



# 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 12, 2019**

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

Called to order at 4:32 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, McLaughlin, Oliver, Watterson, Dutra  
 Absent Members: Coombs, Camp, Welch  
 Late Arrivals: None  
 Early Departures: Dutra, 5:07 p.m.; Pohl, 8:31 p.m.

Agenda adopted as amended by unanimous consent.

## I. PUBLIC COMMENT

None

## VII. OTHER BUSINESS

Madaket Advisory Board alternates: Linda Williams, Chair MAB – Asking for two alternates for MAB to be advertised.

**Motion to Allow MAB to Advertise two alternate members.** (Oliver) Carried unanimously

## II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Town of Nantucket – <b>71848</b>	188 Madaket Road	Fence at MRF building	58-38.1	Mark Voigt
2. 13 Squam Road Realty – <b>71849</b>	13 Squam Road	Cabana window revisions	21-7	Botticelli & Pohl
3. 13 Squam Road Realty – <b>71850</b>	13 Squam Road	Demo tennis cabana	21-7	Botticelli & Pohl
4. 13 Squam Road Realty – <b>71851</b>	13 Squam Road	New tennis cabana	21-7	Botticelli & Pohl
5. Town of Nantucket – <b>71852</b>	150 Orange Street	Rev. 71688: relocate	55-59.1	Emeritus
6. Connors, Timothy – <b>71853</b>	65 Monomoy Road	Rev. 71518: re-site MH	43-108	Botticelli & Pohl
7. Connors, Timothy – <b>71854</b>	65 Monomoy Road	Rev. 71574: re-site pool	43-108	Botticelli & Pohl
8. Connors, Timothy – <b>71855</b>	65 Monomoy Road	Rev. 71573: re-site garage	43-108	Botticelli & Pohl
9. 262 Polpis Road NT – <b>71856</b>	262 Polpis Road	Tennis court	25-1	M. Cutone Arch.
10. Holland, Hudson – <b>71857</b>	5 Seikinnow Place	Rev. 71155: door & window	67-522	Gryphon Archi
11. Rosenfeld, Eric – <b>71858</b>	57 Quidnet Road	MH – extend deck	21-89	Rowland & Assoc.
12. Rosenfeld, Eric – <b>71859</b>	57 Quidnet Road	Outdoor shower/shed	21-89	Rowland & Assoc.
13. Nant 62 Walsh St, LLC – <b>71860</b>	62 Walsh Street	Roof walk color change	29-94	Botticelli & Pohl
14. Nant 62 Walsh St, LLC – <b>71861</b>	62 Walsh Street	Garage Door color change	29-94	Botticelli & Pohl
15. NIR – <b>71862</b>	3 North Union Street	Color change	42.3.1-214.2	T & T Roofing
16. Dina Fein Trust – <b>71863</b>	33C Washington Street	Roof change	42.3.2-178	T & T Roofing
17. McDonald, Harriet – <b>71864</b>	37 West Chester Street	Screened-in porch	41-150	Rowland & Assoc.

Voting Oliver (acting chair), McLaughlin, Watterson, Dutra

Recused Pohl

Documentation None

Public None

Concerns No concerns.

Motion **Motion to Approve 1-17. (Watterson)**

Vote Carried 3-0//McLaughlin abstain Certificate # **71848 to 71864**

18. Mignone, Marcus – <b>71865</b>	29 Rhode Island Avenue	Rev. 65632: porch	60.3.1-132	Val Oliver
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Voting Pohl, McLaughlin, Watterson, Dutra

