

Minutes for November 15, 2016, adopted Dec. 6



TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



MINUTES

Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Tuesday, November 15, 2016 4:30 PM
Location / Address	☐ Second-Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA
Signature of Chair or Authorized Person	
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice-Chair), Kristine Glazer, John McLaughlin, Abby Camp

Associate Commissioners: Val Oliver, Matthew Kuhnert **Staff:** John Hedden, Cathy Flynn, Edward Sullivan

Called to order at 4:33PM

Staff in attendance: John Hedden, Cathy Flynn, Edward Sullivan

Attending Members: Ray Pohl, Diane Coombs, Abby Camp, John McLaughlin, Kristine Glazer, Val Oliver (Alternate) and Matthew Kuhnert (Alternate)

Absent Members: None

Late Arrivals: None

Early Departures: None

MODIFICATIONS TO AGENDA

Sitting: Pohl, Coombs, Camp, Glazer, McLaughlin

Alternates: Oliver, Kuhnert

Recused: None

Documentation: Proposed Agenda

Representing: None

Public: None

Concerns: Pohl would like to make the following adjustments to the agenda:

- Item #8 under New Business – 5 Long Pond Drive - Shed- move to Consent with Conditions.
- Item #10 under New Business – 128 Hummock Pond Road – like-kind replacement – has been removed.
- Item #11 under New Business – 1 Lily Street – Reviewed by Advisory Board recommended for Consent
- Item #20 under New Business – 36 West Chester Street - Reviewed by Advisory Board recommended for Consent
- Item #23 under New Business – 13 Ridge Lane - Reviewed by Advisory Board recommended for Consent
- Item #24 under New Business – 1 Grand Avenue - Reviewed by Advisory Board recommended for Consent
- Item #25 under New Business – 1 Ocean Avenue - Reviewed by Advisory Board recommended for Consent
- Item #32 under New Business – 12 Pine Street - Reviewed by Advisory Board recommended for Consent
- Item #34 under New Business – 23 Federal Street - Reviewed by Advisory Board recommended for Consent
- Item #37 under New Business – 12 Pine Street - Reviewed by Advisory Board recommended for Consent
- Item #38 under New Business – 44 Union Street - Reviewed by Advisory Board recommended for Consent

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- Item #39 under New Business – 11 Union Street - Reviewed by Advisory Board recommended for Consent
- Item #40 under New Business – 16 Vestal Street - Reviewed by Advisory Board recommended for Consent

Motion: **Motion to move New Business Agenda Item #8, to consent with conditions. (Coombs)**

Motion to move all New Business items to consent as Reviewed by Advisory Board recommended for Consent. (Glazer)

Motion to approve Agenda. (Glazer)

