Lot 14 56-5 Workshop APD
 Voting Pohl, Glazer, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans and photos.
 Representing **Andrew Kotchen**, Workshop APD – Reviewed changes made per previous concerns. Presented at the table a version with shingles.
 Public None
 Concerns (6:14) **Pohl** – This structure being board and batten is something that should be taken on a case-by-case basis. This is the most difficult and unapproachable building of the module. The five-bay has a better proportion of glass to shingle; his only issue with the five-bay design was that the windows didn’t align.
Glazer – This building is so long; the six windows and the lattice exacerbate that length; the second-floor windows should be larger. She likes this better shingled and with the new French door. There is still the issue of shutters on sides A & B 2nd-floor only; first floor side windows should be trimmed. Suggested the “G” windows on the rear to be 6-over-6 double hung.
Oliver – Likes the shingle idea and the French door being typical. Her concern is the 2-story doors being open; the 2-story glass windows will be visible.
 Motion **Motion to Hold for revisions and an individual site plan for Lot 14 Barn. (Glazer)**
 Vote Carried 3-0 **Certificate #**
12. Hawthorne Park LLC 49 Hummock Pond Road Hardscape: pool, fence 56-5 Ahern Design
 Voting Pohl, McLaughlin, Glazer, Camp, Oliver
 Alternates None
 Recused None
 Documentation Architectural elevation plans and photos.
 Representing **Andrew Kotchen**, Workshop APD – The buildings had no concerns; the board wanted to see the hardscaping plan. Explained the topography. Reminded that this is a community pool; the fence is buried into the land form.
Miroslava Ahern, Ahern LLC – Presented the landscape plan.
 Public None
 Concerns (6:28) **Glazer** – Typically the fence is tight to the pool.
Pohl – Having it in the landscape like this allows them to have a land form; closer to the pool wouldn’t allow that. He’s okay with it.
McLaughlin – Agrees there is too much fencing; it should be tighter to the pool.
 No concerns.
 Motion **Motion to Approve as submitted. (Glazer)**
 Vote Carried 5-0

Motion	Motion to reopen. (Glazer)				
Vote	Carried 5-0				
Motion	Motion to Approve as submitted with the pool interior to be grey. (Glazer)				
Vote	Carried 3-0		Certificate #	67553	
13. Hawthorne Park LLC	49 Hummock Pond Road	Field house		56-5	Workshop APD
Voting	Pohl, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (6:38)	No concerns				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 3-0		Certificate #	67554	
14. Hawthorne Park LLC	49 Hummock Pond Road	Cabana		56-5	Workshop APD
Voting	Pohl, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns	No concerns				
Motion	Motion to Approve. (Glazer)				
Vote	Carried 3-0		Certificate #	67555	
15. Bartlett Tree Experts	1 Salros Road	Deck		66-20	Vasil Marinon
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Vasil Marinon				
Public	None				
Concerns (6:42)	Oliver – There is a rule that the 2 nd -floor deck is no deeper than eight feet. If the deck is pulled in, asked what happens to the stairs. Camp – Suggested pulling it in to eight feet and extending it to the right of the second window. McLaughlin – He would like to see revised drawings to ensure there is no mistake. Pohl – The stair would remain where it is. Pointed out that extending the deck puts the post just beyond the window casing; the stairs would be pulled off the side of the house.				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously		Certificate #		
16. Holmes, Mary	2 Traders Lane	Chimney, doors, winds		42.3.3-67	Design Associates
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	Chris Dalmus Design Associates – There were concerns about a black door; it is to be cobblestone with white trim.				
Public	None				
Concerns (6:49)	McLaughlin – Don't use "crossbuck" lattice.				
Motion	Motion to Approve through staff with square lattice. (McLaughlin)				
Vote	Carried unanimously		Certificate #	67556	