Recused Oliver

Documentation None

Public None

Concerns No concerns

Motion **Motion to Approve. (Watterson)**

Vote Carried 3-0//McLaughlin abstain Certificate # **71865**

**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. 2 Morgan, LLC – <b>71866</b>	2A Morgan Square	Rev.71618: dormers/doors	87-3.2	B.Meerbergen
• Due to minimal or no visibility.				
2. 2 Morgan, LLC – <b>71867</b>	2B Morgan Square	Rev.71009: drmr/doors/win	87-3.2.1	B.Meerbergen
• Due to minimal or no visibility.				
3. Truman, Isaiah – <b>71868</b>	10 Polliwog Pond Road	AC unit.	55-423.4	S.Sh.Climate Cntrl
• Condenser not to be visible from the street, if visible then screening will be required.				
4. Leone, Rich – <b>71869</b>	7 Bayberry Lane	Shed	67-61	Val Oliver
• Due to lack of visibility.				
5. CRB, LLC – <b>71870</b>	74 Old South Road	New dwelling	68-405	M. Cutone Arch.
• “C” windows on second floor N. elevation to be one size taller & front door trim to be wider to create a more formal entrance way.				
Voting	Pohl, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Dutra)</b>			
Vote	Carried 3-0//McLaughlin abstain	Certificate #	<b>71866 to 71870</b>	

**IV. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Amelia Drive, LLC	5 Amelia Drive	Sign	67-435	Self
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester, SAC</b> – Approvable per SAC comments.			
Concerns	No additional concerns			
Motion	<b>Motion to Approve through staff per SAC comments (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>71871</b>	

2. Mark Cutone Architecture	2 Broad Street	Sign	42.4.2-66	Self
Voting	Pohl, McLaughlin, Oliver, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Public	<b>Kevin Kuester, SAC</b> – Approvable.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>71872</b>	

**V. OLD BUSINESS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Roos, Geraldine	56R Madequecham Valley Rd	Fenestration revisions	88-65	JB Studios
Voting	Pohl, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (4:39)	Not opened at this time.			
Motion	<b>Motion to Hold to the end of the agenda. (Dutra)</b>			
Vote	Carried unanimously	Certificate #		

<b>2. Charron, Paul</b>	<b>48 Walsh Street</b>	<b>New dwelling</b>	<b>29-101</b>	<b>Robert Newman</b>
Voting	Pohl, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Reviewed information submitted at the request of the board and changes made per previous concerns. The flood level is elevation 7; the first floor has to be one foot above that. Presented photos for context of the raised deck.			
Public	Doug Colin			
Concerns (4:42)	None			
	Discussion about whether or not to review with a board of three. Mr. Newman asked that the hearing go forward.			
	<b>Oliver</b> – She’s confused about the flood plain; asked at what elevation the 1 <sup>st</sup> -floor has to be. Appreciates dropping the wings and removal of the dormer. The mixing of balusters and shingles on the 1 <sup>st</sup> -floor is good but the connector deck with a parapet wall makes this look huge. Appreciates the changes.			
	<b>Dutra</b> – Agrees with Ms. Oliver about the shingled wall. This is an improvement. Doesn’t know if the 2 <sup>nd</sup> -floor balcony facing the road is appropriate.			
	<b>Pohl</b> – On the drawings, the finished floor lines up with Elevation 7 and it has to be a foot above that; asked if it’s being drawn at Elevation 8. (Yes.) The connector is elevated not because it needs to be but because it’s convenient. Balconies on the 2 <sup>nd</sup> floor of houses in that area are very comments. Appreciates the changes. His only concern is the connecting deck; asked to approve the house without the connector and without the shed at this time; we can revisit it at another time.			
	Discussion about the deck being lowered to 30” above grade.			
Motion	<b>Motion to Approve through staff with the deck that connects the house to the shed to be cut down to no more than 30” above grade and eliminate railing. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>71873</b>	
<b>3. K22S, LLC</b>	<b>65 Center Street</b>	<b>Demo garage</b>	<b>42.4.3-16</b>	<b>Linda Williams</b>
Voting	Pohl, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Linda Williams</b> – This was held for Ms. Coombs to view.			
Public	None			
Concerns (5:04)	<b>McLaughlin</b> – No concerns.			
Motion	<b>Motion to Approve as a demolition. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #	<b>71874</b>	
<b>4. Pennel, Sharon</b>	<b>5 Nobska Way</b>	<b>Addition</b>	<b>66-26</b>	<b>NAG</b>
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Steve Theroux</b> , Nantucket Architectural Group, LTD – Have photos of cupolas in the area. Contends the cupola is not visible from the front; the lot is surrounded by trees.			
	<b>Milena Ilieva</b> , Nantucket Architectural Group, LTD – Presented project.			
	<b>Sharon Pennel</b> , owner – We have a coal fire box that never goes out; the skylight doesn’t work to move hot air out of the living space.			
Public	None			
Concerns (5:06)	<b>Oliver</b> – The cupola is on the lowest elevation, which might be visible from Thurston’s Way. No concerns with the additions. There is a skylight in the location for the existing cupola; could add another.			
	<b>Watterson</b> – Agrees with Ms. Oliver. Reducing the size of the cupola by one row of glass would make it smaller; that would help.			
	<b>McLaughlin</b> – Nothing is highlighted.			
	<b>Pohl</b> – The cupola is going on an existing section; we could view it with a mock-up for the cupola.			
Motion	<b>Motion to View with some strapping showing where the cupola would be and hold for the cupola to be made smaller and bubbled plans. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #		

