



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

**Tuesday, February 26, 2019**

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

Called to order at 4:31 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Cathy Flynn, Administrative Specialist  
 Attending Members: Pohl, McLaughlin, Oliver, Watterson  
 Absent Members: Camp, Dutra, Welch, Coombs  
 Late Arrivals: None  
 Early Departures: None

Agenda adopted modified agenda by unanimous consent. (4:34)

## 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.	Savetsky, Eric - 71911	5 Brewster Road	Cabana/pergola	54-285	Thornewill Design
2.	Crane, Melissa Fish - 71912	38 Walsh Street	Front door color change	29-102	Main Street Constr
3.	Lowell, Nat - 71913	4R Blueberry Lane	Move shed off	80-301.1	LINK
4.	AWC Properties, LLC - 71914	81 Bartlett Road	Move shed on	66-430	LINK
5.	Anathan, LLC - 71915	2 Weetamo Road	Remove pergola/ext roof	15-55	Charles Lenhart
6.	Sayles, Charles - 71916	103 Washington Street	Deck/steps	55.1.4-37	Barry Dononvan
7.	Cruice, Kathryn- 71917	5 Morey Lane	Reduce porch	73.3.1-43	Permits Plus
8.	Gustaveson, Roy- 71918	11 Vestal Street	Rev 71654	42.3.3-171	Brook Meerbergen
9.	Sankaty Head Golf Club - 71919	18 Hoicks Hollow Road	Remve 2 cabanas; move ramp	23-9	Gordon Fraser
10.	Sea & Sky, LLC.- 71920	120 Tom Nevers Road	Hardscape	91-43	Sconset Gardener
11.	Shaver Nant Home LLC- 71921	75 Cliff Road	Door/window change	30-162	BPC
12.	Bremmer, Ian - 71922	25 Orange Street	Rev. 71364, clr chng, shuttrs	42.3.2-8	Raquel Richter
13.	NIR Retail, LLC - 71923	15 S. Beach Street	Rev 70896; covered deck	42.4.2-57.1	Emeritus
14.	Connors, Timothy - 71924	65 Monomoy Road	Rev 71854; reduce gable PH	43-108	Botticelli & Pohl
15.	Connors, Timothy - 71925	65 Monomoy Road	Rev 71855; garage windows	43-108	Botticelli & Pohl
18.	Rabil, Tamara - 71926	141 Cliff Road	Rev 70752; add dormers	30-1-7	Botticelli & Pohl
19.	Kane, James - 71927	21 Ridge Lane	Shed	38-76	Structures Unlimited
20.	MaddequetAdmiraltyAssoc 71928	15 Tennessee Avenue	Shed	60.1.2-43	Bradford Fleming
21.	Ciougoli, Greg - 71929	29 Brewster Road	Rev 71355; windows	54-293	JB Studio
22.	46 Shimmo Pond N.T.- 71930	46 Shimmo Pond Road	Rev 71616; windows	43-77	Emeritus
23.	46 Shimmo Pond N.T.- 71931	46 Shimmo Pond Road	Rev 70379; landscape	43-77	Emeritus
24.	Paley, Jeffrey - 71932	37 Low Beach Road	Windows/addition changes	74-33	Linda Williams
25.	Holdgate, Gilbert - 71933	13 Hinsdale Road	Window changes	68-778	Linda Williams
26.	Vigil, Jerome - 71934	14 Waydale Road	Fence	67-145	Self
27.	Burton, Graham - 71935	37 Tomahawk Road	Solar array	69-326	ACK Smart

Proposed HDC Minutes for February 26, 2019

Voting Oliver (acting), McLaughlin, Watterson  
 Alternates None  
 Recused Pohl  
 Documentation None  
 Representing None  
 Public None  
 Concerns (4:41) None  
 Motion **Motion to Approve 1-15 and 18-27. (Watterson)**  
 Vote Carried 2-1//McLaughlin abstain

Certificate # 71911 to 71935

16. Viera, Wayne - **71936** 57 Cato Lane Windows 56-47 Val Oliver  
 17. Finch, Madeline - **71937** 10 Everett Lane Temporary handicap ramp 73.3.1-31 Val Oliver

Voting Pohl, McLaughlin, Watterson  
 Alternates None  
 Recused Oliver  
 Documentation None  
 Representing None  
 Public None  
 Concerns (4:40) **None**  
 Motion **Motion to move 16 and 17 to end of consent. (Watterson)**  
**Motion to Approve 16-17. (Watterson)**  
 Vote Carried 2-0//McLaughlin abstain

Certificate # 71936 & 71937

**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.	Gifford, Whitney - <b>71938</b>	25 Okorawaw Avenue	Replace windows	79-174	Jeff Morash
	• Due to lack of visibility.				
2.	Pastuszak, Patricia - <b>71939</b>	215 Madaket Road	Mini split heat pump	59-45	SS Climate Control
	• Due to lack of visibility.				
3.	Town of Nantucket - <b>71940</b>	14 Airport Road	Rev 69751; Seasonal hold room	78-1.1	McFarland Johnson
	• Structure to be used only from the months of April through October.				
4.	Silver, Marc - <b>71941</b>	11 Weymouth Street	HVAC Condenser	55.4.1-134	NAG
	• Due to lack of visibility.				
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns	<b>McLaughlin-</b> Asked why he hadn't seen Item 2, Mini split heat pumps.			
	(16:38)	<b>Pohl-</b> Offered to open if McLaughlin wanted to view.			
		<b>Staff-</b> Made the decision due to lack of visibility.			
	Motion	<b>Motion to Approve. (Oliver)</b>			
	Vote	Carried 3-0// McLaughlin abstain		Certificate #	<b>71938 to 71941</b>

**IV. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Brown, Christina	69 N. Liberty Street	Alterations/deck/doors	41-142	Val Oliver
	Voting	Pohl, McLaughlin, Watterson			
	Alternates	None			
	Recused	Oliver			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns (4:36)	No quorum.			
	Motion	<b>Motion to Hold due to lack of quorum. (Watterson)</b>			
	Vote	N/A		Certificate #	

Proposed HDC Minutes for February 26, 2019

2.	Maroney, Jay	29 Rhode Island Avenue	New garage/studio	60.3.1-132	Concept Designs
	Voting	Pohl, McLaughlin, Oliver			
	Alternates	None			
	Recused	Watterson			
	Documentation	Architectural elevation plans, site plan, photos.			
	Representing	<b>T. J. Watterson</b> , Concept Design- Addressed the concerns from previous meeting. The eave heights dropped to make it more harmonious. The porch went from the North to the East. Changed windows on the north and south			
	Public	None			
	Concerns (4:42)	<b>Oliver</b> - She thinks it grounds the look. No concerns. <b>Pohl</b> - Agrees with Oliver. He added porch on the side to ground the building to make it look smaller. <b>McLaughlin</b> - No concerns			
	Motion	<b>Motion to Approve. (Oliver)</b>			
	Vote	Carried Unanimously	Certificate #	<b>71942</b>	
3.	28 Lily Street, LLC	28 Lily Street	Addition- Historical Renov.	42.4.3-92	Design Assoc. Inc.
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing	Chris Dallmus, Design Associates, Inc.- Addressed concerns from last meeting. The window survey was the major concern. Window to remain. The east elevation (103 window) 6 light sash which is not original. They will salvage. The two kitchen windows to go from east to north elevation to match others. The 303 window on east 3 <sup>rd</sup> floor gable, not original, will be removed. All west elevation windows are plank frame, add 1 new wind, to compliment other plank frame windows. North elevation plank frame wind will plank with custom plank frame windows. East to be plank frame, except rear ell. Skylight is now a flat skylight. Lattice NTW.			
	Public	<b>Mark Godfrey</b> , contractor.			
	Concerns (4:45)	<b>Oliver</b> - No concerns. <b>McLaughlin</b> - Would like window 306 in north elevation dormer to be hopper. <b>Watterson</b> - No concerns. Appreciates gable dormer to shed dormer. <b>Pohl</b> - One of the items of concerns was the roof walk skirt, weathered and painted. Appreciates re-using the sash. Agrees with what has been said. <b>John Hedden</b> - Did now go back to HSAB a second time. The window survey was the major concern.			
	Motion	<b>Motion to Approve through Staff with three windows in the north dormer (304, 305, 306) to be hopper units and skirt of roof walk to be NTW. (Oliver)</b>			
	Vote	Carried unanimously.	Certificate #	<b>71943</b>	
10.	Rosenberg, Joan	8 Chester Street	Color changes	42.4.3-64	Linda Williams
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing	<b>Linda Williams</b> - Presented project and color samples, pictures of surrounding houses. Wants to maintain the decorative color. The dark trim faded out in the last century.			
	Public	<b>John Shaffer</b> - Stowe Mountain Builders.			
	Concerns (5:55)	<b>Pohl</b> - Using HDC approved colors. Hamilton Blue, Booth Bay Grey, Covington Blue. <b>Watterson</b> - No concerns. <b>Oliver</b> - No concerns <b>McLaughlin</b> - No concerns.			
	Motion	<b>Motion to move after 1 Caroline Way applications. (4:32) (Watterson)</b> <b>Motion to Approve with the amended colors at the meeting and to update colors on application and provide color chip to the office. (Oliver)</b>			
	Vote	Carried unanimously.	Certificate #	<b>71946</b>	

4. Square Seven Mangmnt **NB** 1 Caroline Way Demo/move dwelling 82-29 Linda Williams
- Voting Pohl, McLaughlin, Oliver, Watterson  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence.  
 Representing **Paulo Vicente**; Vincente-Burn Architects- House built 1975
- Public None  
 Concerns (4:59) **Pohl**- No Concerns  
**Oliver**- No Concerns  
**McLaughlin**- No concerns.  
**Watterson**- no concerns
- Motion **Motion to Approve. (Watterson)**  
 Vote Carried unanimously Certificate # **71944**
5. 1 Caroline Way, LLC 1 Caroline Way New dwelling 82-59 Vincente-Burin Arch.
- Voting Pohl, McLaughlin, Oliver, Watterson  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, correspondence.  
 Representing **Paulo Vicente**; Vincente-Burn Architects- Presented project. House and guest house are connected. Showed photo of precedent at the corner of Wall and Caroline.
- Public None  
 Concerns (5:01) **Oliver**- Doesn't know where the front door is in relation to the rest of the house. Appreciates the size and scale. Would prefer not to have a connection. It reads as two separate houses with same size. Typically, one should be less in size. The deck can stay but the roof should go.  
**McLaughlin**- 6 light dormers do not match the house. Windows don't match the window schedule. East elevation shed roof does not have a pitch. South elevation two windows in the dormer don't match. Questioned which elevation was the front.  
**Watterson**- Likes the design. Agrees with Oliver on the rafter tails. It helps that it's natural. Suggests corbeling at the top of the chimney.  
**Pohl**- Likes the design. Create a differential in height between the house and guest house. Maybe change spacing from 16 inches to 24 inches. He likes the rafter detail. Would like photos of the area. Front of the house faces Austine Locke to the East. Work on window schedule and proposed rafter.
- Motion **Motion to Hold for revisions. (Watterson)**  
 Vote Carried unanimously. Certificate #
6. 1 Caroline Way, LLC **NB** 1 Caroline Way Shed 82-59 Vincente-Burin Arch
- Voting Pohl, McLaughlin, Oliver, Watterson  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan.  
 Representing **Paulo Vicente**; Vincente-Burn Architects- Presented project.
- Public None  
 Concerns (5:20) **Watterson**- Likes design. Board and batten on gable end, could it be wider board 1 x 10 or shingle.  
**Oliver**- Would like a more simplified design, no transoms. Would like to see on different location on-site. Likes that the pool (next application) is incorporated in deck.  
**McLaughlin**- Transoms not appropriate for that area.  
**Pohl**- Remove transom on north and keep the one on the South and you would get plenty of light. Agrees with Wattersons' comments on board and batten.
- Motion **Motion to Hold for revisions. (Watterson)**  
 Vote Carried unanimously. Certificate #

7.	1 Caroline Way, LLC <b>NB</b>	1 Caroline Way	Pool, Hardscape	82-59	Vincente-Burin Arch
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan.			
	Representing	<b>Paulo Vicente</b> ; Vincente-Burn Architects- Presented project. Pool has auto cover. Fence to shield view. There is a grade change and the pool is recessed behind.			
	Public	<b>Doug Scholm</b> - There is a picket gate at the Old Mill on Prospect Street.			
	Concerns (5:30)	<b>Oliver</b> - Connect the fence on West because area is wide open. The pool looks like it is in the deck. Questioned the foot bath. Doesn't know what the gate looks like. <b>Watterson</b> - Agrees with Oliver. Suggests stakes for viewing <b>McLaughlin</b> - No concerns. <b>Pohl</b> - You have a direct view of the pool through the breezeway. Gate is a split-rail.			
	Motion	<b>Motion to Hold for revisions. (Watterson)</b>			
	Vote	Carried unanimously.		Certificate #	
8.	Crowley, James <b>NB</b>	8 Wall Street	New dwelling	82-99	Vincente-Burin Arch
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence.			
	Representing	<b>Paulo Vicente</b> ; Vincente-Burn Architects- Presented project. This is a small upside-down house. Juliette balcony will not be seen. There are several second -floor balconies and decks in the area. House is angled for the view.			
	Public	None			
	Concerns (5:36)	<b>Pohl</b> - Massing tis ambiguous. Would like it more simplified. Understands the reason for the angle. Does not think you will notice. There are shingled parapets and some that are open. Questioned choice in paint colors with natural trim. <b>Oliver</b> - Design is varied. The bay is unusual, on the west window is bumped up a little high. Needs to be simplified and maybe additive massing. Does not know if there are any buildings in the area that are angled. The balustrades are tight and atypical. Needs to be mores spaced out for a lighter feel. <b>Watterson</b> - Agrees with everything stated. Second floor deck on south elevation to be pushed back. The North elevation reads atypical. <b>McLaughlin</b> - Dutch door is not typical for Nantucket. The windows are not marked on any of the elevations. Needs harmony. Change pitch in gable to a 7.			
	Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>			
	Vote	Carried unanimously.		Certificate #	
9.	Flannery, Lawrence	14 Midland Avenue	Shed	59.3-171	Chris Perry
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing	<b>Chris Perry</b> -Presented project.			
	Public	<b>Linda Williams</b> - MAB- Clarified MAB concerns for the record. <b>Staff</b> - Application was not filled out properly.			
	Concerns (5:47)	<b>Oliver</b> - Questioned the position on the locus map. Does not like the transom and board and batten doors. <b>Watterson</b> - Agrees with Oliver. Windows should match the house, 1/1. <b>McLaughlin</b> - Visible from the road. <b>Pohl</b> - Get rid of transom and doors to be vertical batten doors.			
	Motion	<b>Approved through Staff with the application to be filled out properly, no transom, window panes and/or configuration to match house and doors to be batten NTW. (Oliver)</b>			
	Vote	Carried unanimously.		Certificate #	71945

**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. O'Donnell, Michael	2 Gardner Street	Window changes	42.3.3-149	Linda Williams
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Linda Williams-</b> Presented project and provided current picture			
Public	None			
Concerns (6:05)	<b>Oliver-</b> No concerns. <b>Watterson-</b> No concerns. <b>Pohl-</b> No concerns. Limited visibility. <b>McLaughlin-</b> Thinks it's too modern for that area. Should put two 15 light not 6 light. He thinks it will be visible.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried 3-1// McLaughlin opposed	Certificate #	71947	
2. Great State Property	92 Washington Street	Demo main house	42.2.3-22	Smith & Hutton Arch
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Joe Deimler and Scott Hutton;</b> Smith & Hutton Architect- Presented project, built in 1965. Building has significant rot. Moving is not feasible due to rot.			
Public	None			
Concerns (6:13)	<b>Pohl-</b> No concerns <b>Oliver-</b> No concerns <b>Watterson-</b> Application should be amended to read demo-move off <b>McLaughlin-</b> It is not architectural significant.			
Motion	<b>Motion to Approve and amend the application to read Demo/Move Off. (Watterson)</b>			
Vote	Carried unanimously.	Certificate #	71948	
3. Great State Property	92 Washington Street	New dwelling	42.2.3-22	Smith & Hutton Arch
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Joe Deimler and Scott Hutton;</b> Smith & Hutton Architect-Presented project			
Public	None			
Concerns (6:18)	<b>Oliver-</b> Require a survey plan from an engineer from FEMA to verification. Likes the design for the area. Would prefer the lattice vertical and horizontal. Likes the awning window being hopper. Windows should be TDL. Glazing under porch is fine. <b>Watterson-</b> agrees with Oliver. Windows flanking the front door could be double hung or 6/1. Prefer north elevation 4 /1 window. Would like pergola to be NTW. <b>McLaughlin-</b> He likes the West elevation door. <b>Pohl-</b> Glass in door or side lights, not both. Board can write a letter to the building department for energy code requirements if want to use SDL's.			
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>			

Vote

Carried unanimously.

Certificate #

4.	Gastellano, Richard	109 Main Street	Spa/bluestone/patio	42.3.3-150	Atlantic Landscaping
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns (time)	Not opened at this time.			
	Motion	<b>Motion to Hold for representation. (Oliver)</b>			
	Vote	Carried 4-0		Certificate #	
5.	Constance, Greene	4 Sandwich Road	Demo	54-227	Lindsay Congleton
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	None			
	Representing	None			
	Public	None			
	Concerns (time)	Not opened at this time.			
	Motion	<b>Motion to Hold for representation. (Watterson)</b>			
	Vote	Carried 4-0		Certificate #	
6.	Relihan, Robert	4 1/2 Gay Street	Fence	42.3.4-17	Jeff Morash
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing	<b>Jeff Morash-</b> Represented project. Type II picket fence with original gate			
	Public	None			
	Concerns (6:29)	<b>Oliver-</b> If they want to keep the gate that they have, likes the curve. <b>McLaughlin-</b> The gate should match the fence. <b>Watterson-</b> Type II with a curved type II gate. <b>Pohl-</b> Change to type two picket fence, gate is an anomaly. Approval option keep gate with curve or curve as a type II.			
	Motion	<b>Motion to approve through staff with Type II fence and keeping existing gate. (Oliver)</b>			
	Vote	Carried unanimously.		Certificate # <b>71949</b>	
7.	Reade, Arthur	17 Millers Lane	New dwelling	68-123	Tommaso Conti
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos.			
	Representing	<b>Tommaso Conti-</b> Presented project.			
	Public	None			
	Concerns (6:37)	<b>Oliver-</b> Would like to see what the other properties are before a decision is made. There is talk of making that area open. She appreciates the scale. The chimney is a bit big. The house does not address any streets. <b>Pohl-</b> The road to the south will be opened-up. Would like information on the status of the easements in the area. Make chimney cap more traditional. <b>Watterson-</b> The solution may be to rotate the building. Looks under fenestrated. <b>McLaughlin-</b> No concerns.			
	Motion	<b>Motion to Hold for more information from Land bank and minor revisions. (Watterson)</b>			

Vote

Carried 4-0

Certificate #

8.	Nant. Islands Land Bank	48 S. Cambridge Street	Revision; change of material	59.3-42	Leedara Zola
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos.			
	Representing Public	<b>Leedara Zola</b> , Nantucket Islands Land Bank- Presented project. Removing wood deck and replacing with grass none			
	Concerns (6:48)	<b>Pohl</b> - Will be able to differentiate. No concerns. <b>McLaughlin</b> -No concerns. <b>Watterson</b> -No concerns. <b>Oliver</b> -No concerns.			
	Motion	<b>Motion to Approve. (McLaughlin)</b>			
	Vote	Carried unanimously.		Certificate #	<b>71950</b>
9.	Mayer, Leslie	14 Broadway	Historic Determination/chimney	73.1.3-101	Nantucket Carpentry
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing Public	Patrick McCarthy; Nantucket Carpentry- Presented project. Historic determination for the windows <b>John Hedden</b> - Will be able to write a letter to the building department There is no question as to the age of this structure.			
	Concerns (6:53)	<b>McLaughlin</b> - No concerns. <b>Watterson</b> -No concerns. <b>Pohl</b> - No concerns. <b>Oliver</b> - No concerns.			
	Motion	<b>Motion to approve as submitted. (McLaughlin)</b>			
	Vote	Carried unanimously.		Certificate #	<b>71951</b>
10.	NHA	15 Broad Street	Door change	42.4.2-61	Doug Scholm
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing	<b>James Russell</b> ; Executive Director, Nantucket Historical Association; <b>Ed Rudd</b> ; Dir. of Facilities. Mr. Russell discussed future changes to the NHA properties. They will be making a number of changes to the Broad Street campus. Proposed doors are to reflect the changes. <b>Doug Scholm</b> - Presented project. Provided pictures of doors in the neighborhood due to HSAB concerns.			
	Public	<b>Marsh Fader</b> - Might find some precedent for mid-19 <sup>th</sup> century glazing on doors that are historically appropriate for that area.			
	Concerns (6:58)	<b>Oliver</b> - Fine with the door proposed for gift shop and side door. The door for the original historic building, the Candle Factory, is not fitting. Take out squares in door and make part of it glass. The door needs to have its own identity. <b>McLaughlin</b> - Twelve- light with single panel is more appropriate. Paint it red. <b>Watterson</b> - Agrees with McLaughlin. Would like to see a half glass door. Maybe a single panel on bottom with half glass. Could be single light. Would tie in with the other doors. Tristams' red. <b>Pohl</b> - Drawing is not completely accurate. Agrees with Watterson. Plenty of precedent of glass doors. Come up with something that would work with existing side-lights. Also likes red.			
	Motion	<b>Motion to Hold for revisions. (Watterson)</b>			



Vote

Carried 4-0

Certificate #

**Break at 7:20 pm**

<b>11. Simone M.D., James</b>	<b>20 Hussey Street</b>	<b>Revisions</b>	<b>42.3.4-130</b>	<b>NAG</b>
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing Public	Stephen Theroux, NAG- Presented project.			
Concerns (7:31)	<b>Pohl-</b> Read HSAB comment, no concerns. <b>Watterson-</b> No concerns. <b>Oliver-</b> No concerns. <b>McLaughlin-</b> No concerns.			
Motion	<b>Motion to Approve as submitted (Oliver)</b>			
Vote	Carried unanimously.	Certificate #	<b>71952</b>	
<b>12. Scoset Low Beach Trust</b>	<b>27 Low Beach Road</b>	<b>Shed</b>	<b>74-37.4</b>	<b>NAG</b>
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing Public	<b>Stephen Theroux</b> , NAG- Presented project.			
Concerns (7:32)	<b>Pohl -</b> Read HSAB concerns. Brackets should be straight. <b>Watterson-</b> Agrees with Pohl on brackets. Otherwise, no concerns. <b>McLaughlin-</b> Post should be straight not curved. <b>Oliver-</b> No concerns.			
Motion	<b>Motion to Approve though staff with the brackets being straight (Oliver)</b>			
Vote	Carried unanimously.	Certificate #	<b>71953</b>	
<b>13. Scoset Low Beach Trust</b>	<b>27 Low Beach Road</b>	<b>Hardscape-firepit</b>	<b>74-37.4</b>	<b>NAG</b>
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing Public	<b>Stephen Theroux</b> , NAG- presented project.			
Concerns (7:36)	<b>Pohl-</b> Read HSAB, no concerns. <b>McLaughlin-</b> No concerns. <b>Oliver-</b> No concerns. <b>Watterson-</b> No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried	Certificate #	<b>71954</b>	

- |                            |  |                          |               |                |
|----------------------------|--|--------------------------|---------------|----------------|
| 14. Cuneo, Jack            | 122 Wauwinet Road  | Board walk               | 11-32         | Ethan McMorrow |
| Voting                     | Pohl, McLaughlin, Watterson  |                          |               |                |
| Alternates                 | None   |                          |               |                |
| Recused                    | Oliver   |                          |               |                |
| Documentation              | Architectural elevation plans, site plan, photos, correspondence, historic documentation   |                          |               |                |
| Representing               | <b>Val Oliver</b> , Presented project  |                          |               |                |
| Public                     | None   |                          |               |                |
| Concerns (8:35)            | <b>McLaughlin</b> - No concerns.<br><b>Watterson</b> - No concerns.<br><b>Pohl</b> - No concerns.  |                          |               |                |
| Motion                     | <b>Motion to Hold for representation. (Watterson) (7:39)</b><br><b>Motion to Approve. (Watterson)</b>  |                          |               |                |
| Vote                       | Carried unanimously.   |                          | Certificate # | <b>71964</b>   |
|                            |  |                          |               |                |
| 15. Ferguson, Norval       | 2 Corby Way  | New dwelling             | 67-3          | Ethan McMorrow |
| Voting                     | Pohl, McLaughlin, Watterson  |                          |               |                |
| Alternates                 | None   |                          |               |                |
| Recused                    | Oliver   |                          |               |                |
| Documentation              | Architectural elevation plans, site plan, photos, correspondence.  |                          |               |                |
| Representing               | <b>Val Oliver</b> , Presenting project; <b>Norval Ferguson</b> ; homeowner   |                          |               |                |
| Public                     | None   |                          |               |                |
| Concerns (7:40)            | <b>Pohl</b> - Asked why gable facing south is a 7 and not an 8.<br><b>Watterson</b> - Agrees with Pohl. Move 7 to an 8 pitch. Likes the design, otherwise.<br><b>McLaughlin</b> - No concerns. |                          |               |                |
| Motion                     | <b>Motion to Approve through staff with changing South facing gable from 7/12 to an 8/12 to match main gable. (Watterson)</b>  |                          |               |                |
| Vote                       | Carried unanimously.   |                          | Certificate # | <b>71955</b>   |
|                            |  |                          |               |                |
| 16. Cliff Ack Realty Trust | 96 Cliff Road  | Rev. 71826, fenestration | 41-15         | Ethan McMorrow |
| Voting                     | Pohl, McLaughlin, Watterson  |                          |               |                |
| Alternates                 | None   |                          |               |                |
| Recused                    | Oliver   |                          |               |                |
| Documentation              | Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.   |                          |               |                |
| Representing               | <b>Val Oliver</b> , presenting project;  |                          |               |                |
| Public                     | None   |                          |               |                |
| Concerns (8:37)            | <b>Watterson</b> - No concerns.<br><b>McLaughlin</b> - Windows should match the others.<br><b>Pohl</b> - No concerns.  |                          |               |                |
| Motion                     | <b>Motion to Hold for Rep (Watterson) 19:39</b><br><b>Motion to Approve. (Watterson)</b>   |                          |               |                |
| Vote                       | Carried unanimously.   |                          | Certificate # | <b>71965</b>   |

17. Whitney, John	27 Broadway	Hardscape	73.1.3-91	Sconset Gardener
18. 86 Main N. T.	86 Main Street	Arbor, gate	42.3.3-66	Sconset Gardener
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:44)	Not opened at this time.			
Motion	<b>Motion to Hold item 17 and 18 for representation. (Watterson)</b>			
Vote	Carried 4-0		Certificate #	
19. Cunningham, Tom	6 Emily Street	Addition	49.2.3-44	Marsha Fader
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Marsha Fader</b> , Presented project. Existing summer cottage in Sconset which has evolved over time. Additions does not change the footprint.			
Public	None			
Concerns (7:45)	<b>Watterson</b> - Likes design and is appropriate. <b>McLaughlin</b> - South elevation should be hoppers. <b>Oliver</b> - No concerns. <b>Pohl</b> - Read SAB, no concerns. Change awning windows to hoppers on East and South Elevation.			
Motion	<b>Motion to Approve through Staff with all current shown as awnings to go to hoppers. (McLaughlin)</b>			
Vote	Carried unanimously.		Certificate #	<b>71956</b>
20. Cunningham, Tom	6 Emily Street	Parking changes	49.2.3-44	Marsha Fader
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Marsha Fader</b> , Representing project.			
Public	<b>John Hedden</b> - may have to go to Zoning Board.			
Concerns (7:52)	<b>Oliver</b> - No concerns. <b>Watterson</b> - No concerns. <b>McLaughlin</b> - No concerns. <b>Pohl</b> - Read SAB, no concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously.		Certificate #	<b>71957</b>

21. Miller, Chandra	13 Dover Street	Addition	55.4.1-196	Thornewill Design
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Chandra Miller; home owner presented project. Addition is for an interior staircase.			
Public	None			
Concerns (7:55)	<b>Oliver-</b> Split the windows on the west like the ones the north <b>McLaughlin-</b> No concerns. <b>Watterson-</b> No concerns. <b>Pohl-</b> Read HSAB comments. Not liking windows ganged together on west elevation.			
Motion	<b>Motion to Approve through staff to separate the windows on West elevation, slightly. (Oliver)</b>			
Vote	Carried unanimously.	Certificate #	71958	
22. Michalowski, Peter	46 Vesper Lane	Additions	56-30	Thornewill Design
23. Michalowski, Peter	46 Vesper Lane	Shed demo	56-30	Thornewill Design
24. Michalowski, Peter	46 Vesper Lane	New cottage/cabana	56-30	Thornewill Design
25. Michalowski, Peter	46 Vesper Lane	Demo pool/patio	56-30	Thornewill Design
26. Michalowski, Peter	46 Vesper Lane	New pool/patio	56-30	Thornewill Design
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:57)	Not opened at this time.			
Motion	<b>Motion to Hold items 22 to 26 for representation (Oliver)</b>			
Vote	Carried 4-0	Certificate #		
27. Comfort Storage II, LLC	11 Amelia Drive	Exterior cameras	67-432	Charles Lenhart
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	Charles Lenhart, presented project. Due to regulations, there can be no blind spots. Installed cameras without permission.			
Public	None			
Concerns (7:58)	<b>McLaughlin-</b> Asked if there were to be a fine <b>Pohl-</b> All 17 cameras on the exterior are a requirement for this business <b>Watterson-</b>			
Motion	<b>John Hedden,</b> when inspected			
Vote	<b>Motion to Approve as submitted. (Oliver)</b>		Certificate #	71959
	Carried unanimously.			

28. Lenhart, Charles	25 Dukes Road	Roof top solar	41-530.3	ACK Smart
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	<b>Zachary Dusseau</b> , ACK Smart; <b>Charles Lenhart</b> , homeowner.- Presented project;			
Public	None			
Concerns (8:03)	<b>Oliver</b> - Would like all on panels on the south to go same direction. Otherwise, no problems <b>Watterson</b> - No concerns. <b>McLaughlin</b> -Thinks it will be highly visible. <b>Pohl</b> - No concerns.			
Motion	<b>Motion to Approve. (Watterson)</b>			
Vote	Carried unanimously.	Certificate #	<b>71960</b>	
29. 202 Eel Point R. T.	202 Eel Point Road	New deck/frnt dr/windows	38-2.3-181	Sanne Payne
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:06)	Not opened at this time.			
Motion	<b>Motion to Hold for Representation and to be heard at March 5, 2019 meeting. (Watterson)</b>			
Vote	Carried 4-0	Certificate #		
30. Sherry, Reema	60 Pochick Avenue	Barn	79-162	Val Oliver
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence			
Representing	<b>Val Oliver</b> , Presented project. 16 feet, 8 inches in height.			
Public	None			
Concerns (8:28)	<b>McLaughlin</b> - Concerned it will be seen <b>Watterson</b> - No concerns and it's low <b>Pohl</b> - Not visible. The building is 16 feet, 8 inches high.			
Motion	<b>Motion to hold after BPC. (Watterson) (8:04)</b> <b>Motion to Approve. (Watterson)</b>			
Vote	Carried 2-1//McLaughlin abstained	Certificate #	<b>71962</b>	
31. Old South Road, LP	31 Old South Road	Demo	68-3	Val Oliver
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence			
Representing	<b>Val Oliver</b> , Presented project.			
Public	None			
Concerns (8:33)	<b>Watterson</b> - No concerns. <b>McLaughlin</b> - No concerns. <b>Pohl</b> - No concerns.			
Motion	<b>Motion to Hold after BPC. (Watterson) (8:05)</b> <b>Motion to Approve as Demo/Move off. (Watterson)</b>			
Vote	Carried unanimously.	Certificate #	<b>71963</b>	

32.	Sullivan Krueger Family Tr	6 New Lane	New dwelling	41-294	BPC
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing	<b>Joe Paul, BPC-</b> Presented project. The demo will be on next week's old business. 1949 aerial shows that it was built. Both projects are modifications Mariner Way. There are two different lot configurations. The footprint of the house affects the lot line in the back. That's why they need to be talked about together.			
	Public	None			
	Concerns (8:07)	<p><b>Pohl-</b>Read HSAB comments. Asked to view the Ackermuck Way plans. Comparing both plans there might be some advantage to flipping the two houses.</p> <p><b>Oliver-</b>What is working against you is that this house is right up to the property line. Needs to be smaller. Thinks it would be better to switch the house on Ackermuck Way with this house. This house is modern for the area.</p> <p><b>Watterson-</b> No comments made.</p> <p><b>McLaughlin-</b> No comments made.</p>			
	Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
	Vote	Carried 4-0	Certificate #		
33.	Sullivan Krueger Family Tr	2 Ackermuck Way	New dwelling	41-294	BPC
	Voting	Pohl, McLaughlin, Oliver, Watterson			
	Alternates	None			
	Recused	None			
	Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
	Representing	Joe Paul, BPC- Presented project. A simple four bay house. Design is based on Mariner Way houses, but lower. Would be open to moving the houses around.			
	Public	None			
	Concerns (8:16)	<p><b>Pohl-</b> Likes the design would be appropriate. Thinks it's charming</p> <p><b>Oliver-</b> Likes the design as well.</p> <p><b>Watterson-</b> No concerns.</p> <p><b>McLaughlin-</b> The B and C windows should be hoppers.</p> <p><b>John Hedden-</b> Read HSAB comments.</p>			
	Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
	Vote	Carried 4-0	Certificate #		
34.	Popnikolov, Alex	2 Quail Lane	Window revisions	67-255.1	Concept Design
	Voting	Pohl, McLaughlin, Oliver			
	Alternates	None			
	Recused	Watterson			
	Documentation	Architectural elevation plans, site plan, photos, correspondence.			
	Representing	<b>T.J Watterson,</b> Concept Design- presented project			
	Public	None			
	Concerns (8:25)	<p><b>Oliver-</b> 6 light panes in the front of the house-North. No concerns with skylight</p> <p><b>McLaughlin-</b> No concerns</p> <p><b>Pohl-</b> No concerns.</p>			
	Motion	<b>Motion to Approve with two double hung windows having 6/6 panes (McLaughlin)</b>			
	Vote	Carried unanimously	Certificate #	71961	

35. Carlin, Jane	4 Head of Plains	Rev 71884; garage	63-7	Concept Design
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	None			
Representing	None			
Public	None			
Concerns (4:34)	Not opened at this time.			
Motion	<b>Motion to Hold and for applicant to sign up for next meeting. (Oliver)</b>			
Vote	Carried 3-0			Certificate #

36. Pohl, Raymond	24 Pine Street	Addition	42.3.2-110	Botticelli & Pohl
37. Belichick, William	38 Shell Street	Rev 71327; addition	73.1.4-52	Botticelli & Pohl
38. 39 Hulbert, LLC	39 Hulbert Avenue	Rev 69356; add water table	29-19	Botticelli & Pohl
39. 39 Hulbert, LLC	39 Hulbert Avenue	Rev 69355; add water table	29-19	Botticelli & Pohl
40. Longpath Nominee Trust	87 Hummock Pond Road	New dwelling	56-310.1	Botticelli & Pohl
41. Connors, Timothy	65 Monomoy Road	Rev 71853; addition MH	43-108	Botticelli & Pohl
42. Town of Nantucket	150 Orange Street	Hardscape bus shelter	55-59.1	Emeritus
43. Netore, LLC	34 Dukes Road	New dwelling	56-187	Emeritus
44. Black, Darren	28 Eel Point Road	New second dwelling	40-44	Emeritus
45. Black, Michele	28 Eel Point Road	Rev 71606; hardscape	40-144	Ahern, LLC
46. Feeley, James	3 Evergreen Way	New barn	68-726.1	Cottage & Castle
47. Hidalgo, Carlos	55 Fair Street	Rev 66985	55.4.1-74	Kelly Ennis
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:44)	Not opened at this time.			
Motion	<b>Motion to Hold for items 36 to 47 and other applications not heard tonight for Thursday February 28, 2019. (Oliver)</b>			
Vote	Carried 4-0			Certificate #

VI. OTHER BUSINESS	
Approve Minutes -	February 7 & 12, 2019- No vote taken
Review Minutes	February 14 & 19, 2019 – No vote taked
Other Business -	<ul style="list-style-type: none"> <li>• Discussion of update on Vineyard Wind project.</li> <li>• Discussion of design work session meeting for Surfside Crossing.</li> <li>• Discussion of drafting a letter to the Select Board in regard to upper Main Street sidewalk and road work.</li> <li>• Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications.</li> <li>• Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda and posting approved colors on the Town website.</li> <li>• Discussion of potential work at the airport and section 106.</li> <li>• Review and possible vote on draft letter in regard to support for designating Nantucket Sound as a National Historic Landmark.</li> </ul>
Commission Comments	

Adjourned at 8:45 pm by unanimous consent.  
Submitted by: Cathy Flynn

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board