17. Godfrey, Mark	4 Swayze Drive	Addition, renovation	66-164	Self
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Mark Godfrey – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:52)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	67557	
18. Atchinson, Robert	28 Pequot Street	New dwelling	80-186	Mellowes & Paladino
Voting	Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Bob Paladino – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:56)	Glazer – The windows on the second floor should be larger. Oliver – Change the “D” windows to hoppers.			
Motion	Motion to Approve through staff with the east elevation front-door sidelights to end at the lock rail; the “C” windows to be larger; and the “D” windows to be hoppers. (Glazer)			
Vote	Carried unanimously	Certificate #	67558	
Break 7:01 to 7:12 p.m.				
19. Darling Hyman Tr.	30 Quidnet Path	Garage	21-149	Brook Meerbergen
Voting	Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Brook Meerbergen – Reviewed changes made per previous concerns; this is for the house at the top of the hill.			
Public	None			
Concerns (7:12)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 3-0	Certificate #	67559	
20. Darling Hyman Tr.	30 Quidnet Path	New dwelling	21-149	Brook Meerbergen
Voting	Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Brook Meerbergen – Reviewed changes made per previous concerns; this is far from the other dwelling.			
Public	None			
Concerns (7:13)	Oliver – Appreciates the simplification. Pohl – There is no rake overhang on the main house dormers; the rake overhangs should be trimmed back to match the main house. No other concerns.			
Motion	Motion to Approve through staff with the shed dormer rake overhangs to match the main house. (Glazer)			
Vote	Carried 3-0	Certificate #	67560	

21. 10 Straight Wharf LLC	10 Straight Wharf	Hardscape: patio, fence	42.3.1-137	John Keane
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Hardscaping plans, photos, and advisory board comments.			
Representing	John Keane – Presented project; he would prefer to use brick with a natural to weather fence; bluestone is too formal.			
Public	None			
Concerns (7:22)	<p>Pohl – Read HSAB comments: bluestone pavers inappropriate; too much hardscape.</p> <p>Glazer – This is the only building on Straight Wharf that has a little front yard.</p> <p>McLaughlin – Brick the whole thing and put a picket fence across the front.</p> <p>Oliver – A brick patio laid to match the ramp and a natural-to-weather, Type II, picket fence would be perfect.</p> <p>Camp – She thinks a mixture of textures would break up the hardscaping. She would prefer a white picket fence with greenery around the posts.</p> <p>Pohl – The board fence in the back should be a 5-foot, natural-to-weather board fence.</p>			
Motion	Motion to Approve through staff with natural-to-weather, 5-foot, board fence for screening; brick patio laid to run the same way as the ramp; and a Type II, white, picket fence. (Oliver)			
Vote	Carried unanimously	Certificate #	67561	
22. C.N.C Realty Trust	48 West Chester Street	Re site on lot	41-385	Rowland Associates
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<p>Ben Normand, Rowland & Associates – Presented project; they would be okay with removing the front porch.</p> <p>Don Clark, owner – Explained how the footings were poured and the error in siting discovered. If it were closer to 50 West Chester Street, the vegetation would be lost; thinks it sits better here.</p>			
Public	None			
Concerns (7:38)	<p>Glazer – It looks like this footprint doesn't match what was approved. We went back and forth over the siting of this house and specifically sighted it; she's having difficulty with this.</p> <p>Oliver – She has no concerns with the side setbacks; for her it's the distance from the road, but it can't move back. It's unfortunate that it's closer to the road, but there are houses in the area that are closer. Removing the porch would make it simpler and give it another five feet from the road.</p> <p>McLaughlin – He has no concerns.</p> <p>Camp – Tearing out the footings, which have been poured, would be an ecological disaster.</p> <p>Pohl – The stucco house on the corner is a landmark; the idea of a new building eclipsing it is an issue. If the front porch comes off, the front door should have a frontise piece.</p>			
Motion	Motion to Approve through staff with removal of the front porch and addition of a frontise piece to the front door with a simple landing. (Oliver)			
Vote	Carried 4-0//Glazer abstain	Certificate #	67562	
23. Zaloom, George	3 Mulberry Street	Addition	42.3.2-31	Concept Design
Voting	Pohl, Glazer, Oliver			
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; will reuse all windows.			
Public	None			
Concerns (7:56)	No concerns.			
Motion	Motion to Approve. (Glazer)			
Vote	Carried 3-0	Certificate #	67563	