**VI. NEW BUSINESS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 'Sconset Low Bch Rd RT	27 Low Beach Road	Rev. 70001: door/window	74-37.4	NAG
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Steve Theroux</b> , Nantucket Architectural Group, LTD – Presented project.			
Public	None			
Concerns (5:15)	<p><b>McLaughlin</b> – Asked about the “G” windows. (Fixed)</p> <p><b>Oliver</b> – She liked the shutters; it looked nice with them.</p> <p><b>Watterson</b> – The panes on the “G” windows should be more vertical.</p> <p><b>Pohl</b> – Confirmed that all windows circled for change are smaller than approved.</p>			
Motion	<b>Motion to Approve through staff with the “G” window to be one size narrower. (Watterson)</b>			
Vote	Carried unanimously	Certificate #	<b>71875</b>	
2. 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, historic documentation, and advisory board comments.			
Representing	<b>Linda Williams</b> – Presented project; contends it is unreasonable for the HDC to require samples of the color pallet be painted directly on the building.			
Public	<p><b>Matt MacEachern</b>, Emeritus Development – We painted color swatches on site in location where they would be used.</p> <p><b>Lucy Dillon</b>, HSAB – The submission of small samples of colors is not adequate; that’s why we recommended painting directly on the building itself. You could see it from across the street. The homeowner should be happy with the recommendation rather than ending up with a color pallet in the end doesn’t work and that the public snickers at.</p>			
Concerns (5:20)	<p><b>Pohl</b> – Read HSAB comments: would like to see these colors on-site; highly visible so need to get it right.</p> <p>Agrees with HSAB about seeing this with the proposed colors on site. Asked Mr. MacEachern how he presented the color pallet for the Graydon House. We need to see large paint samples; we are not suggesting a board be nailed to the clapboard.</p> <p><b>Watterson</b> – Agrees with Mr. Pohl.</p> <p><b>McLaughlin</b> – These multiple different colors are architecturally inappropriate for Nantucket.</p>			
Motion	<b>Motion to View with large paint samples situated so as to be seen from the street. (Watterson)</b>			
Vote	Carried unanimously	Certificate #		
3. Hidalgo, Jose (OB)	28A Evergreen Way	Shed	68-713.2	Self
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Jose Hidalgo</b> , owner – Presented project.			
Public	None			
Concerns (5:36)	<p><b>McLaughlin</b> – The drawings should ¼-inch scale.</p> <p><b>Oliver</b> – She would be comfortable with a staff approval requiring the submittal of requested information.</p> <p><b>Watterson</b> – He wants to see this again.</p> <p><b>Pohl</b> – We need a window and door schedule; a copy of the main house approval with colors etc.; and photo of the existing house.</p>			
Motion	<b>Motion to Hold for more information and revisions. (Watterson)</b>			
Vote	Carried unanimously	Certificate #		
4. Town of Nantucket	'Sconset Bridge	Add landing to stairs	73.2.4-28	Mark Voigt
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:44)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Vote	Carried unanimously	Certificate #		

