



Proposed Minutes for October 6, 2009
HISTORIC DISTRICT COMMISSION

37 Washington Street
 Nantucket, Massachusetts 02554
 Telephone: 508.228.7231 Fax: 508.325.7572
www.nantucket-ma.gov

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

~~ MINUTES ~~

October 6, 2009 –NEW BUSINESS
 Cyrus Peirce Middle School Cafeteria – 5:00 pm

Called to order at 5:06 p.m. Staff in attendance: M. Voigt & T. Norton

I. PUBLIC DISCUSSION	SUSTAINABLE PRESERVATION: Addendum to BWNIM	GINNY WAY
Commission Representing	Roggeveen, Norton, Williams (arrived 5:10), McLaughlin, Coombs, Wagley, Hill Holdgate	
Comments	Michelle Whelan Voigt: Read changes. Norton: Changes are appropriate Coombs: Worth a try to see where mistakes occur. Williams: No concerns. I'm not going to "you shall" on this. McLaughlin: Page 17 building mounted.	
Motion	Carry forward to October 13 for commission to review prior to vote to adopt.	
Vote	Unanimous	Certificate #

II. CONSENT	ADDRESS	PROPOSED WORK	M& P	AGENT
1. Keys, Marshall & Sandra – 54212	24 North Liberty St - HSAB	Replace windows	41-34	S. Genthner
2. McGuire, Gene – 54213	1 Liberty Street – HSAB	Roof material change	42.3.1-157	S. Kendal
3. Brant Point Condominium – 54214	15 Swain Street – HSAB	Window & storm door replace	42.4.1-73	S. Mailloux
4. Steamship Authority – 54215	1 Steamboat Wharf – HSAB	Raise transfer bridges	42.4.2-13	W. Cloutier
5. NIR – Jared Coffin House – 54216	29 Broad Street – HSAB	Temporary door sign	42.4.2-38	
6. NIR – Jared Coffin House – 54217	29 Broad Street - HSAB	Temporary fence sign	42.4.2-38	
7. Hurley, M.E. – 54218	19 Sunset Hill Lane - HSAB	Outdoor shower	42.4.3-3	D. Holcomb
8. West, Dan – 54219	9 Towaddy Drive	Roof material change	49.3.2-14.4	P. Taaffe
9. Hutton, Inez – 54220	49 Polpis Road	Window change on cabana	54-21	T. Boyes
10. Nantucket Cottage Hospital – 54221	57 Prospect Street	New exterior door	55-3	
11. Balling, Dan – 54222	110 Pleasant Street	Hardscape	55-149.1	SMRD
12. Bennett, James – 54223	4 York Street – HSAB	Replace front step	55.1.4-85	S. Kendall
13. Gaw, Stuart & Lee – 54224	10 Roberts Lane	Rev. COA. 52940 – bulkhead	56-28	Self
14. Gaw, Stuart & Lee – 54225	10 Roberts Lane	Addition	56-28	Self
15. Falls, Alice – 54226	8 Meadow View	Roof change	56-147	D. Kunn
16. O'Keefe, Dan – 54227	3 Burnt Swamp Lane	Shed	56-218	Self
17. Novissimo, Al & Mary – 54228	14 Deer Run Road	New chimney/add window	57-14.1	SCI
18. Weissman, Ron – 54229	9 Deer Run Road	Hot tub & deck	57-19	V. Oliver
19. Lee, Walter – 54230	13 Midland Avenue – MAB	Addition	59.3-94	Permits Plus
20. Handlesman, Scot – 54231	9 Golfview Drive	Add gable roof & deck	66-168	V. Oliver
21. Anderson, Richard – 54232	45 Macy's Road	Rev to shed	68-33	Structures Ultd
22. O'Brien, Peter – 54233	6 Hedge Row – SAB	Outdoor shower	73.3.2-87	C.O. Saynor
23. Windmoor Nominee Trust – 54234	39 Chuck Hollow Road	Roof material change	75-109	Stuart-Brown
24. Iuliano Family Realty Trust – 54235	34 Wigwam Road	Shed	77-8.5	
25. A Safe Place – 54236	Various locations	Signage – Silent Witness		
26. Wells, Henry & Vivian – 54237	13 Pond View	Addition	81-23	N. McMullen
Sitting	Roggeveen, Norton, McLaughlin, Coombs, Wagley			
Alternates	Hill Holdgate			
Representing				
Concerns	Williams recused on #11.			
Motion	Motion to Approve 1-26 (Norton)			
Vote	4-0, McLaughlin abstain	Certificate #	54212 to 54237	

