

II. CONSENT		ADDRESS	PROPOSED WORK	MAP-PARCEL	AGENT
1.	Kuszpa, John – 54147	11 Pond Road	Replace windows, doors	56-155	Self
2.	Mass Audabon – 54148	153 Hummock Pond Road	Partial demo/new addition	57-09	Permits Plus
3.	Goldman, Mark – 54149	11 North Star Lane	New fence	30-207	Denis Galvin
4.	Squam Hd LLC – 54150	73 Squam Road	Renewal of COA #47610	13-11	RJ Glidden
5.	Seacrest LLC – 54151	79 Squam Road	Renewal of COA #49299	13-7	Permits Plus
6.	Keefe, Carol – 54152	16 Osprey Way	New shed	83-21	Structures Unltd
7.	Hendrick, C. – 54153	22 Gosnold Road	New shed	30-86	Structures Unltd
8.	Berthen, N. – 54154	44 New Siasconset Street	New shed	73-9	Structures Unltd
9.	ACK Yacht Club – 54155	1 South Beach Street	Shed (rebuild sail lockers)	42.4.2-11	????
Sitting		Roggeveen, Norton, Barham			
Alternates		Coombs, Wagley			
Representing					
Concerns					
Motion		Motion to Approve . (Williams recused, McLaughlin abstained)			
Vote		3-0	Certificate #	54147 - 54155	

III. OLD BUSINESS		ADDRESS	PROPOSED WORK	MAP-PARCEL	AGENT
1.	Kaplan, Mark	8 Bishop's Rise	New dwelling	40-41	BPC
Sitting		Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates					
Representing		Joe Paul, Doug Mills			
Concerns		<p>Roggeveen: The building window is defined by endangered species restrictions; this could be altered if necessary. A house could be built in this location, but not this house. The building design is full of things that are inappropriate.</p> <p>Williams: Doesn't mind the location, but is concerned about the design of the house (size, gable-forward, round windows) if it is going to be in that location.</p> <p>Barham: The diagram provided shows that the building will be on one of the highest locations in the area. The board should not be forced into accepting location choices by another agency without prior input.</p> <p>Coombs: The similar heights of the building envelopes on multiple lots with result in a series of houses aligned on top of the knoll.</p> <p>Wagley: Agreed with Barham – the guidelines are clear.</p>			
Motion		Motion to View with additional information. (Williams)			
Vote		5-0	Certificate #		

2.	Kaplan, Mark	8 Bishop's Rise	Pool	40-41	BPC
Sitting		Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates		Coombs, Wagley			
Representing		Joe Paul, Doug Mills			
Concerns					
Motion		Motion to Hold for the main house. (Williams)			
Vote		5-0	Certificate #		

1:29

IV. NEW BUSINESS		ADDRESS	PROPOSED WORK	MAP-PARCEL	AGENT
1.	Clough, David	3 Pond Road	AS-BUILT: shed	56-151.1	R. Glidden
Sitting		Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates		Coombs, Wagley			
Representing					
Concerns					
Motion		Motion to Approve through staff with all four elevations detailed (photos). (Williams)			
Vote		5-0	Certificate #	54156	

2. Mt. Vernon Company 15 North Beach Street AS-BUILT: roof material chg 42.4.1-68 T&T Roofing
 Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs, Wagley
 Representing Susan McCarthy (attorney), Bruce Percelay (owner)
 Concerns Norton: Roof can be secured without shingles.
 Williams: After viewing, no problem with the use of architectural shingles.
 Barham: Needed to view.
 Coombs: Needed to view.
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

1:41:30

3. Snow, Catherine 89 Squam Road Retaining wall 13-3 A. Gasbarro
 Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs, Wagley
 Representing
 Concerns
 Motion Motion to **Approve**. (Williams)
 Vote 5-0 **Certificate #** **54157**

4. Constable, Kathrine 43 Hulbert Avenue Replace windows 29-17 K. Constable
 Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs, Wagley
 Representing KC Constable, Bill White
 Concerns Roggeveen: Concerned about the possible yellowing of the fiberglass.
 Motion Motion to **Approve**. (Williams)
 Vote 4-0 (Norton abstained) **Certificate #** **54158**

Williams departed 6:58pm.
 Williams returned 7:00pm.

5. Tesser, Lee 20 Woodland Avenue Shed 79-206 Structures Unltd
 Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs, Wagley
 Representing Ben Normand
 Concerns
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

6. Pawguvet Realty Trust 4 Pawguvet Lane New dwelling (renew COA) 30-52 M. Rowland
 Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs, Wagley
 Representing Ben Normand
 Concerns
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

7:03 pm recessed
 7:12 pm reconvened

7.	Hull, Joan & Grover	11 Appleton Road	Exterior stairs	66-393	G. Hull
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Grover and Joan Hull				
Concerns					
Motion	Motion to Approve . (Williams)				
Vote	4-1 (Barham opposed)			Certificate #	54159

[Roggeveen departed 7:15pm.](#)

8.	Stinnett, Anne	41 Easton Street – HSAB	Roof material change	42.4.1-22	J. Lydon
Sitting	Norton, Williams, McLaughlin, Barham, Wagley				
Alternates	Coombs				
Representing	James Lydon				
Concerns	Norton: Flair to maintained as wood. Williams: Black would be inappropriate. McLaughlin: Policy is to approve in black. Barham: The color should reflect the shingle of the mansard. Policy of 3-tab should be maintained. Wagley: Agreed with Barham.				
Motion	Motion to Approve charcoal gray 3-tab. (Williams)				
Vote	4-1 (McLaughlin opposed)			Certificate #	54160

[Roggeveen returned 7:22pm.](#)

9.	Giles, Gregory	48 York Street – HSAB	Arbor	55.4.1-55	G. Giles
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Gregory Giles				
Concerns	Roggeveen: The windmill is still a rural setting and the style should be simpler. Norton: No problem with “B” arbor, the “A” arbor should be a straight picket gate. Williams: No problem with the “B” arbor; the “A” arbor on the street is atypical and too large. Barham: Agreed with Williams. An arbor this close to the windmill is a concern.				
Motion	Motion to Approve arbor “B”, “A” side Type-II picket with gate. (Williams)				
Vote	5-0			Certificate #	54161

[Wagley departed 7:26pm.](#)

10.	Harris, Joannah	5 Forrest Avenue	Addition	68-15	M. Rowland
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs				
Representing	Ben Normand				
Concerns	No concerns.				
Motion	Motion to Approve . (Williams)				
Vote	5-0			Certificate #	54162

[2:16:40](#)

[Williams departed 7:31pm.](#)

11. Humane House LLC	Tuckernuck Island – TAB	New garage/service building	94-24	M. Rowland
Sitting	Roggeveen, Norton, McLaughlin, Barham, Coombs (Williams recused)			
Alternates				
Representing	Ben Normand			
Concerns	TAB comments read. Norton: Agreed with TAB			
Motion	Motion to Approve with a wooden bulkhead. (Norton)			
Vote	5-0	Certificate #	54163	

12. Frost, Eric	80 Madaket Road	Window, fence changes	57-5	M. Rowland
Sitting	Roggeveen, Norton, McLaughlin, Barham, Coombs			
Alternates				
Representing	Ben Normand			
Concerns	Roggeveen: Could be approved due to lack of visibility. Norton: Agreed with Barham. McLaughlin: Questions the lack of visibility. Barham: French doors out of character with the structure. (previously approved) Windows are out-of-size on a structure.			
Motion	Motion to View . (Norton)			
Vote	5-0	Certificate #		

[Williams returned 7:40pm.](#)

13. Murray, Mary	21 Brewster Road	New dwelling	54-296	V. Oliver
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Mike Poor, Mary and Al Murray			
Concerns				
Motion	Motion to View with section elevations and ridge poles at the intersection of the ridges. (Williams)			
Vote	5-0	Certificate #		

2:31:40

14. Keating, Barbara	46 Starbuck Road – MAB	New dwelling	60-31	V. Oliver
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Val Oliver, Barbara Keating			
Concerns	MAB comments read.			
Motion	Motion to View with corrected plans. (Williams)			
Vote	5-0	Certificate #		

15. Patterson, Kelley	70 Union Street – HSAB	Second floor deck	55.1.4-94/69	V. Oliver
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Val Oliver, Kelley Patterson			
Concerns	HSAB comments read. Barham: Decks are too long and overwhelm the gables, and should be reduced.			
Motion	Motion to View . (Williams)			
Vote	5-0	Certificate #		

16. Alexandre, Kristin	15 Bank Street – SAB	Fence	73.1.3-62	V. Oliver
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Val Oliver			
Concerns	SAB comments read.			
Motion	Motion to Approve with fence at 48 inches on the street side. (Williams)			
Vote	5-0	Certificate #	54164	

Norton departed 7:53pm.

17. Lombardi, Mark	10 Madaket Rd (Chase Barn)	Rev: COA	41-595	BPC
Sitting	Roggeveen, Williams, McLaughlin, Barham, Coombs (Norton recused)			
Alternates				
Representing	Mark Cutone, Mark Lombardi			
Concerns	<p>Roggeveen: Plan restores the non-visible side and makes the visible side residential. The use patterns also seem backwards. The window pattern on the North side should be more barnlike.</p> <p>Williams: The Madaket Road side should be more subdued; perhaps the plan should be flipped.</p> <p>McLaughlin: Grade concerns.</p> <p>Barham: Agreed with Williams. The chimney is out of character for a barn.</p> <p>Coombs: Agreed with Williams.</p>			
Motion	Motion to View . (Williams)			
Vote	5-0	Certificate #		

2:53:00

Norton returned 8:06pm.

18. Silverman, Eric	2 Ishmael Drive	Addition	82-93	BPC
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Doug Mills			
Concerns				
Motion	Motion to View with corrected plans (cardinal points and clouding). (Williams)			
Vote	5-0	Certificate #		

19. Silverman, Eric	2 Ishmael Drive	Garage/studio	82-93	BPC
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Doug Mills			
Concerns				
Motion	Motion to View . (Williams)			
Vote	5-0	Certificate #		

20. Turner, Louise	6 Martin's Lane – HSAB	Fence	42.3.2-198	L. Thornewill
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing	Luke Thornewill			
Concerns	<p>HSAB comments read.</p> <p>Williams: Fence is too tall per guidelines – should be no more than six-feet.</p>			
Motion	Motion to View with corrected application (fence type and width of the gate). (Williams)			
Vote	5-0	Certificate #		

21. Sanibel Nominee Trust	14 North Water Street – HSAB	Rev: COA #53961	42.4.2-83
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham		
Alternates	Coombs		
Representing	Luke Thornewill		
Concerns	<p>HSAB comments read.</p> <p>Roggeveen: Agreed with Barham.</p> <p>Norton: Concerned about the large amount of demolition of the original structure. Agreed with Barham on the exterior changes. Concerned about the loss of the chimneys with the demo of the fireplaces.</p> <p>Williams: Appreciate the changes but concerned about the low-pitch roof that is now exposed due to the changes. 2/2 over 2/2 looks peculiar. Large open deck going to the street and French doors are a problem.</p> <p>McLaughlin: Low-pitch roof (under 4/12) is not appropriate.</p> <p>Barham: Many of the changes are positive. French doors, open deck are a concern, as is the low pitch over the family room.</p>		
Motion	Motion to Hold for revisions. (Williams)		
Vote	5-0	Certificate #	
3:14:45			

22. Allegrini, Kevin & Alisa	17 Arlington Street	Addition	76.1.3-250	K. Allegrini
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Kevin and Alisa Allegrini			
Concerns	<p>Norton: Left elevation window types are incorrectly drawn. Main entrance should be in the larger mass, but OK in this location.</p> <p>Williams: Should be either sidelights or glass in the door, not both.</p> <p>McLaughlin: Should be one-foot set back on ridge from dormer.</p> <p>Barham: Dormer on the addition should be set further back from the original structure.</p>			
Motion	Motion to Approve with solid door, no sidelights and a 3-lite transom.			
Vote	3-2 (McLaughlin, Barham opposed)	Certificate #	54165	
3:21				

23. Latham, Pauline	26 Pine Crest Drive	Addition	68-426	J.G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	J. Gwynne Thorsen			
Concerns	No concerns.			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54166	

24. Nantucket Lot 51 LLC	135 Eel Point Road	Move on-site: dwelling	33-13	J.G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	J. Gwynne Thorsen			
Concerns	No concerns			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54167	

25. Nantucket Lot 51 LLC	135 Eel Point Road	Move on-site: cottage	33-13	J.G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	J. Gwynne Thorsen			
Concerns	No concerns.			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54168	

26. Nanahumacke Preserve	19 Nanahumacke Lane	New dwelling	57-29	M. Rowland
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing				
Concerns	Norton: Would prefer spaced windows rather than mulled units on North.			
Motion	Motion to Approve through staff with windows separated by at least one shingle course and corrected locus map. (Williams)			
Vote	5-0	Certificate #	54169	

27. Ryder, Brian	3 ½ Mary Ann Drive	Rev: COA #51728	68-988	B. Meerbergen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Brook Meerbergen, Brian Ryder			
Concerns				
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54170	

28. Nantucket Bldg Works	9 Kittiwake Lane	New dwelling	68-648	Goode
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Goode and Erin Lemberg			
Concerns	Norton: Exposure on clapboard should be 3 ½ inches, not 4. Williams: Windows don't appear to line up (left side of North elevation). Windows in rear should line up. Per Exhibit A. Bridges are atypical but this is not visible. McLaughlin: Windows would be better double-hung. Barham: The proportions of this building are too wide. The use of shutters would reduce the perceived width of the building.			
Motion	Motion to Approve per Exhibit A. (Williams)			
Vote	5-0	Certificate #	54171	

3:40:35

29. Molly Realty LLC	3 Heather Lane	Relocate & revisions	30-283	Botticelli & Pohl
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Joe Topham			
Concerns				
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54172	

30. Town of Nantucket	38 West Chester Street – HSAB	Color change & repair rot	41-151	A.B. Norton
Sitting	Roggeveen, Williams, McLaughlin, Barham, Coombs (Norton recused)			
Alternates				
Representing	Aaron Norton			
Concerns				
Motion	Motion to Approve . (Williams)			
Vote	4-1 (Barham opposed)	Certificate #	54173	

31. Graves, Robert & Laura	23 Appleton Road	Addition & AS-BUILT	66-399	A.B. Norton
Sitting	Roggeveen, Williams, McLaughlin, Barham, Coombs (Norton recused)			
Alternates				
Representing	Aaron Norton			
Concerns				
Motion	Motion to Approve . (Williams)			
Vote	4-1 (Barham opposed)	Certificate #	54174	

3:49

Norton returned 9:02pm.

32. Cassidy Family Trust	82 Somerset Road	Renew: COA	66-107	B. Cassidy
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Billy Cassidy			
Concerns				
Motion	Motion to Approve through staff with appropriately sized skylight.			
Vote	3-2 (Barham, McLaughlin opposed)	Certificate #	54175	

33. Goldberg, Ken	156 Orange Street	New dwelling/garage	55-61	Emeritus
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs			
Representing	Matt McEachern			
Concerns				
Motion	Motion to View with two ridge poles and corrected locus map showing the new building. (Williams)			
Vote	5-0	Certificate #		

34. Hamill, Jennie & Mike	9 Gay Street – HSAB	Renovation/addition	42.4.3-34	Emeritus
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing	Matt McEachern			
Concerns				
Motion	Motion to View . (Williams)			
Vote	5-0	Certificate #		

Williams departed 9:00pm.

35. Wareing, Peter	16 Monomoy Road	Shed	54-52	Structures Unltd
Sitting	Roggeveen, Norton, McLaughlin, Barham, Coombs			
Alternates				
Representing	Nancy Drahzal			
Concerns	No concerns.			
Motion	Motion to Approve . (Norton)			
Vote	5-0	Certificate #	54176	

36. Wells, Henry	13 Pond View Drive	Move on: shed	81-23	Structures Unltd
Sitting	Roggeveen, Norton, McLaughlin, Barham, Coombs (Williams recused)			
Alternates				
Representing	Nancy Drahzal			
Concerns	No concerns.			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54177	

37. Larson, Nancy Drahzal 2 Mayflower Circle Move off: shed 68-278 Structures Unltd
 Sitting Roggeveen, Norton, McLaughlin, Barham, Coombs (Williams recused)
 Alternates
 Representing Nancy Drahzal
 Concerns
 Motion Motion to **Approve**. (Williams)
 Vote 5-0 **Certificate # 54178**

38. Connolly, Patricia 90 Miacomet Road Shed 81-145.1 Structures Unltd
 Sitting Roggeveen, Norton, McLaughlin, Barham, Coombs (Williams recused)
 Alternates
 Representing Nancy Drahzal
 Concerns No concerns.
 Motion Motion to **Approve**. (Norton)
 Vote 5-0 **Certificate # 54179**

 : [Williams returned 9:13pm.](#)

39. Curran Residence 90 Tom Nevers Road Addition 91-41.1 E. McMorrow
 Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs
 Representing Ethan McMorrow
 Concerns
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

40. Dinozzi, Robert 122 Tom Nevers Road Fence 91-43.1 T. Wilson
 Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs
 Representing
 Concerns
 Motion Motion to **Hold** for representation.
 Vote 5-0 **Certificate #**
 4:04pm.

III.HDC BUSINESS	
Review Minutes -	Sept. 8
Approve Minutes -	Sept. 1
60 Day Denials -	
Other Business -	<p>REMINDER: CBT architects presentation on Wilkes Square: Wednesday, September 16, 12pm in the conference room at 2 Fairgrounds road The Cape Cod Commission is sponsoring a seminar for Historic District Commissions and Historic Review Boards on Tuesday, October 27, 2009 from 3 to 5:30 pm at the Harwich Community Center at 100 Oak Street in Harwich. 125 Orange Street (Piccarillo) – curbing 26 Orange Street (Ericson) – foundation repair Milestone Road, et al construction signs MRD (Rosen, 12-14 E. Creek Road) to Planning Board (09/14) Nantucket Preservation Trust house markers Storm Solutions product presentation</p>
Commission Comments	

HSAB – Historic Structures Advisory Board SAB – ‘Sconset Advisory Board
 TAB – Tuckernuck Advisory Board MAB – Madaket Advisory Board