5.	O'Callaghan, Sean	16 Boulevard	Demo main house	80-79	Studio Ppark
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>James Krapp</b> , Studio Ppark – Presented project; Toscana said it is not viable to move.				
Public	None				
Concerns (5:44)	No concerns with a move-demolition.				
Motion	<b>Motion to Approve as a demolition through staff with additional application materials submitted to the office. (Oliver)</b>				
Vote	Carried unanimously		Certificate #	<b>71876</b>	
6.	O'Callaghan, Sean	16 Boulevard	New dwelling	80-79	Studio Ppark
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>James Krapp</b> , Studio Ppark – Presented project.				
Public	None				
Concerns (5:47)	<b>Oliver</b> – South elevation, the mud-room wing and the main door porch are lined up with nothing in the middle. <b>McLaughlin</b> – The “F” & “G” windows have no description. <b>Watterson</b> – As viewed from the west and east, the eaves don't align with the meeting rails on the rear dormers; the eaves should drop about 6 to 8 inches. <b>Pohl</b> – Looking at the porch, there is a cut-away piece in the middle; the vegetation will probably conceal it and it looks okay in 3D.				
Motion	<b>Motion to Approve through staff with the eaves of the rear gable brought down 6 to 8 inches to align with the “C” window meeting rail. (Watterson)</b>				
Vote	Carried unanimously		Certificate #	<b>71877</b>	
7.	O'Callaghan, Sean	16 Boulevard	New guest house	80-79	Studio Ppark
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>James Krapp</b> , Studio Ppark – Presented project.				
Public	None				
Concerns (5:57)	<b>Watterson</b> – The eaves and meeting rails should align; if the eaves come down it bring down the ridge height. <b>Oliver</b> – If you change the roof pitch, the meeting rail would come up. This is a lovely little house; the height should come down some. <b>McLaughlin</b> – Front door should be a standard 6-panel door; the top two panels can be glass.				
Motion	<b>Motion to Approve through staff with the ridge height reduced 6”, which will align the eaves and meeting rails and the front door to be a 4- panels, two-glass door. (McLaughlin)</b>				
Vote	Carried unanimously		Certificate #	<b>71878</b>	
8.	1 Caroline Way, LLC	1 Caroline Way	New dwelling	82-59	Vincente-Burin Arch
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:04)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		

9.	28 Lily Street, LLC	28 Lily Street	Addition - Historical Renov.	42.4.3-92	Design Associates
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Chris Dallmus</b> , Design Associates, LLC – Presented project; a 4-foot wide staircase will lead to the roof walk.				
Public	<b>Brook Meerbergen</b> – Looking at the roof walk, a 2X5 bilko-type hatch could go on the back side of the ridge and be obscured by the roof ridge thus eliminating the need for a skirt. The lattice should not stand out.				
Concerns (6:05)	<b>Pohl</b> – Read HSAB comments: north elevation, dormer not appropriate, roof walk no skirt, ganged windows; age of ell?; east elevation window “A” not appropriate; south elevation roof walk remain as existing with no skirt, okay with porch; window survey; chimney should remain; natural to weather or dark green lattice; lots of small cuts; no bubble hatch. A shaft would be acceptable on the back side; if there are concerns about visibility, we can skirt the back. Agrees with Ms. Oliver about keeping the roof walk details. He’s okay with a roof walk skirt; there is precedent for one. <b>McLaughlin</b> – The bubble-type hatch is inappropriate. Agrees with much HSAB said; because of its age and location; the north elevation dormer is inappropriate. <b>Oliver</b> – Would prefer no skirt on the front of the roof walk; would like the existing details emulated. No other concerns. If the roof walk has a skirt, it should be natural to weather. <b>Watterson</b> – Agrees with Ms. Oliver about keeping the roof walk details. Agrees with Mr. McLaughlin about the bubble hatch.				
Motion	<b>Motion to Hold for revisions per HSAB concerns and board comments and a window survey. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		
10.	Rabbit Run Road, LLC	24 Rabbit Run Road	Primary dwelling pool	28-8	VDH&B
11.	Rabbit Run Road, LLC	24 Rabbit Run Road	Shed	28-8	VDH&B
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:23)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Vote	Carried unanimously		Certificate #		
12.	Lightship Basket Museum	49 Union Street	Repair masonry	55.1.4-31	Lucy Dillon
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Lucy Dillon</b> – Presented project.				
Public	None				
Concerns (6:25)	<b>Pohl</b> – Read HSAB comments: no concerns.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried unanimously		Certificate # <b>71879</b>		
13.	Hawthorne Park Partners	49 Hummock Pond Road	Omit wall/change fence type	56-5	Ahern, LLC
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Miroslava Ahern</b> , Ahern LLC – Presented project; the fence needs to be 6-feet tall because it is for a semi-private pool. She will withdraw and go with the original approval.				
Public	None				
Concerns (6:28)	<b>Oliver</b> – Double wire fence is inappropriate and needs to be fully screened. Given that we were promised this wouldn’t happen and it has happened, it should be more typical to Nantucket. <b>McLaughlin</b> – That would be 600 feet of fencing and the style is not complementary to Nantucket except for the pre-existing fences at the Three Bricks. He does not think a fence should be more the 20 feet from the pool. His motion would be to deny. <b>Watterson</b> – It shouldn’t be visible or find another way. <b>Pohl</b> – The only way this fence can be approved is at the time of the inspection it is not visible at all.				
Motion	<b>WITHDRAWN</b>				
Vote	n/a		Certificate #		