Proposed Minutes for October 6, 2009

III. NEW BUSINESS	ADDRESS	PROPOSED WORK	M&P	AGENT
1. Nantucket Land Bank	1 Fair Street – HSAB	Revision to columns	42.3.1-152.1	D. Bartsch
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing				
Concerns	(5:15) HSAB comments read. McLaughlin – still looks like a cemetery.			
Motion	Motion to Approve . (Williams)			
Vote	4-0, Norton abstain	Certificate #	54238	
2. Jones, Roxane	15 Pochick Street – SAB	Addition	73.3.1-27	A. MacLeod
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	Angus McLeod – options include pulling on or other leg forward, but feel the symmetry is not uncharacteristic of Underhill cottages (presented photos).			
Concerns	(5:18) SAB comment read. Roggeveen – have the SAB saying one thing and applicant providing photos to contradict, advise a site visit.			
Motion	Motion to View with photos of Underhill houses without discussion. (Williams)			
Vote	5-0	Certificate #		
3. Vandavelde, Murray	12 Coffin Street – SAB	Rev. to COA 49148	73.4.1-18	M. Vandavelde
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing				
Concerns	(5:25) SAB comments read.			
Motion	Motion to View with previous approval, legible window schedule, locus map and changes clouded for changes not windows without discussion. (Williams)			
Vote	5-0	Certificate #		
4. Pena, Maria	31 First Way	Fence	55-136.3	M. Pena
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	Maria Pena – along basketball court and driveway back to Teen Centre. Want to put a gate at the drive openings			
Concerns	(5:28) Coombs – setting solid fence back would be a good suggestion. Roggeveen – think it might look better with the proposed fence several feet inside the split-rail fence so that the walkway doesn't look like a shoot and will be a graffiti magnet. Need drawings of the gates, and indicated on paper how they swing and whether or not they are double or single. Easy to approve on west and north and if more info on gates along south. It's the east side that is a problem.			
Motion	Motion to View with discussion (Williams)			
Vote	5-0	Certificate #		
5. Glowacki, Walter	4 Lover's Lane	Move on	68-202	Structures Ultd
Sitting	Roggeveen, Norton, McLaughlin, Wagley, Hill Holdgate (Williams recused)			
Alternates	Coombs			
Representing	Nancy Drahzal			
Concerns	(5:38)			
Motion	Motion to Approve with condition that building permit is not signed off on until renovations of building are submitted, approved and completed. (Norton)			
Vote	5-0	Certificate #	54239	

Proposed Minutes for October 6, 2009

6. Minella, Phillip	72 North Liberty Street – HSAB	Paving	41-234	P. Minella
Sitting	Roggeveen, Norton, McLaughlin, Coombs, Hill Holdgate (Williams recused)			
Alternates	Wagley			
Representing	Bill Cassidy – the stones in the area of infiltration will have ¾ inch spacers to allow water to drain. Phill Minella			
Concerns	(5:42) HSAB comments read. Coombs – stones look very thick and don't look strong enough to support traffic. Hill Holdgate – they bricks should be cut more like Belgium block eliminating the intermittent large squares. Norton – the plan should be more clearly labeled to avoid confusion.			
Motion	Motion to Approve through staff with additional information on the plan, larger and more detailed and showing bricks at Belgium Block side.			
Vote	5-0	Certificate #	54240	
7. Cox, William	6 Easton Street – HSAB	Add dormer	42.1.4-9	J. Seifert
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing				
Concerns	(5:55) Norton – both windows should be moved in so right hand window is over first floor window.			
Motion	Motion to Approve through staff with both windows pulled in so that right is directly over window on first floor. (Norton)			
Vote	5-0	Certificate #	54241	
8. Taaffe, Tim	5 Raceway Drive	Solar Panels	66-280	T.F. Taaffe
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	Tim Taaffe			
Concerns	(5:58)			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54242	
9. Kelly, Dan	9 Meetinghouse Lane – SAB	Deck & door	49-76	NAG
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing				
Concerns	(6:00)			
Motion	Motion to View without comment. (Williams)			
Vote	5-0	Certificate #		
10. New Life Ministries	42 Monohansett Road	New Assembly Building	79-55	B. Meerbergen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	Brook Meerbergen – windows are crank out with false meeting rails. Donovan Kerr			
Concerns	(6:01) Wagley – E elevation style of double doors is atypical. Williams – wants to view due stripping of all screening in a residential building. Parking should be pulled farther from door. Norton – wants to hold comments for after view. (reduced siteplan not legible.)			
Motion	Motion to View with two height poles with comments. (Williams)			
Vote	5-0	Certificate #		
11. Terahna, Beth	15 Washing Pond Road	Retaining Walls	31-32	Wingworks
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	A. Wing			
Concerns	(6:10)			
Motion	Motion to View without comment. (Williams)			
Vote	5-0	Certificate #		

Proposed Minutes for October 6, 2009

12. Volpe/Shaner	3 Killdeer Lane	Shed	68-644	Structures Ultd
Sitting	Roggeveen, Norton, McLaughlin, Coombs, Wagley			
Alternates	Hill Holdgate//Williams recused			
Representing	Nancy Drazal – goes with the house facing Kittiwake. Double back doors are facing Killdeer			
Concerns	(6:13) Wagley – concerned about it facing Killdeer. Norton – no concerns			
Motion	Motion to Approve as drawn. (Norton)			
Vote	5-0	Certificate #	54243	
13. Stone, Philip	20 Long Pond Road - MAB	New workshop	59-20	M. Kresl
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	Matt Kresl			
Concerns	(6:17) MAB comments read. Norton – plans are not ¼-inch scale.			
Motion	Motion to Hold for ¼-inch plans. (Norton)			
Vote	5-0	Certificate #		
14. Charnes, Scott	10 MacLean Lane	Shed	55-444	Ted King
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	Georgen Charnes – approved several years ago.			
Concerns	(6:19) Staff – shed was approved in different location than it actually is located.			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54244	
15. Molly LLC	3 Heather Lane	Pool, gate, pergola etc	30-283	GDC
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	Julie Jordin			
Concerns	(6:24)			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54245	
16. Van Arsdale/Miklos	16 Prospect Street – HSAB	Major Revisions	55.4.4-74	R. Miklos
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	Robert Miklos – removing two later additions dated 1987 to restore original configuration of 1840 house. Original stairs do not comply with code so shed dormer on back allows to accomplish stair and second bathroom of 2 nd floor. Original house pitch is 7/12 so dormer is proportional. Wish to replace later windows with those that match originals.			
Concerns	(6:28) HSAB comments read.			
Motion	Motion to View without comment. (Norton)			
Vote	5-0	Certificate #		
17. Van Arsdale/Miklos	16 Prospect Street – HSAB	Retaining wall & fence	55.4.4-74	R. Miklos
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	Robert Miklos			
Concerns				
Motion	Motion to View . (Norton)			
Vote	5-0	Certificate #		
18. Taylor, Linda	17 Lincoln Avenue	Change doors to windows	30-118	Sandcastle
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	Robert Newman – replacing doors with windows and creating a slight roofing to drain water away from house wall.			
Concerns	(6:36) No concerns			
Motion	Motion to Approve . (Norton)			
Vote	5-0	Certificate #	54246	

Proposed Minutes for October 6, 2009

Hill Holdgate depart 6:40 p.m

19. Town of Nantucket	22 Broad Street – HSAB	H/C Lift and fence	42.4.2-31	E. McMorrow
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	Ethan McMorrow			
Concerns	(6:39)			
Motion	Motion to Approve. (Norton)			
Vote	5-0	Certificate #	54247	

20. Ballinger, Jeff & Linda	39 Millbrook Road	Addition/renovation	56-313	SMRD
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley			
Representing	Steve Roethke – Not raising any roof heights, adding on around first floor Jeff & Linda Ballinger			
Concerns	(6:41) McLaughlin - SW elevation double skylights will be visible. Williams – void on SW elevation around front door. Gambrel dormer half on/half off mass. Front door no longer faces road. Skylights should not face road. NE elevation bumpout with little deck. Norton – Sw elevation changing traditional gambrel with gable forward and closed in porch that isn't a closed in porch. Does not speak to any architectural family. Coombs – agree with Norton			
Motion	Motion to View. (Norton)			
Vote	5-0	Certificate #		

Hill Holdgate returned 6:44 p.m.

21. Comcast Corporation	1 Monomoy Road	2 Awnings - Comcast	55-68	R.E. Russell
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	R. Russell - Awning is to protect entries from icing over in the winter.			
Concerns	(6:50) Roggeveen – don't think awnings will help in the winter when rain and ice come in sideways on the island. Norton – concerned with awning over the traditional doorway and surround. This is not the right technique to deflect the ice. Wagley – solid roof with gutters to deflect rain, i.e. a porch idea. McLaughlin – green will stand out.			
Motion	Motion to View. (Williams)			
Vote	5-0	Certificate #		

22. Slosek/Freeman	53 Polpis Road	Addition/renovation	54-23	R. Weld
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	Sam Slosek – mudroom addition and French doors on deck			
Concerns	(6:59)			
Motion	Motion to Approve. (Williams)			
Vote	5-0	Certificate #	54248	

Break 7:01 to 7:11 p.m.

23. Ericksen, Michael	26 Orange Street – HSAB	New foundation	42.3.2-135	Botticelli & Pohl
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	Joseph Topham – remove stone, repair and reuse stone. Jamie Feely			
Concerns	(7:14) (need legible reduced) Norton – agree this is necessary to save the house.			
Motion	Motion to Approve. (Norton)			
Vote	5-0	Certificate #	54249	

24. S Nantucket LLC	84 North Liberty Street – HSAB	Main house revisions	41-131	Botticelli & Pohl
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Combs, Hill Holdgate			
Representing	Lisa Botticelli			
Concerns	(7:18) Norton – no concerns. McLaughlin – no concerns.			
Motion	Motion to Approve. (Williams)			
Vote	5-0	Certificate #	54250	

Proposed Minutes for October 6, 2009

25. S Nantucket LLC						84 North Liberty Street – HSAB	Garage revisions	41-131	Botticelli & Pohl
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley								
Alternates	Combs, Hill Holdgate								
Representing	Lisa Botticelli								
Concerns	(7:21)								
Motion	Motion to View . (Williams)								
Vote	5-0				Certificate #				
26. Holt, Matthew						108 Squam Road	Rev. COA 53814	12-36	Botticelli & Pohl
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate								
Alternates	Coombs, Wagley								
Representing	Lisa Botticelli								
Concerns	(7:22)								
Motion	Motion to Approve . (Williams)								
Vote	5-0				Certificate #		54251		
27. Jones, Evan						21 Berkeley Avenue	Pergola	54-151/160	LPA
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs								
Alternates	Wagley, Hill Holdgate								
Representing	Ron Winters								
Concerns	Evan Jones – app say painted but want NTW. Site plan does not reflect approvals. (7:24)								
Motion	Motion to Approve natural to weather. (McLaughlin)								
Vote	5-0				Certificate #		54252		
28. Fifield, Randy						5 Fair Street – HSAB	Roofwalk brackets & shutters	42.3.1-1087	CWA
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley								
Alternates	Coombs, Hill Holdgate								
Representing	Chip Webster -								
Concerns	(7:26) Norton – no concerns. McLaughlin – access not shown on plans.								
Motion	Motion to Approve . (Williams)								
Vote	5-0				Certificate #		54253		
29. Grillo, Heather						169 Polpis Road – HSAB	Major revisions	44-18	CWA
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate								
Alternates	Coombs, Wagley								
Representing	Chip Webster – nothing is visible, but changing awnings to double hung.								
Concerns	(7:32) HSAB comments read.								
Motion	Motion to Approve . (Williams)								
Vote	5-0				Certificate #		54254		
30. Grillo, Heather						169 Polpis Road – HSAB	Demo shed	44-18	CWA
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate								
Alternates	Coombs, Wagley								
Representing	Chip Webster								
Concerns									
Motion	Motion to Approve . (Williams)								
Vote	5-0				Certificate #		54255		
31. Grillo, Heather						169 Polpis Road – HSAB	Rev to COA 54070 to shed	44-18	CWA
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate								
Alternates	Coombs, Wagley								
Representing	Chip Webster								
Concerns									
Motion	Motion to Approve . (Williams)								
Vote	5-0				Certificate #		54256		

Proposed Minutes for October 6, 2009

32. Griffin, Robert & Barbara	18 Rabbit Run Road	New house	43-167	JDL
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing				
Concerns	(7:35)			
Motion	Motion to View with poles. (Williams)			
Vote	5-0		Certificate #	
33. Griffin, Robert & Barbara	18 Rabbit Run Road	Garage	43-167	JDL
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing				
Concerns				
Motion	Motion to View with poles. (Williams)			
Vote	5-0		Certificate #	
34. Griffin, Robert & Barbara	18 Rabbit Run Road	Pool & fence	43-167	JDL
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing				
Concerns				
Motion	Motion to View . (Williams)			
Vote	5-0		Certificate #	
35. Toombs, Charles	2 Toombs Court	Walk-in Cooler	68-775	V. Oliver
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	Val Oliver – unpainted			
Concerns	(7:36) Norton – should be attached to building. Roggeveen – approved a cooler behind Espresso to go that is attached only by a step. It doesn't look good. McLaughlin – run a six-foot fence off building to screen.			
Motion	Motion to Approve through staff with cooler relocated to connect to building. (Norton)			
Vote	4-1, Wagley		Certificate #	54257
36. Ayd, Bob & Susan	1 Mattapoisett Avenue	Addition/alterations	82-368	V. Oliver
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	Val Oliver – spacing is limited, so trying to gain space in kitchen. Susan Ayd			
Concerns	(7:42) Williams – triple on the right is a problem.			
Motion	Motion to View with comment. (Williams)			
Vote	5-0		Certificate #	
37. Polvere, Don	4 Dennis Drive	AS-BUILT shed	67-358	V. Oliver
Sitting	Roggeveen, Norton, McLaughlin, Coombs, Wagley			
Alternates	Hill Holdgate// Williams recused			
Representing	Val Oliver			
Concerns	(7:48)			
Motion	Motion to Approve . (Norton)			
Vote	5-0		Certificate #	54258
38. McKeown, Chris	100 Squam Road	New Cottage	12-35	J. G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	J. Gwynne Thorsen			
Concerns	(7:49) Norton – 2 nd floor dormer windows W & E elevation look like they have no trim and should be drawn correctly. McLaughlin – think windows should be double hung.			
Motion	Motion to Approve through staff with corrected drawings showing trim between dormer windows. (Norton)			
Vote	5-0		Certificate #	54259

Proposed Minutes for October 6, 2009

39. Shockey, Don	27 Morey Lane – SAB	Window changes & pergola	73.3.2-2	J. G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	J. Gwynne Thorsen			
Concerns	(7:54)			
Motion	Motion to Approve . (Norton)			
Vote	5-0	Certificate #	54260	
40. Lockhart, Gene	19 Morey Lane – SAB	New addition	73.3.1	J. G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	J. Gwynne Thorsen			
Concerns	(7:55) SAB Comments read.			
Motion	Motion to View without discussion. (Williams)			
Vote	5-0	Certificate #		
41. Sharp, Randy	14 Tennessee Avenue – MAB	Rev. COA partial demo	60.1.2-6	J. G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	J. Gwynne Thorsen			
Concerns	(7:58) MAB Comments read.			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54261	
42. Sharp, Randy	14 Tennessee Avenue – MAB	Grade change	60.1.2-6	J. G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Hill Holdgate			
Alternates	Coombs, Wagley			
Representing	J. Gwynne Thorsen			
Concerns	(8:01) MAB comments read. Norton – need to see buildings remaining.			
Motion	Motion to View with new site plan showing full grade change and all new buildings. (Williams)			
Vote	5-0	Certificate #		
43. Nantucket Lot 51 LLC	135 Eel Point Road	Enlarge pool/+spa/Δfence	33-12	J. G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	J. Gwynne Thorsen			
Concerns	(8:03)			
Motion	Motion to Approve due to lack of visibility. (Williams)			
Vote	4-1, McLaughlin	Certificate #	54262	
44. Nantucket Lot 51 LLC	135 Eel Point Road	Beach stairs	33-12	J. G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	J. Gwynne Thorsen			
Concerns	(8:09)			
Motion	Motion to Approve . (Williams)			
Vote	5-0	Certificate #	54263	

Proposed Minutes for October 6, 2009

45. Keane, John	16 East Creek Road	Rev. COA 52846	55-58	Emeritus
Sitting	Roggeveen, Norton, McLaughlin, Wagley, Hill Holdgate (Williams recused)			
Alternates	Coombs			
Representing	Matt McEachern - (illegible reduced set: NB, PRINT MUST BE 10 POINT or it will be REJECTED.) Print must be 10 point email all draftsmen))			
	John Keane			
Concerns	(8:12) Roggeveen – worked out a building with clean lines, but proposed is too busy especially from the harbor. Lost all the art that was in the previous approval. Victorian house with greek revival sidelights and cottage door. Thinner columns were better. McLaughlin – Front door should be traditional six-panel. Ok with rest. Wagley – agree with Roggeveen. NW elevation looks much larger now. Norton – agree with Roggeveen. Previous approval made sense. Hill Holdgate – Changes can work except for the white on pergolas, columns etc. SE elevation D windows, previous approval fenestration preferable. Front door should not have sidelights. Roggeveen – should work back to previous approval with Victorian vernacular. We had discussed era in which this area was developed. This looks like a random, uninterested, unattractive house.			
Motion	Motion to Hold for revisions. (Norton)			
Vote	5-0	Certificate #		
46. Piccarillo, Paul	125 Orange Street – HSAB	AS-BUILT granite retaining	55-394	Emeritus
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley, Hill Holdgate			
Representing	Matt McEachern – recommended by excavator to applicant, said would not do work without curbing to hold in mulch.			
Concerns	(8:25) Williams – brick would have been better. This looks like a street curb. When it goes around the corner, it becomes the street curb. McLaughlin – looks like a curb. Coombs – there is nowhere else on the island that has a double layer of granite. This was an old house we tried to keep looking old. This is so noticeably non-traditional. If this allowed, it will start to appear everywhere. Norton – was there approval for a grade change? Roggeveen – there are double curbs around town. I think it looks ok in an area that is becoming more commercial.			
Motion	Motion to View with comment. (Norton)			
Vote	5-0	Certificate #		
47. Town of Nantucket	10 West Sankaty Road - SAB	Restoration	73.4.2-29	N. Eldridge
Sitting	Roggeveen, Norton, Williams, McLaughlin, Wagley			
Alternates	Coombs, Hill Holdgate			
Representing	Nelson Eldridge			
Concerns	(8:35) SAB comments read.			
Motion	Motion to Approve . (McLaughlin)			
Vote	5-0	Certificate #	54264	
48. Lombardi, Mark	10 Madaket Road	Cabana with pergola	41-595	BPC
Sitting	Roggeveen, Williams, McLaughlin, Coombs, Wagley (Norton recused)			
Alternates	Hill Holdgate			
Representing	Mark Lombardi			
Concerns	(8:38) Roggeveen – don’t usually go to ancillary buildings until primary is finished. Coombs – what will this and the barn look like from Madaket Road? Roggeveen – need to see cabana with ridge pools to ensure view of certain things is blocked.			
Motion	Motion to View and track with the Chase Barn application. (Williams)			
Vote	5-0	Certificate #		
49. Lombardi, Mark	10 Madaket Road	Pool and fence	41-595	BPC
Sitting	Roggeveen, Williams, McLaughlin, Coombs, Wagley (Norton recused)			
Alternates	Hill Holdgate			
Representing	Mark Lombardi			
Concerns				
Motion	Motion to View . (Williams)			
Vote	5-0	Certificate #		
50. Lombardi, Mark	10 Madaket Road	Outdoor grill and cabinets	41-595	BPC
Sitting	Roggeveen, Williams, McLaughlin, Coombs, Wagley (Norton recused)			
Alternates	Hill Holdgate			

Proposed Minutes for October 6, 2009

Representing Mark Lombardi
 Concerns
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

51. Lombardi, Mark 10 Madaket Road Retaining wall 41-595 BPC
 Sitting Roggeveen, Williams, McLaughlin, Coombs, Wagley (Norton recused)
 Alternates Hill Holdgate
 Representing Mark Lombardi
 Concerns
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

52. Cannon, Katheryn 26 Liberty Street – HSAB Renovation 42.3.4 Emeritus
 Sitting Roggeveen, Norton, Williams, McLaughlin
 Alternates Coombs, Wagley, Hill Holdgate
 Representing Matt McEachern
 Concerns Concerns re: roofwalk length, proportion but variety existed on roofwalks but not on 3rd floor dormers. Dormers may be visible from Main Street.
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

53. Bolling, Robert & Joan 9 Easton Street – HSAB Chimney removal 42.1.4-4 L. Thornewill
 Sitting Roggeveen, Norton, Williams, McLaughlin
 Alternates Coombs, Wagley, Hill Holdgate
 Representing Luke Thornewill
 Concerns Not an old chimney.
 Motion Motion to **Approve**. (Williams)
 Vote 5-0 **Certificate #**

54. Maria Mitchell Assn 24 Hussey Street – HSAB Parking area material 42.3.4-96 L. Thornewill
 Sitting Roggeveen, Norton, Williams, McLaughlin
 Alternates Coombs, Wagley, Hill Holdgate
 Representing Luke Thornewill
 Concerns No concerns.
 Motion Motion to **Approve**. (Williams)
 Vote 5-0 **Certificate #**

55. Nesbitt Inn LLC 67 Union Street – HSAB Renovation 55.1.4-93 Michele Kolb
 Sitting Roggeveen, Norton, Williams, McLaughlin
 Alternates Coombs, Wagley, Hill Holdgate
 Representing Brooke Meerbergen
 Concerns
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

56. Nesbitt Inn LLC 67 Union Street – HSAB Garage 55.1.4-93 Michele Kolb
 Sitting Roggeveen, Norton, Williams, McLaughlin
 Alternates Coombs, Wagley, Hill Holdgate
 Representing
 Concerns
 Motion Motion to **View**. (Williams)
 Vote 5-0 **Certificate #**

IV.HDC BUSINESS	
Review Minutes -	Sept. 29
Approve Minutes -	Sept. 15 and Sept 22
60 Day Denials -	

Proposed Minutes for October 6, 2009

Other Business -	16 Madaket Rd discussion. Tipping fees need to be addressed. What would HDC would need to see for commitment. To build 2 nd dwelling to address Madaket Road and screen the back of house. Find creative way to resolve issue. JM reading minutes from last year re: motions for project thinks applications should be evaluated separately. Put screening plan in view pack. Harbor Terrace MRD – e-mail administrator by Oct 9. Letter for HDC to consider next week.
Commission Comments	

HSAB – Historic Structures Advisory Board

SAB – ‘Sconset Advisory Board

TAB – Tuckernuck Advisory Board

MAB – Madaket Advisory