24. Ridolfi, Robert	21 Jefferson Avenue	Shed	30-129	Structures Unlimited
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Nancy Drazal , Structure Unlimited – Reviewed photos submitted at the table.			
Public	None			
Concerns (8:03)	Camp – With one more tree between the shed and Jefferson Avenue, she'd approve it. Oliver – No concerns. McLaughlin – The existing shed is shown in the wrong location.			
Motion	Motion to Approve through staff with one more privet planted on the west side. (McLaughlin)			
Vote	Carried unanimously	Certificate #	67564	
25. I James St. Trust	53 Walsh Street	Hardscape: spa, fence	29-60	Jardin's International
Voting	McLaughlin, Glazer (acting chair), Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans and photos.			
Representing	Elizabeth O'Rourke , Jardin's International – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:08)	Camp – Her only concern is the cap on James Street. Okay with it. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 4-0	Certificate #	67565	
26. Nantucket 62 Walsh LLC	62 Walsh Street	Hardscape: pool, fence	29-85	Jardin's International
Voting	McLaughlin, Glazer (acting chair), Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans and photos.			
Representing	Elizabeth O'Rourke , Jardin's International – Reviewed changes made per previous concerns			
Public	None			
Concerns (8:12)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 4-0	Certificate #	67566	
27. Jibladze, Irakli	36 Wigwam Road	New dwelling	77-8.4	JB Studio
28. Jibladze, Irakli	36 Wigwam Road	Garage/Studio	77-8.4	JB Studio
29. Jibladze, Irakli	36 Wigwam Road	Pool cabana	77-8.4	JB Studio
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold due to lack of quorum. (Oliver)			
Vote	Carried unanimously	Certificate #		
30. Perlman	2 Dartmouth Lane	Roof chng, window chng	41-115	Thornewill Design
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried unanimously	Certificate #		

31. 146 Cliff Road LLC	146 Cliff Road	Garage	41-75	Sophie Metz
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing Public	Sophie Metz – Reviewed changes made per previous concerns; the driveway is not part of this application.			
Concerns (8:16)	<p>Glazer – Questions the location of the driveway.</p> <p>McLaughlin – The garage shouldn't be forward of the main house; there's room for it elsewhere.</p> <p>Camp – It is approvable due to the distance from the road and it's a beautiful structure.</p> <p>Oliver – No concerns.</p> <p>Pohl – The main house is closer to Cliff Road than this garage.</p>			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	67567	
32. 142 Cliff Road LLC	142 Cliff Road	New dwelling	41-78	Sophie Metz
Voting	Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing Public	Sophie Metz – Reviewed changes made per previous concerns.			
Concerns (8:26)	<p>Glazer – Appreciates the changes made. The panes in the front-door sidelights should be larger and reduced to three. Would prefer the hatch shaft be visible than a partial skirt. Not sure the house style and crossbucks go together.</p> <p>Oliver – She doesn't like the crossbuck railing; would prefer no railing.</p> <p>Pohl – Going from three windows to four has really helped the perception of the central mass. He likes the simple railing and it does sit well back from the road.</p>			
Motion	Motion to Approve through staff with removal of the crossbuck railing; decreasing the sidelights from four to three panes; and the roof walk to be natural to weather. (Glazer)			
Vote	Carried 3-0	Certificate #	67568	
33. McDonald, Brian	11 Cottage Avenue	AC locations, fence, gate	73.3.1-52	Marsha Fader
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried unanimously	Certificate #		
34. Willsey, Kevin	67 Monomoy Road	Rev. 66017: pool	43-103	Mirka Ahern
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing Public	Miroslava Ahern , Ahern Design – Presented the project. Matt MacEachern, Emeritus Development			
Concerns (8:37)	No concerns.			
Motion	Motion to Approve. (Glazer)			
Vote	Carried unanimously	Certificate #	67569	