14. Nant Islands Land Bank      168 Hummock Pond Road      Open pavilion      65-13.2      CWA  
 Voting      Pohl, McLaughlin, Oliver, Watterson  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      **Chip Webster**, Chip Webster Associates – Presented project; roof is white fabric that matches the greenhouses.  
 Public      None  
 Concerns (6:37)      No concerns.  
 Motion      **Motion to Approve as submitted due to pre-existing conditions of the greenhouses. (McLaughlin)**  
 Vote      Carried unanimously      Certificate #      **71880**

15. Fraker, Linda      12 Mt. Vernon Street      As-built      55.4.4-35      Permits Plus

Voting      Pohl, McLaughlin, Oliver, Watterson  
 Alternates      None  
 Recused      None  
 Documentation      None  
 Representing      None  
 Public      None  
 Concerns (6:42)      Not opened at this time.  
 Motion      **Motion to Hold for representation. (Oliver)**  
 Vote      Carried unanimously      Certificate #

16. Nant Historical Assoc.      15 Broad Street      Brick Install      42.4.2-61      Chris Canty

Voting      Pohl, McLaughlin, Oliver, Watterson  
 Alternates      None  
 Recused      None  
 Documentation      None  
 Representing      None  
 Public      None  
 Concerns (6:42)      Not opened at this time.  
 Motion      **Motion to Hold for representation. (Oliver)**  
 Vote      Carried unanimously      Certificate #

17. 8 Highland, LLC      8 Highland Avenue      New dwelling      30-387      Brook Meerbergen

Voting      Pohl, McLaughlin, Oliver, Watterson  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      **Brook Meerbergen** – Presented project; Nr. 1 windows are fixed and the Nr. 2 window is a functional awning but not visible.  
 Public      None  
 Concerns (6:42)      **Oliver** – This is in keeping with the scale and vibes of existing structures.  
                                  **McLaughlin** – The Nr. 1 and Nr. 2 windows are listed as awnings.  
 Motion      **Motion to Approve as submitted. (Oliver)**  
 Vote      Carried unanimously      Certificate #      **71881**

18. 8 Highland, LLC      8 Highland Avenue      New second dwelling      30-387      Brook Meerbergen

Voting      Pohl, McLaughlin, Oliver, Watterson  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      **Brook Meerbergen** – Presented project.  
 Public      None  
 Concerns (6:47)      No concerns.  
 Motion      **Motion to Approve as submitted. (McLaughlin)**  
 Vote      Carried unanimously      Certificate #      **71882**

19. APB Realty Trust	31 Young's Way	Storage Barn	67-691	Robert Reid
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Robert Reid</b> – Presented project; all the windows are fixed.			
Public	None			
Concerns (6:48)	No concerns.			
Motion	<b>Motion to Approve a submitted. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>71883</b>	
Break 6:57 to 7:05 p.m.				
20. Maroney, Jay	29 Rhode Island Avenue	New garage/studio	60.3.1-132	Concept Design
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>TJ Watterson</b> , Concept Design – Presented project; all natural to weather with white windows.			
Public	None			
Concerns (7:06)	<b>Pohl</b> – Read MAB comments: dormers too large and shouldn't be flush; simplify bracket; window schedule incomplete; too oversized; studio?; floor plans not labeled; not in keeping with neighborhood; too many ganged & bay windows. This is tough because of the low, ranch-style house and the 2-story program on the addition. <b>Oliver</b> – It would help if the roof stepped up from the long ranch to the 2-story element. Suggested a porch under the balcony. <b>McLaughlin</b> – The two-story addition makes the existing structure look like the caboose of a train.			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Vote	Carried unanimously	Certificate #		
21. Carlin, Jane	4 Head of Plains	New garage/studio	63-7	Concept Design
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>TJ Watterson</b> , Concept Design – Presented project.			
Public	None			
Concerns (7:14)	<b>Pohl</b> – Read MAB comments: garage doors face street; square up building; brackets too ornate; do atypical windows match main house; hold for photos of main house; drop shed dormers and reduce in size; “B” ganged windows inappropriate; over fenestrated; need window/door schedule. He'd prefer a little gable or shed over the door rather than a hipped roof. <b>Oliver</b> – Would prefer the garage doors to face east; then it would look like a cottage. <b>McLaughlin</b> – Agrees the brackets are too ornate; should be simple brackets.			
Motion	<b>Motion to Approve through staff with the brackets to be simpler and the roof overhang to be shed. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>71884</b>	
22. Flannery, Lawrence	14 Midland Avenue	Shed	59.3-171	Chris Perry
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:21)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Oliver)</b>			
Vote	Carried 5-0	Certificate #		



23. Dragon, Veronica	8 Field Avenue	Garage	80-167	Val Oliver
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> – Presented project.			
	Charles Dragon			
	Joe Dunn			
Public	None			
Concerns (7:21)	<b>Watterson</b> – Likes the panel-style garage doors. The dormer facing the house would work better as a shed. <b>McLaughlin</b> – No comments. <b>Pohl</b> – It looks like the existing building is taller than the drawings indicates, and the roof pitch is steeper; that will mitigate the addition. Agrees with Mr. Watterson.			
Motion	<b>Motion to Approve through staff with the south-elevation dormer facing the house to be a shed dormer. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #	<b>71885</b>	
24. 3 Old Mill Court, LLC	3 Old Mill Court	Rev. 69492: reduce house ht	55-927	Ethan McMorrow
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ethan McMorrow</b> – Presented project.			
Public	None			
Concerns (7:26)	No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #	<b>71886</b>	
25. 16 Orange Street, LLC	16 Orange Street	Outdoor grill/pergola	42.3.2-14	Emeritus
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	<b>Arthur Reade</b> , Reade, Gullicksen, Hanley, & Gifford LLP, for the Kings – The GIS locus indicates this is 18 Orange rather than 16 Orange. The only other issue is the inappropriateness of the structure and its visibility. This will be visible looking down the driveway between 16 & 18 and the driveway of 14 Orange Street. <b>Anita King</b> , 14½ Orange Street – The roof is 8 feet tall so it might be visible from Union Street. The gazebo is visible from Union Street.			
Concerns (7:29)	<b>Pohl</b> – Read HSAB comments: architecturally inappropriate; likely visible. Read letters of concerns from Mark Goldweitz, 14 Orange Street, and David King, 14½ Orange Street. In the old historic district (OHD), notification is required for new construction of 100 square feet or larger; this was not notified because it is under 100 square feet. He wants to view this with two poles on the Orange Street side because there’s the potential of visibility between 16 and 18 as well as between 14 & 16. <b>McLaughlin</b> – This would be architecturally inappropriate; but if we deny this, they can buy a big grill from Marine Home, which we have no control over. Would like to view with a 6’6” stake. <b>Oliver</b> – This is inappropriate; we see these out-door kitchens outside of Town but never in Town. They have a gazebo; they could put it in there. If that isn’t possible, it should be part of the house, not freestanding.			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Vote	Carried unanimously	Certificate #		
26. Harvey, E.J.	45 Sparks Avenue	Front door	55-267.2	Emeritus
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (7:47)	<b>Oliver</b> – Feels this is appropriate. The prior door was solid and uninviting; customers didn’t know they could use it. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>71887</b>	

27. Mackey, Liam	3 North Union Street	Rev 71811; windows	42.3.1-214.2	Emeritus
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	None			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Asked this be held.			
Public	None			
Concerns (7:50)	Not opened at this time.			
Motion	<b>Motion to Hold at applicant's request. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	
28. Starbuck Realty, LLC	44 Warrens Landing Road	Second dwelling	38-23	Mark Cutone Arch
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.			
Public	None			
Concerns (7:51)	<p><b>Pohl</b> – Read MAB comments: North elevation two “C” windows not appropriate; east elevation, shed dormer should not tie into gable dormer; south elevation, two “B” window gables questionable. The east dormer is visible but agrees with Ms. Oliver that is a Madaket thing. Suggested a single “A” window in the north elevation gable.</p> <p><b>Oliver</b> – East elevation, she likes the quirk of the east dormer but thinks the shed-gable dormer mix is okay in Madaket. Suggested “B” windows on the north elevation gable to replace the “C” windows. Something other than a French door on the front.</p> <p><b>Watterson</b> – From the south elevation, the break in the gable roof is very severe. Agrees about the east elevation dormer.</p> <p><b>McLaughlin</b> – The north elevation gable “C” windows will be visible. The “D” casement windows should be fixed.</p>			
Motion	<b>Motion to Approve through staff with the north-elevation door to be a 4-light 1 panel; elevate the main gable 6 inches; north-elevation “C” gable windows to be a single “C” window; and “D” windows to be hoppers. (Watterson)</b>			
Vote	Carried unanimously		Certificate #	<b>71888</b>
29. Starbuck Realty, LLC	44 Warrens Landing Road	Garage	38-23	Mark Cutone Arch
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.			
Public	None			
Concerns (8:05)	<p><b>Pohl</b> – Read HSAB comments: North elevation, triple-ganged “D” windows should be separated; east elevation, large “A” window not appropriate in gable and no pent roof; west elevation, move vertical board under stairs, vertical railing not black and no post caps; south elevation, see north; garage and pool should be moved behind house. He likes the vertical railing.</p> <p><b>Oliver</b> – Agree with HSAB on the triple-ganged casements “D” windows. Would like the garage entered from the west so it doesn't look like a garage. Suggested one “A” window in the east elevation gable. Okay with the vertical stair railing and boards under the stairs; both should be natural to weather.</p> <p><b>McLaughlin</b> – North and south elevations, the six “B” windows should be hoppers.</p> <p><b>Watterson</b> – East elevation, the “A” windows should be a single.</p>			
Motion	<b>Motion to Approve through staff with the garage doors to be natural to weather; the infrastructure under the exterior stairs natural to weather; separate the “B” dormer windows to better fill the wall plane; east elevation, eliminate one “A” window in the gable. (Oliver)</b>			
Vote	Carried unanimously		Certificate #	<b>71889</b>