Vote: Unanimous

Agenda with modifications 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. 9 Plum LLC Cert.#66890	9 Plum Street	Demo pool	80-27	Concept Design
2. 9 Plum LLC Cert.#66891	9 Plum Street	Demo/ move garage	80-27	Concept Design
3. Glowacki, Kim Cert.#66892	17 Nancy Ann Lane	Garage move on	68-139	Structures Unlimited
4. Gallant, Chris Cert.#66893	15A Gray Avenue	Revise garage doors, colr chng	67-683	Self
5. Ryan, Michael Cert.#66894	16 E. Lincoln Avenue	Hardscape, walk, steps	42.4.1-45	Thornewill Design
6. McGrath, Dave Cert.#66895	40 West Miacomet Road	Roof chng, ashplt to wood	86-2	Vasil M.
7. Dowley, Mark Cert.#66896	31 North Pasture Road	Rev. 62814, reloc pool	44-78	Atlantic Landscape
8. 123 East Realty Corp. Cert.#66897	19 Teasdale Circle	Roof chng, ashplt to arch	69-67	T&T Roofing
9. Surf ACK LLC Cert.#66898	2 Hatikva, 84 Surfside Rd	Rev. 64967, minor revisions	67-343	Val Oliver
10. St. Pierre, Greg Cert.#66899	0 Pochick Avenue	Rev. 66560, add garage door	80-97.1	Val Oliver
11. Nikolov, Veslin Cert.#66900	5 Bailey Road	Replace windows	55-107.5	Self
12. Ferrin, David Cert.#66901	39 Pochick Avenue	Shed revisions	80-201	Structures Unlimited
13. Ryan, Michael Cert.#66902	16 E. Lincoln Avenue	Front door chng, steps	42.4.1-45	Thornewill Design
14. 26 Gosnold Nom Trust Cert.#66903	26 Gosnold Road	Rev. 63726, remove shed	30-89	Botticelli & Pohl
15. Noll, Alan Cert.#66904	7 Topaz Circle	Fence	66-237	Self
16. JDB Realty Trust Cert.#66905	2 Huckleberry Lane	Window replacement	32-21.1	Jim K.
17. Hamelburg, Gerald Cert.#66906	9 Davis Lane	Demo shed	82-74	NAG
18. Beem Reach Trust Cert.#66907	25 Capaum Pond Road	Porch, dormer	40-10	Milton Rowland
19. Levy, Joyce Cert.#66908	84 West Chester Street	Retaining wall	41-343	Milton Rowland
20. Nostus- Martineau Cert.#66909	36 Friendship Lane	Addition	56-333	Milton Rowland
21. Burdick, Jeffery Cert.#66910	7 Eagles Nest Way	Addition	80-184	Milton Rowland
22. Strah, Scott Cert.#66911	17 Boulevarde Lane	Rev. 63935, doors	80-246	Emeritus
23. Johnson, Brendan Trust Cert.#66912	18 Madequecham Vly Rd	Rev. 64415, basement door	89-15	Emeritus
24. 106 Surfside LLC Cert.#66913	106 Surfside Road	Rev. 66751, walkout, wells	67-80	Emeritus
25. Nantucket Land Bank Cert.#66914	231 Polpis Road	Demo building	26-28	Val Oliver
26. Anathan, Tom Cert.#66915	2 Weetamo Road	Rev. 66633, eliminate winds	15-55	Val Oliver
27. Dwyer, Helen Cert.#66916	74 Cliff Road	Rev. 66459	30-275	NAG
28. Fales, Theodore Cert.#66917	20 Meadow View Drive	Shed #1	56-141	Bessey Construction
29. Fales, Theodore Cert.#66918	20 Meadow View Drive	Shed #2	56-141	Bessey Construction
30. Clarke Brothers LLC Cert.#66919	20 Tomahawk Road	Hardscape, driveway, fence	69-357	LINK
31. Coutinho, Joao Cert.#66920	17 Woodland Drive	Hardscape	68-263	LINK
32. O'Connell, Chris Cert.#66921	10 Sheep Commons Lane	Dormer	54-274	Ethan McMorro
33. Dalury, David Cert.#66922	125 Polpis Road	Revs, pergola	68-646	Thornewill Design
34. Todd, Lisa Cert.#66923	11 Wauwinet Road	Shed dormer, pergola	20-43	Thomas Smith
35. Morris Family Investment Cert.#66924	62 Somerset Road	New dwelling	66-136	Wayne Morris
36. Urban, Scott Cert.#66925	11 Bayberry Lane	Clapboard front	67-63	Val Oliver
37. Ahern, Mirka Cert.#66926	6.1 Windy Way	Rev. remove railing	67-864	Self
38. Asher, Janet Cert.#66935	1 Lily Street	Extend stone wall	42.3.4-91	Self
39. Scott, Lee Cert.#66936	36 West Chester Street	Arbor, gate, driveway	41-485	Sean O'Callaghan
40. McGarvey, Mark Cert.#66937	13 Ridge Lane	Shed	38-85	Structures Unlimited
41. Townsend, Dan Cert.#66927	1 Grand Avenue	Move condensers	73.3.1-13	Bentley Churchill
42. DiMartino, Joe Cert.#66928	1 Ocean Avenue	Driveway apron	73.2.4-26	Bentley Churchill
43. Island Realty Trust Cert.#66932	12 Pine Street	Revise prch, remove prch	42.3.2-57	Milton Rowland
44. Gendron, Robert Cert.#66933	23 Federal Street	Rev. 66563, roof chng	42.3.1-93	Emeritus

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45. Island Realty Assoc. Cert.#66934	12 Pine Street	Hardscape changes	42.3.2-57	Julie Jordin
46. Coombs, Diane Cert.#66929	44 Union Street	Roof material change	42.2.3-29	Jason Libby
47. FAO Realty Cert.#66930	11 Union Street	Revise foundation, railing	42.3.1-44	Bessey Construction
48. Bowen, Michael Cert.#66931	16 Vestal Street	Hardscape-apron, patio	42.3.3-92	Thornewill Design

Sitting: Glazer, Camp, Oliver, Kuhnert
 Alternates: None
 Recused: Pohl, Coombs
 Documentation: Proposed Agenda
 Representing: None
 Public: None
 Concerns: None
 Motion: **Motion to approve consent agenda. Amended to approve consent agenda, minus #34 (11 Wauwinet Road) and New Business Item #38 (44 Union Street). (Glazer)**
 Vote: Unanimous

Sitting: Glazer, Camp, Oliver, Kuhnert
 Alternates: None
 Recused: Pohl, Coombs, McLaughlin
 Documentation: Proposed Agenda
 Representing: None
 Public: None
 Concerns: None
 Motion: **Motion to reopen consent agenda. (Oliver)**
 Vote: Unanimous

Sitting: Glazer, Camp, Oliver, Kuhnert
 Alternates: None
 Recused: Pohl, Coombs, McLaughlin
 Documentation: Proposed Agenda
 Representing: None
 Public: None
 Concerns: None
 Motion: **Motion to Approve Consent Agenda for Item #34 (11 Wauwinet Road) and New Business Item #38 (44 Union Street). (Glazer)**
 Vote: Unanimous

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. Petkevich, Misha Cert.#66938	5 Cliff Lane	Hardscape-pool, fence	30-169	Atlantic Landscape
• Fire pit not to exceed	18" in height, pool	equipment surrounded by 4'	foot	NTW type II fence
2. 10 Pippen's Way LLC Cert.#66939	10 Pippen's Way LLC	Add small porch	43-94.6	NAG
• Balcony to have	square balusters			
3. Davidson Trust Cert.#66940	5 Long Pond Drive	Shed	59-31	North Atlantic
• Trim Color to match house color				

Sitting: Glazer, Camp, Coombs, Pohl, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: Proposed Agenda
 Representing: None
 Public: None
 Concerns: None
 Motion: **Motion to Approve Consent with Conditions Agenda for all items. (Coombs)**
 Vote: Carried 4:1 (McLaughlin abstained)

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Dreamland Sitting: Glazer, Camp, Coombs, Pohl, McLaughlin Alternates: Oliver, Kuhnert Recused: None Documentation: Proposed Agenda Representing: Kevin Kuester (SAC) Public: None Concerns: None Motion: Motion to hold for revisions. (Coombs) Vote: Unanimous	17 S. Water Street	Wall sign	42.3.2-11.1	Joe Hale
		Cert.#		
2. Mass Audubon Society Sitting: Glazer, Camp, Coombs, Pohl, McLaughlin Alternates: Oliver, Kuhnert Recused: None Documentation: Proposed Agenda Representing: Kevin Kuester (SAC) Public: None Concerns: None Motion: Motion to hold for revisions. (Coombs) Vote: Unanimous	Barn Valley Road	Free standing sign	47-1	Self
		Cert.#		
3. Hudson, Wendy Sitting: Glazer, Camp, Camp, Coombs, Pohl, McLaughlin Alternates: Oliver, Kuhnert Recused: None Documentation: Proposed Agenda Representing: Kevin Kuester (SAC) Public: None Concerns: None Motion: Motion to hold for revisions. (Coombs) Vote: Unanimous	25 Broad Street	Projecting sign	42.4.2-77.1	Wendy Hudson
		Cert.#		
4. Nantucket Cottage Hospital Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin Alternates: Oliver, Kuhnert Recused: None Documentation: Proposed Agenda Representing: Kevin Kuester (SAC) states application was incomplete and SAC advises to hold for representation. Public: None Concerns: None Motion: Motion to hold for representation. (Glazer) Vote: Unanimous	16 Vesper Lane	Wall sign	55-247.1	Bal
		Cert.#		
5. Bank of America Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin Alternates: Oliver, Kuhnert Recused: None Documentation: Proposed Agenda Representing: Kevin Kuester (SAC) states there were many options to choose from, and many discussions were had with applicant and SAC – approval for option #3; leaving name as it is and lettering in the same position, but cleaned up and easier to read. Will read about the same size. Downtown will still say “Pacific National Bank”, but the door sign will read “Bank of America”. Public: None Concerns: None	65 Main Street	Wall sign	42.3.1-197	Frank Cefali

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Motion: **Motion to Approve Option #3, per SAC recommendation. (Glazer)**

Vote: Unanimous Cert.#66941

6. Bank of America 65 Main Street Wall sign 42.3.1-197 Frank Cefali
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: Proposed Agenda
 Representing: Kevin Kuester (SAC)
 Public: None
 Concerns: None
 Motion: **WITHDRAWN**
 Vote: Cert.#

7. Bank of America 65 Main Street Awning sign 42.3.1-197 Frank Cefali
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: Proposed Agenda
 Representing: Kevin Kuester (SAC)
 Public: None
 Concerns: Glazer confirms Option #3 does away with the awning sign.
 Motion: **WITHDRAWN**
 Vote: Cert.#

8. Bank of America 15 Sparks Avenue Wall sign 55-117 Frank Cefali
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: Proposed Agenda
 Representing: Kevin Kuester (SAC)
 Public: None
 Concerns: None
 Motion: **WITHDRAWN**
 Vote: Cert.#

9. Bank of America 15 Sparks Avenue Wall sign #2 55-117 Frank Cefali
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: Proposed Agenda
 Representing: Kevin Kuester (SAC) states there were many options to choose from, and many discussions were had with applicant and SAC
 – approval for option #2; pretty much the same feeling as the signs downtown.
 Public: None
 Concerns: None
 Motion: **Motion to Approve Option #2, per SAC recommendation. (Glazer)**
 Vote: Unanimous Cert.#66942

10. Bank of America 15 Sparks Avenue Wall sign #3 55-117 Frank Cefali
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: Proposed Agenda
 Representing: Kevin Kuester (SAC)
 Public: None
 Concerns: None
 Motion: **WITHDRAWN**

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Vote: Cert.#

11. Bank of America 15 Sparks Avenue Wall sign #4 55-117 Frank Cefali
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: Proposed Agenda
 Representing: Kevin Kuester (SAC)
 Public: None
 Concerns: None
 Motion: **WITHDRAWN**
 Vote: Cert.#

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. Friend, Scott Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin Alternates: Oliver, Kuhnert Recused: None Documentation: File with associated plans, photos and required documentation. Representing: Mark Poor (Permits Plus), Leslie Riedel (Co-Owner), Nick Winton (Partner from AW), Sarah Radding – Mark Poor explains that they are only looking at the main house for approval. Nick Winton explains two (2) structures have been approved for demolition. Winton explains that the main building will be bordered by three (3) pavilions, which make this structure village-like instead of like a large house. There’s encampment, a common courtyard, and smaller plans show the Southside facing the water. This is a sustainable plan, which makes it easier to move in the event of erosion and has a low environmental impact. Public: None Concerns: Pohl reads and agrees with MAB concerns – Number of windows on second floor are out of proportion with windows on the first floor – all elevations. Pohl comments that he likes the natural trim and agrees with the wide chimney, and would like to see roofs over the connector pieces. Oliver discusses her visit to the site, and amazement to the houses that are out there, and feels this house is way more appropriate than what already exists. Thinks the second floor looks a little blank, but overall it is very nice and appropriate. Thinks the outside fireplace should be properly represented on the plans. Glazer agrees with Oliver and feels scaling and massing is appropriate. She disagrees with the MAB, and feels like this is a purposeful choice and design. She advises board to think carefully before adding more windows to this structure. Coombs thinks the chimney shape would perhaps be better if it were more form-shaped. McLaughlin comments that the building is visible on all 4 sides. Comments the second floor is under-fenestrated. There shouldn’t be a 6 panel door. Feels the French doors make the structure look over-fenestrated on the first floor. Camp agrees with John about the French doors, but doesn’t feel it’s over-fenestrated on the second floor. Agrees about the chimney and wishes it wasn’t a modern design. Clarifies with applicant that the chimney is stucco. Motion: Motion to hold for revisions. (Glazer) Vote: Unanimous	15 Head of Plains	New dwelling	63-55	Paul Guitard
2. Quidnet Development Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin Alternates: Oliver, Kuhnert Recused: None Documentation: File with associated plans, photos and required documentation. Representing: Andrew Falkenstein (applicant) – one car garage w/storage space off of a private driveway – attempted to keep it simple and keep it with similar design as surrounding houses. Public: None Concerns: Pohl questioned if this was on a private dirt road and not a publicly traveled way. Motion: Motion to Approve as submitted. (Camp) Vote: Unanimous	26 Quidnet Path Road	Garage	21-150	Andrew Falkenstein
3. Frazier, Pepper Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin Alternates: Oliver, Kuhnert	7 Plum Street	Rev. 62196, roof skirt	80-26	BPC

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Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Doug Mills (BPC) – addresses Coombs concern that the roof walk will be setback from the gable and you won't see a lot of that from the West Elevation. Assumed from approval that they would have to go all natural.

Public: None

Concerns: Pohl comments that the plans indicate that they intend to double the size of the second floor deck.

Oliver confirms they what natural to weather color.

Camp doesn't mind the changes.

Coombs states that on the east and west elevation where the roof walk perches, the skirt makes it more obvious.

Glazer doesn't mind the second floor decking, but minds that it's 10' coming out – which is too far – and that it should come in.

Motion: **Motion to Approve through staff, with second floor deck at 8' out and roof skirt to be natural to weather. (Glazer)**

Vote: Unanimous

Cert.#66944

4. Holtman, Jeffrey 3 Pond Road Addition 56-151.1 Ethan McMorrow

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Kuhnert, Oliver

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Ethan McMorrow – explains they wanted to add more windows to allow more light into the structure.

Public: None

Concerns: Oliver thinks it looks great, and suggests dropping the additive mass to 6".

Pohl agrees with Oliver and thinks dropping that eave would help.

Coombs does not have a problem with it.

Motion: **Motion to Approve through staff, with eave dropped 6" in height. (Glazer)**

Vote: Unanimous

Cert.#66945

5. 9 Plum LLC 9 Plum Road Hardscape-pool 80-27 Concept Design

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Tj Watterson (CD) – submitted for demo of garage and existing pool, and bringing in this week the applications for new garage and new pool. Demoing current pool and putting a different shape in its place. Pool will be behind the hedge. Fencing is 4' chain link buried in the hedge. Garage will be 21' +/- . Doesn't mind if you hold for revisions and track with the garage he's about to submit. They want to change the pool to 20'x24' – more of a square shaped.

Public: None

Concerns: Oliver states it would be helpful if all the vegetation was marked. The existing site plan doesn't show the height of the hedge. Camp questioned where the fencing was.

Motion: **Motion to hold to track with garage. (Glazer)**

Vote: Unanimous

Cert.#

6. Bowman, Scott 7 Folger Avenue Shed 80-166 Robin Strang

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: None

Public: None

Concerns: None

Motion: **Motion to hold for representation. (Camp)**

Vote: Unanimous

Cert.#

7. 55 Fair Street LLC 55 Fair Street Window chngs, steps, chmny 55.4.1-74 Kelly Ennis

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused: None

Documentation: File with associated plans, photos and required documentation.

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Representing: Kelly Ennis confirms that the east elevation window change is a like-kind. Clarifies that the HSAB is stating they have to keep what they have or make the window in the door a 4 light on North Elevation.

Public: None

Concerns: Pohl read HSAB comments (changed all cardinal points – North=East, etc.): 1. East elevation, is window change is a like-kind replacement? (The sliding window); 2. North Elevation, historic window should not be filled; (4 pane or like-kind) 3. West Elevation windows and doors should be like-kind or 4 light; 4. Chimneys should remain; 5. Any new windows should be concealed balance, and not vinyl balance. Pohl comments it would be potentially beneficial to the applicant and board to do more research on the building.

Glazer comments that the North elevation was changed to a 2 light and it should be a single. Comments that she would like more historical information and a window survey.

Coombs states on the North elevation, the B window is a 6/6. Comments the feeling of the house is changed without chimneys, and that the chimneys should remain.

Kuhnert comments from HSAB perspective, the proposed windows on the North elevation match what is on the West Elevation, and that is why HSAB felt that was an appropriate change. Comments that a drive by proves this structure to be a contributing building to the historic district.

Camp comments that it is contributing, it's a Victorian. Camp thinks the presence of the 2/2's should exist on all elevations.

McLaughlin questions if windows are operable – confirms the applicant is applying for them to be double-hung. Questions applicant if they plan to return for a new chimney.

Motion: **Motion to hold for more historical information. (Glazer)**

Vote: Unanimous Cert.#

8. Daggett, Darlene 14 Liberty Street Window, door changes 42.3.4-14 John Toates

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Ed Toole (for the applicant)

Public: None

Concerns: Pohl read HSAB comments: They are okay with hood over door; would like bracket pulled back, so profile is more appropriate.

Pohl informs representative that the HDC can grant letters of leniency for houses of historical interest and energy code.

Coombs questions age of house. (Staff response: circa 1834). Comments that on the West elevation the windows are going to SDL.

Kuhnert comments from HSAB perspective, the only concern was to move the brace in; no concerns about any other proposed changes.

Motion: **Motion to Approve through staff, with all TDL windows and the brackets moved back. (Camp)**

Vote: Unanimous Cert.#66946

9. Beardsley, Scott 138 Main Street Outdoor shower 41-521 Joel Walbridge

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Joel Walbridge comments this is the ideal location for the applicant.

Public: None

Concerns: Pohl read HSAB comments: Can shower be located elsewhere so it is not visible from Main Street? On Garage or SW corner of house? Pohl comments putting it in the back would be best.

Oliver comments that it would be pretty visible. Suggests putting in a 5'1" fence or something to screen it.

Camp comments it should not be visible from Main St.

Glazer comments board should go for a viewing. Encourages the applicant to search for an alternative location.

Coombs comments they have it as 7' high – ridiculous.

Motion: **Motion to hold for site view. (Glazer)**

Vote: Unanimous Cert.#

10. Macdonald, Penelope 5 Coon Street Change window casings 55.1.4-55 Michael Lynch

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused: None

Documentation: File with associated plans, photos and required documentation.

Representing: Michael Lynch states that the house was brought in as a modular.

Public: None

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Concerns: Pohl read HSAB comments: Keep display casings unless historic evidence can show they were square.
 Oliver comments this is the house that is being rebuilt. States the building is a new replica of the house that burnt down.
 Glazer comments that we need to keep the casings for historic value. Thinks it would be better for the whole house to go to a square frame.
 Coombs states it doesn't matter if it is original or not, as a replica they have to do what existed.
 Motion: **Motion to hold for a site view, detailed drawings of profile, and more history. Review at meeting on 11/17/16. (Coombs)**
 Vote: Unanimous Cert.#

11. 5 Hollister Rd. Trust 5 Hollister Road Deck, door, windows 92.4-263 Thornewill Design
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: Luke Thornewill
 Public: None
 Concerns: None
 Motion: **Motion to hold for site view. (Coombs)**
 Vote: Unanimous Cert.#

12. Zibelli 8 Long Pond Road Window chng 59-25 Thornewill Design
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: Luke Thornewill
 Public: None
 Concerns: None
 Motion: **Motion to Approve as submitted. (Camp)**
 Vote: Unanimous Cert.#66947

13. Abbott, James 6 Chester Street Front stoop 42.4.3-65 Thornewill Design
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: Luke Thornewill
 Public: None
 Concerns: Pohl read HSAB comments: Prefer a code-compliant baluster without middle rail, no need to approximate porch.
 Motion: **Motion to Approve through staff, with square balusters. (Camp)**
 Vote: Unanimous Cert.#66948

14. Beach Nut LLC 1A Crows Nest Way Rev. 65470, windows 12-24 JGGA
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: None
 Public: None
 Concerns: None
 Motion: **Motion to hold for representation. (Camp)**
 Vote: Unanimous Cert.#

15. Beach Nut LLC 1A Crows Nest Way Rev. 65471, add winds 12-24 JGGA
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: None

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Public: None

Concerns: None

Motion: **Motion to hold for representation. (Camp)**

Vote: Unanimous

Cert.#

16. Beach Nut LLC 1A Crows Nest Way Rev. 65818, remove winds 12-24 JGGA
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: None
 Public: None
 Concerns: None
 Motion: **Motion to hold for representation. (Camp)**
 Vote: Unanimous Cert.#

17. Sullivan, Cynthia 6 C Street Color change 60.2.1-22 NAG
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: Bill Maguire states they are applying for a color change. Original application was to match existing grey trim and the roof color was sort of a greenish - the owner and caretaker/builder, painted everything white. Everything around them is white – MAB sent a letter to all neighbors saying they liked how the renovation had gone. Applying as-built.
 Public: None
 Concerns: McLaughlin comments that this sets a bad precedence.
 Motion: **Motion to Approve as submitted. (Glazer)**
 Vote: Unanimous
 Motion: **Motion to reopen 6C Street application. (Glazer)**
 Vote: Unanimous
 Motion: **Motion amended to include that the address was originally approved to have a 3 tab roof, and can never be like-kind replacement. (Glazer)**
 Vote: Unanimous Cert.#66949

18. Moore, Justin 8 Cornish Street Rev. 63076 42.4.1-116 Self
 Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
 Alternates: Oliver, Kuhnert
 Recused: None
 Documentation: File with associated plans, photos and required documentation.
 Representing: David Moore (Co-Owner with son Justin Moore) comments they did not understand, that the AC unit on the side was not in the original plans, but is on the as-built plan here. They added lattice work to screen the unit.
 Public: None
 Concerns: Oliver states there are so many lattices in that neighborhood that it doesn't stick out at all.
 Motion: **Motion to Approve as submitted. (Glazer)**
 Vote: Unanimous Cert.#66950

19. Geddes, Paul 23 Monomoy Road Demolition 54-205 Permits Plus
 Sitting: Oliver, Camp, Pohl, Coombs, McLaughlin
 Alternates: Kuhnert
 Recused: Glazer
 Documentation: File with associated plans, photos and required documentation.
 Representing: Mark Poor – this is for a demo/move off – hoping to find a party who can salvage this building.
 Public: None
 Concerns: Pohl reads that the house is circa 1947. Thinks it's feasible for the structure to be moved off and a huge need for housing. From HDC standpoint, he does not have a problem with the demo.
 Oliver comments she would love to see someone take it but is good either way.
 Coombs would like to see someone take it.

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Camp says it's a shame.

Motion: **Motion to Approve demo or move-off as submitted. (McLaughlin)**

Vote: Unanimous

Motion: **Motion to reopen 23 Monomoy Road application. (Coombs)**

Vote: Unanimous

Motion: **Motion amended to include photo documentation of building if it is contributing to the State or Federal Historic District. (McLaughlin)**

Vote: Unanimous

Cert.#66951

20. MacFarm Partners 22 Woodbury Lane Porch, door 41-560 Jim O'Reilly
Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
Alternates: Oliver, Kuhnert
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: None
Public: None

Concerns: Pohl read HSAB comments: If visible prefer broken back; proposed roof pitch is awkward.

Motion: **Motion to hold for site view. (Camp)**

Vote: Unanimous

Cert.#

21. Netore Real Estate 59 West Chester Street Hardscape-pool, fence 41-223 Waterscapes
Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
Alternates: Oliver, Kuhnert
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: Jesse Dutra (Waterscapes) responds to abutter that the contractor is aware of the water situation and has permission to tie the property into the sewer.
Public: Mary Ann Easley (57 West Chester Street, Abutter) would like all to know about the water, very wet, lots of clay – and the water situation must be dealt with, without raising the grade. Wants everyone to understand the situation with this lot.

Concerns: None

Motion: **Motion to hold for review at meeting 11/17/16. (McLaughlin)**

Vote: Unanimous

Motion: **Motion to hold to track with the house. (Camp)**

Vote: Unanimous

Cert.#

22. Taurus Trust 181 Eel Point Road Spa, walls, fire pit 33-21 Ben Champoux
Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
Alternates: Oliver, Kuhnert
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: Ben Champoux states this is a revision to a previously approved application. Owner would like to use board form concrete on retaining walls because it is a sustainable material and thinks it would blend in, and cost less. Average 30" height, which seems like a lot but it's all tiered (slopes about 8" in between) and planted. New fire pit and spa. You will not see the pool – you will only see the house and the decks.

Public: None

Concerns: McLaughlin comments that the board should view this property.

Motion: **Motion to hold for site visit, review at meeting 11/29/16. (Camp)**

Vote: Unanimous

Cert.#

Break 7:15PM-7:21PM

23. Edell, Greg 8 High Brush Path Main house color change 56-370 Milton Rowland
Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin
Alternates: Oliver, Kuhnert
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: Ben Normand (MR)

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Motion: **Motion to Approve through staff, with fixed or hopper windows on SW elevation, 2nd Floor. (Glazer)**

Vote: Unanimous Cert.#66956

Motion: **Motion to reopen 23 Federal Street, previously moved to consent. (Glazer)**

Vote: Unanimous

28. Gendron, Robert 23 Federal Street Rev. 66563, roof chgn 42.3.1-93 Emeritus

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused:

Documentation: File with associated plans, photos and required documentation.

Representing: Matt MacEachern (Emeritus) – Applicant would like to omit a window in the alley way – 2 windows approved on 2nd floor, stairway is where one window will be and they would like to remove it.

Public: None

Concerns: None.

Motion: **Motion to Approve with one window removed on the South Elevation on the 2nd Floor on the right-hand side. (Glazer)**

Vote: Unanimous Cert.#66933

VI. VIEWS TO BE HEARD TIME PERMITTING

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cooley, Mary	5 Cherry Street	Addition	55-375	Thornewill Design

Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused:

Documentation: File with associated plans, photos and required documentation.

Representing: Luke Thornewill

Public: None

Concerns: Pohl read HSAB comments: Thought to date 1772-1776, along with the main house would like to determine age of windows on West elevation, window survey, demo plan, and recommend that all historic windows remain; overall felt this is design appropriate.

Coombs confirms two windows from the West are being moved to the North.

McLaughlin commented that there is no photo of the West Elevation which should be submitted for the file, if possible.

Motion: **Motion to hold for revisions – window identification requested. (Glazer)**

Vote: Unanimous Cert.#

2. Callahan, Stephen	10 Kelley Road	Ground solar array	54-31	Rayah Solar
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Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Kuhnert

Recused: Oliver

Documentation: File with associated plans, photos and required documentation.

Representing: Val Oliver (for applicant Rayah Solar)

Public: None

Concerns: Glazer states that it will not be visible.

Motion: **Motion to Approve as submitted. (Coombs)**

Vote: Unanimous Cert.#66957

3. Peterson, Richard	30 Main Street (Sconset)	Hardscape-pool	73.3.1-46	Atlantic Landscape
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Sitting: Glazer, Camp, Pohl, Coombs, McLaughlin

Alternates: Oliver, Kuhnert

Recused:

Documentation: File with associated plans, photos and required documentation.

Representing: None

Public: None

Concerns: None.

Motion: **Motion to hold for representation. (Camp)**

Vote: Unanimous Cert.#

4. Evans, Bill	25 Westerwyck Way	Hardscape-pool	82-120	D. Gardenier
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