35. Willsey, Kevin	67 Monomoy Road	Rev. 66602: shed	43-103	Emeritus
Voting	Pohl, McLaughlin, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:42)	Camp – Would like simpler doors on the north elevation. Glazer – The eave returns would be better with plain batten doors. Pohl – Would like the eave returns simplified			
Motion	Motion to Approve through staff with the north elevation doors to be batten doors. (Glazer)			
Vote	Carried unanimously		Certificate #	67570
36. Cannon, Kathleen	26 Liberty Street	Replace window frames	42.3.4-145	Emeritus
Voting	Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:48)	Discussion about having detailed measurements on each window so if one must be rebuilt it will be exactly the same. Glazer – The windows don't look like they are in terrible shape; she'd like to see them refurbished. Camp – She thinks each window should be restored. Pohl – The pictures don't tell the whole story about the windows such as the severity of damage and which don't work.			
Motion	Motion to Hold for specific information on each window and anything facing the street should be refurbished. (Camp)			
Vote	Carried 4-0		Certificate #	
37. Carpenter, Patty	17 Columbus Avenue	Rev. 67441: replace deck	59.3-108	Emeritus
Voting	Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Asked this be held.			
Public	None			
Concerns (9:00)	None at this time.			
Motion	Motion to Hold for more information. (Glazer)			
Vote	Carried 4-0		Certificate #	
38. Dunn, Lee/Fee	137/141 Orange Street	New multi-family dwelling	55-153,286	Emeritus
Voting	Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:36)	Pohl – There are only three sitting members present and this is a major application. Encourages holding for a full board.			
Motion	Motion to Hold for a full board. (Glazer)			
Vote	Carried 3-0		Certificate #	
39. Rowe, Peter	44 Arkansas Avenue	Deck/patio	59.4-150	Chris Carey
40. Newhouse, Sandra	20 Hussey Street	Replace windows	42.3.4-130	Chris Carey
41. 14 Lily St. LLC	14 Lily Street	Driveway	42.4.3-45	Sean O'Callaghan
Voting	Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried 4-0		Certificate #	

42. Wepler, John	8 Fair Street	Hardscape	42.3.1-107	Val Oliver
Voting	Pohl, Glazer, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Val Oliver – This was held for a view; she has a photo of the original arbor, which will be reproduced.			
Public	None			
Concerns (9:04)	Clarification of the proposed hardscaping. Glazer – Nothing in the back is visible.			
Motion	Motion to Approve through staff with no posts coming through the top of the rail across the front. (Glazer)			
Vote	Carried 3-0	Certificate #	67571	
43. Wepler, John	8 Fair Street	Rev.66866: prch, winds	42.3.1-107	Val Oliver
Voting	Pohl, Glazer, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Val Oliver – The roof walk shaft and panel under the porch were the main issues; the panels and faux bench mask air conditioners (A/C).			
Public	None			
Concerns (9:09)	Glazer – Wants to know how tall the A/C will be and questions why it has to be there. Camp – She’s okay with the A/C under the porch.			
Motion	Motion to Approve. (Glazer)			
Vote	Carried 3-0	Certificate #	67572	
44. Norberg, Ted	5 Hedgeberry Lane	Rev. 66058: addition	41-186	Val Oliver
Voting	Pohl, Glazer, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans and photos.			
Representing	Val Oliver – Asked this be held for beginning to March 14.			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for beginning of March 14 meeting. (Glazer)			
Vote	Carried 3-0	Certificate #		
45. Roby, Kathy	9 Broadway	Pergola, stairs	73.1.3-72	SMRD
Voting	Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	None at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried 4-0	Certificate #		
46. 13 Hoicks Hollow RT	13 Hoicks Hollow	New dwelling	48-1.3	BPC
47. 13 Hoicks Hollow RT	13 Hoicks Hollow	Garage	48-1.3	BPC
48. 13 Hoicks Hollow RT	13 Hoicks Hollow	Cabana	48-1.3	BPC
Voting	Pohl, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (9:15)	None at this time.			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried 4-0	Certificate #		

IV. HDC BUSINESS	
Approve Minutes	February 16, 21, 23, 2017 Motion to Approve. (Glazer) Carried 4-0
Review Minutes	February 28 , 2017
Other Business	Discussion of protocols for participation by non-voting members in application review process.
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: 9:16 p.m.

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee