



**Proposed Minutes for April 14, 2009**  
**HISTORIC DISTRICT COMMISSION**

37 Washington Street  
 Nantucket, Massachusetts 02554  
 Telephone: 508.228.7231 Fax: 508.325.7572  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Dirk Roggeveen (Chair), Linda Williams (Secretary), John McLaughlin, Valerie Norton, David Barham  
**Associate Commissioners:** Diane Coombs, John Wagley, Dawn Hill Holdgate **Staff:** Mark Voigt, James Grieder, Terry Norton, Ann Medina

~~ MINUTES ~~

**April 14, 2009 – NEW BUSINESS**

Cyrus Peirce Middle School Cafeteria – 5:00 pm

**Called to order 5:03 p.m. Staff in attendance T. Norton**

<b>I. CONSENT</b>	<b>ADDRESS</b>	<b>PROPOSED WORK</b>	<b>MAP-PAR</b>	<b>AGENT</b>
1. VB Realty (ACK Eye) – <b>53605</b>	68 Old South Road	New sign: wall sign	68-85.5	M. Ruby
2. VB Realty (ACK Eye) – <b>53606</b>	68 Old South Road	New sign: wall sign	68-85.5	M. Ruby
3. NIR (Harbor House) – <b>53607</b>	19 N. Water Street	New sign: location change	42.4.2-3	BPC
4. NIR (Harbor House) – <b>53608</b>	19 N. Water Street	New sign: location change	42.4.2-3	BPC
5. Keane (Town Restaurant) – <b>53609</b>	4 E. Chestnut Street	New sign: wall sign	42.3.1-10.1	Emeritus
6. Keane (Town Restaurant) – <b>53610</b>	4 E. Chestnut Street	New sign: projecting sign	42.3.1-10.1	Emeritus
7. NIR (Levis Fine Arts) – <b>53611</b>	44 Main Street	New sign: wall sign	42.3.1-189	Brust/O'Reilly
8. NIR (Levis Fine Arts) – <b>53612</b>	44 Main Street	New sign: projecting sign	42.3.1-189	Brust/O'Reilly
9. Reinemo (Cheryl Fudge) – <b>53613</b>	25A Old South Road	New sign: projecting sign	68-1	C. Fudge
10. Reinemo (Cheryl Fudge) – <b>53614</b>	23 Federal Street	New sign: projecting sign	42.3.1-9.3	C. Fudge
11. Petticoat Row LLC (Spats) – <b>53615</b>	9 Centre Street	New sign: wall sign	42.3.1-203	R. Maruice
12. NHA (Ocean Treasure) – <b>53616</b>	5 Washington Street	New sign: projecting sign	42.3.1-186	T. Swalovschi
13. Bank of America – <b>53617</b>	65 Main Street	New sign: wall sign	42.3.1-197	Maria Mitchell
14. Far Horizon LLC – <b>53618</b>	93 Main Street – HSAB	Bluestone patio	42.3.3-17	L. Mohr
15. Murphy, Abby Camp – <b>53619</b>	27 Lily Street – HSAB	Hardscaping	42.4.3-106	A. Murphy
16. The First Congregational Church – <b>53620</b>	62 Centre Street – HSAB	Reconstruct stairs	42.4.3-75	A. Levy
17. Counahan/Goodman – <b>53621</b>	11 Swain Street	Material change roof	42.4.1-77	G. Bernard
18. Ebinger, Charles – <b>53622</b>	92 Miacomet Road	Add to porch and deck	81-145.2	Design Assoc.
Sitting	Roggeveen, Williams, Coombs, Hill Holdgate			
Alternates				
Representing				
Concerns				
Motion	Motion to Approve			
Vote	Unanimous Roggeveen abstain from Items 15 & 16; Williams abstain from Items 5 & 6		<b>Certificate #</b>	<b>53605 to 53622</b>

**II. SIGN POLICY HEARING (Part 8)**

THE FINAL VOTE WILL BE CARRIED OVER TO THE APRIL 21 MEETING

**III. OLD BUSINESS**

<b>III. OLD BUSINESS</b>	<b>ADDRESS</b>	<b>PROPOSED WORK</b>	<b>MAP-PARCEL</b>	<b>AGENT</b>
1. Damsker, Ben	9 Swain Street	New dwelling	42.4.1-78	M. Rowland
Sitting	Roggeveen, Williams, Coombs, Hill Holdgate			
Alternates				
Representing	Micky Rowland – have pulled building back 10 feet.			
Concerns	(5:06) Abutter's letter read. Williams: Too far forward. North side pulled back a little. Coombs: Needs to be farther back on lot. Roggeveen: Needs to be more than 10 feet back on lot and that would require reconfiguring design and site plan. Might consider doing away with the garage to give house more room.			
Motion	Motion to Hold for revisions.			
Vote	4-0		<b>Certificate #</b>	

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### Barham arrived 5:12 p.m.

2. Presta, Barbara	53 Orange Street – HSAB	Basement windows	42.3.2-153	D. Wiley
Sitting	Roggeveen, Coombs, Barham			
Alternates				
Representing				
Concerns	(5:12) Need revised drawings incorporating details submitted March 27. Coombs: had asked to see photo of type of bricks to be used			
Motion	Motion to Hold for representation			
Vote	3-0			<b>Certificate #</b>

IV. NEW BUSINESS	ADDRESS	PROPOSED WORK	MAP-PARCEL	AGENT
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1. Talbot, Peter	26/28 Warren Ldng Rd – MAB	Addition and attached fence	38-11.3/443	K. Horton
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	K. Horton – basically enclosing a pergola that was between the two buildings			
Concerns	(5:16) MAB comments read.			
Motion	Motion to <b>Approve</b>			
Vote	5-0			<b>Certificate # 53623</b>
2. Murphy, Bea	3 Spinnaker Circle	New garage	66-343	G. Seyfert
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Bea Murphy			
Concerns	(5:19) Oversized round window on South elevation			
Motion	Motion to <b>Approve</b> Through Staff with a 6/6 in place of round window on South elevation.			
Vote	5-0			<b>Certificate # 53624</b>
3. McAuley, Kenneth	18 Derrymore Road	AS-BUILT shed	41-239	K Holdgate
Sitting	Williams, Barham, Coombs, Hill Holdgate			
Alternates	Roggeveen depart to tell school office to turn off intercom			
Representing				
Concerns	(5:24) Williams: Appears to be in setback.			
Motion	Motion to <b>Approve</b>			
Vote	4-0			<b>Certificate # 53625</b>
4. Hunt, Brendan	16 Folger Avenue	Rev: COA 52253 (move on-site)	80-153	B. Meerbergen
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Brook Meerbergen			
Concerns	(5:27)			
Motion	Motion to <b>Approve</b>			
Vote	5-0			<b>Certificate # 53626</b>
5. Sheehan, William	6 Silver Street – HSAB	Window changes	55.4.1-164	L. Thornewill
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Bill Sheehan – redoing kitchen and windows are over a counter that is being raised.			
Concerns	(5:28) HSAB comments read. Roggeveen: a corner post would be running through windows.			
Motion	Motion to <b>Approve</b> due to reduced visibility			
Vote	5-0			<b>Certificate # 53627</b>
6. Gibson, Kara	1 Todd Circle	Shed	66-298	Structures
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Nancy Drahzal – Located on a corner that fronts on three streets.			
Concerns	(5:31)			
Motion	Motion to <b>Approve</b>			
Vote	5-0			<b>Certificate # 53628</b>

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7. Butler, Claudia	2 Field Avenue	Storage tent (8 X 12)	80-174	C. Butler
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Representing	Claudia Butler			
Concerns	(5:35) Hill Holdgate: How long is temporary? Ramification on neighborhood and possibility of setting precedence. Roggeveen: Visibility, the board needs to articulate why these should be permitted and other tents would not. Coombs: Permit for one year.			
Motion	<b>Motion to View</b>			
Vote	5-0	<b>Certificate #</b>		
8. Butler, Claudia	2 Field Avenue	Storage tent (12 X 20)	80-174	C. Butler
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Representing	Claudia Butler			
Concerns	(5:35) Hill Holdgate: How long is temporary? Ramification on neighborhood and possibility of setting precedence. Roggeveen: Visibility, the board needs to articulate why these should be permitted and other tents would not. Coombs: Permit for one year.			
Motion	<b>Motion to View</b>			
Vote	5-0	<b>Certificate #</b>		
9. Deombeleg, Alan	137 Polpis Road	2 <sup>nd</sup> floor deck/window & door Δ	44-7.1	M. Rowland
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Representing	Ben Normand – Upside-down house and want an outside second-floor area. Client also wants to change circular stair to a straight			
Concerns	(5:42)			
Motion	Motion to <b>Approve</b> Through Staff with straight stairs on back			
Vote	5-0	<b>Certificate #</b>	<b>53629</b>	
10. Abrano, Frank	17 Tetawkimmo Road	New garage	53-38	M. Rowland
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Representing	Ben Normand			
Concerns	(5:46)			
Motion	Motion to <b>Approve</b>			
Vote	5-0	<b>Certificate #</b>	<b>53630</b>	
11. Gelb, Larry	10 Deacon's Way	Garage window & door Δ	50-83	M. Rowland
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Representing	Ben Normand			
Concerns	(5:48) Roggeveen: Garages with dwellings above are allowed to be over 22 feet; however, a client could come in later asking to convert garage area to living space. Board should consider the consequences of such an "end run" around the guidelines. Williams: 15-lite door should be 4-lite with a kick plate. Hill Holdgate: Matches existing 15-lite French doors.			
Motion	Motion to <b>Approve</b>			
Vote	3-2, Barham & Roggeveen	<b>Certificate #</b>	<b>53631</b>	
12. Gelb, Larry	10 Deacon's Way	Outdoor shower on shed	50-83	M. Rowland
Sitting Alternates	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Representing	Ben Normand			
Concerns	(5:54)			
Motion	Motion to <b>Approve</b>			
Vote	5-0	<b>Certificate #</b>	<b>53632</b>	

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13. Gelb, Larry	10 Deacon's Way	Rev. COA 53527	50-83	M. Rowland
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Ben Normand			
Concerns	(5:55)			
Motion	Motion to <b>Approve</b> due to lack of visibility			
Vote	5-0	<b>Certificate #</b>	<b>53633</b>	
14. Crane, James	5 Saltmarsh Road	Window revisions	55-297	Botticelli & Pohl
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Lisa Botticelli - Steven Cohen – Are coming back for high arched window that was removed from original approval. Submitted photos of others in area.			
Concerns	(5:57) Roggeveen: there is already a half-round window on the house, so client has not been denied something other houses have. Need to simplify the design of the window if not going with double-hung. Creates a lot of neo-classical formality to a subordinate mass in a rural area. Coombs: Too much busyness on front gable which board worked very hard to simplify, is not complimentary to door surround below. Barham: Agrees with Coombs. Hill Holdgate: Proposed window is not in keeping with design of house. To get a curved window of any kind, would have to redesign entire façade. Williams: Agrees. Put a lot of effort into the design of this			
Motion	Motion to Hold for revisions			
Vote	5-0	<b>Certificate #</b>		
15. Collatz, Judith	12 Harbor View Way – HSAB	Roof material & color change	42.4.1-27	Self
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing				
Concerns	(6:08) HSAB comments read. Coombs: would like to see it remain 3-tab in that location.			
Motion	Motion to <b>Approve</b> Through Staff as 3-tab charcoal or darker grey.			
Vote	5-0	<b>Certificate #</b>	<b>53634</b>	
16. Glowacki, Walter	24 Evergreen Way	Move on	68-711	Self
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Steven Cohen for abutter			
Concerns	(6:10) Site plan foot print does not match orientation information. Is the building moving with “breezeway” intact? No indication of location for “front” door.			
Motion	Motion to Hold for corrected site plan and further information			
Vote	5-0	<b>Certificate #</b>		
17. Savel Nominee Trust	47 Pocomo Road	Tennis Court	15-19	Botticelli & Pohl
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Lisa Botticelli			
Concerns	(6:13) Williams: Looks to be placed closer to road than normally approved. Roggeveen: Fence posts would be visible from road so should be wood. Hill Holdgate: Not a normal squared-off court fence.			
Motion	<b>Motion to View with height of fence staked at 8 feet.</b>			
Vote	5-0	<b>Certificate #</b>		
18. Savel Nominee Trust	47 Pocomo Road	Retaining wall	15-19	Botticelli & Pohl
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Lisa Botticelli			
Concerns	(6:13)			
Motion	Motion to Hold for court			
Vote	5-0	<b>Certificate #</b>		

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19. Dimock, Don	54 Bartlett Road	Window change	66-100	E. McMorrow
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Don Dimock			
Concerns	(6:18) Coombs: Large windows visible. Roggeveen: Causes three different sized windows on one elevation.			
Motion	<b>Motion to View</b> and staff to research minimum size for egress window.			
Vote	5-0		<b>Certificate #</b>	
20. Boy Scouts of America	Rugged Road	Revisions	79-1	NAG
Sitting	Williams, Barham, Coombs, Hill Holdgate			
Alternates	Roggeveen recused			
Representing	Doug Mills			
Concerns	(6:22) <b>((It is not the policy of the HDC to grant fee waivers to non-profits.))</b>			
Motion	Motion to Approve//Motion to Grant Fee Waiver			
Vote	4-0//3-0 Barham abstain		<b>Certificate #</b>	<b>53635</b>
21. Paddock House Trust	18 India Street – HSAB	Condenser unit	42.3.1-59	NAG
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates	Hill Holdgate withdrew			
Representing	Doug Mills – proposes a stucco chimney box to hide it.			
Concerns	(6:24) HSAB comments read. Roggeveen: putting a commercial vent system on a residential area. Placing on a roof raises the noise cone.			
Motion	<b>Motion to View</b>			
Vote	4-0		<b>Certificate #</b>	
22. Bunting, Joan	3 Pinetree Road	Move on site	68-228	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Val Oliver			
Concerns	(6:30)			
Motion	Motion to <b>Approve</b> Through Staff with separate application for Fence			
Vote	5-0		<b>Certificate #</b>	<b>53636</b>
23. Brodie, Peter	70 Sankaty Road – SAB	New garage	49-81	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Val Oliver			
Concerns	(6:34) SAB comments read.			
Motion	<b>Motion to View</b>			
Vote	5-0		<b>Certificate #</b>	
24. Brooks, Shelley	11A Maryanne Drive	Duplex	68-983	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Val Oliver - Shelley Brooks – Planning Board has no issues with parking			
Concerns	(6:35) Williams: Has issues with parking. Roggeveen: are concerned with that much parking wrapping around house.			
Motion	<b>Motion to View with single pole, basement, second-floor and roof plan.</b>			
Vote	5-0		<b>Certificate #</b>	
25. Mariner House	30 Centre Street – HSAB	Change sidewall material	42.3.1-162	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Val Oliver			
Concerns	(6:41)			
Motion	<b>Motion to View</b>			
Vote	5-0		<b>Certificate #</b>	



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33. Allen, Katherine	8 Nobska Way	Window change	67-101	Brad Fleming
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Brad Fleming			
Concerns	(7:18)			
Motion	Motion to <b>Approve</b>			
Vote	5-0		<b>Certificate #</b>	<b>53643</b>
34. Dog Realty Trust	6 Rosebud Lane	Deck & windows	68-780	T. Wilson
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Tori Wilson			
Concerns	(7:19)			
Motion	Motion to <b>Approve</b>			
Vote	5-0		<b>Certificate #</b>	<b>53644</b>
35. McGowan, Martin	25 Millbrook Road	Shed	65-67.2	S.G.I.
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	A. Ranney			
Concerns	(7:24)			
Motion	Motion to <b>Approve</b>			
Vote	5-0		<b>Certificate #</b>	<b>53645</b>
36. 51 Baxter Road LLC	51B Baxter Road – SAB	New foundation/window & door	49-16	Botticelli & Pohl
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Lisa Botticelli			
Concerns	(7:25) SAB comments read.			
Motion	<b>Motion to View with historical documentation</b>			
Vote	5-0		<b>Certificate #</b>	
37. 51 Baxter Road LLC	51A Baxter Road – SAB	New cottage	49-16.1	Botticelli & Pohl
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Lisa Botticelli			
Concerns				
Motion	<b>Motion to View with historical documentation</b>			
Vote	5-0		<b>Certificate #</b>	
38. Jones, Roxanne	15 Pochick Street – SAB	Dormer, windows & stairs	73.3.1-27	A. McLeod
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing	Angus McLeod – would like to do roof in wood shingles			
Concerns	(7:32) SAB comments read. Roggeveen: need assurance house won't be raised with installation of full basement, so will need benchmark.			
Motion	Motion to <b>Approve</b>			
Vote	5-0		<b>Certificate #</b>	<b>53646</b>
39. Jelleme, Carl	29 Quaise Road	Fence & Pergolas	26-3	C. Jelleme
Sitting	Roggeveen, Williams, Barham, Coombs, Hill Holdgate			
Alternates				
Representing				
Concerns	(7:36)			
Motion	Motion to <b>Approve</b>			
Vote	5-0		<b>Certificate #</b>	<b>53647</b>