30. Starbuck Realty, LLC	44 Warrens Landing Road	Pool	38-23	Mark Cutone Arch
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project.			
Public	None			
Concerns (8:12)	<p><b>Pohl</b> – Read HSAB comments: incomplete application; no screen or fence shown on plan; move this and garage behind house.</p> <p>ConCom considers fencing to be a structure and shouldn't be within the 50-foot no-build zone; there will be less fencing than is presented here.</p> <p><b>Oliver</b> – We need a plan to reflect the fence relocated and in vegetation; this shows it all wide open.</p>			
Motion	<b>Motion to Approve through staff with the fence within vegetation and located as shown on Exhibit A. (Oliver)</b>			
Vote	Carried unanimously	Certificate #	<b>71890</b>	
31. 8 Bishop's Rise, LLC	8 Bishop's Rise	New dwelling	40-32	Mark Cutone Arch.
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Presented project; pulling it down off the hill to Elevation 48.			
Public	None			
Concerns (8:17)	<p><b>McLaughlin</b> – No concerns.</p> <p><b>Oliver</b> – The white trim with black sash and door is a formal downtown pallet. She'd like to see changes in the massing. The middle mass is typical; the tie-ins between it and the wings are odd. The formal front façade is odd in this area.</p> <p><b>Watterson</b> – He has no concerns.</p> <p><b>Pohl</b> – This is a full two stories on a hill. Agrees with Ms. Oliver about the tie in to the wings. The south elevation seems very tall and is under fenestrated; if the ganged windows are separated, the façade would be filled out; the right side is too large with too much shingle wall. He'd like to see the grading plan. He agrees with Ms. Oliver about the formality of the color pallet.</p>			
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #		
32. 8 Bishop's Rise, LLC	8 Bishop's Rise	Garage	40-32	Mark Cutone Arch.
33. 8 Bishop's Rise, LLC	8 Bishop's Rise	Cabana	40-32	Mark Cutone Arch.
34. 8 Bishop's Rise, LLC	8 Bishop's Rise	Pool	40-32	Mark Cutone Arch.
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:23)	<p><b>Oliver</b> – Would like to see the grading plan.</p> <p><b>Pohl</b> – Need to work out the grading for the cabana and pool.</p>			
Motion	<b>Motion to Hold to track. (Oliver)</b>			
Vote	Carried unanimously	Certificate #		
35. 25A Pine Street, LLC	25A Pine Street	Addition	42.3.2-112	McMullen & Assoc.
36. 25A Pine Street, LLC	25A Pine Street	Hardscape	42.3.2-112	McMullen & Assoc.
Voting	McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (8:26)	<p><b>Oliver</b> – She talked to these people prior to Mr. McMullen and gave them comments; she doesn't feel she can be impartial. That would create a lack of quorum.</p> <p>Not opened at this time.</p>			
Motion	<b>Held due to lack of a quorum.</b>			
Vote	N/A	Certificate #		

37. Lynch, Karen	19 Main Street 'Sconset	Rev. 70485: add window wells	73.3.1-12	Botticelli & Pohl
Voting	Oliver (acting chair), McLaughlin, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (8:31)	No concerns			
Motion	<b>Motion to Approve. (Watterson)</b>			
Vote	Carried unanimously	Certificate #	<b>71891</b>	

38. Pappendick, Ted (OB)	25 Sankaty Road	Rev. 69746: windows, pipe	49.2.3-17	Botticelli & Pohl
Voting	Oliver (acting chair), McLaughlin, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project			
Public	None			
Concerns (8:33)	<b>Oliver</b> – Read SAB comments: would prefer natural-to-weather pergola; is this partial as-built. SAB had no comments about the pipe; she will trust SAB on this. <b>Watterson</b> – Asked about the east elevation pipe: it stands out. No concerns. <b>McLaughlin</b> – No comments.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #	<b>71892</b>	

<b>VII. OTHER BUSINESS</b>	
Approve Minutes	January 29, 2019: Motion to Approve. (Watterson) Carried unanimously
Review Minutes	February 5, 2019
Other Business	<ul style="list-style-type: none"> <li>• Discussion of update on Vineyard Wind project. Held</li> <li>• Discussion of design work session meeting for Surfside Crossing. Held</li> <li>• Madaket Advisory Board alternates. Taken up at beginning of meeting.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. None

Adjourned at 8:38 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

'Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee