



Proposed Minutes for November 10, 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), 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 ~~

**November 10, 2009 – OLD 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. CONSENT	ADDRESS	PROPOSED WORK	M&P	AGENT
1. Giguere Realty Trust – 54381	24 Sesachacha Road	Separate COA 51833 into phases	21-80	Botticelli & Pohl
2. Wald, Adrienne – 54382	5 Shady Lane	Outside shower	30-171.1	M. Spaulding
3. Monaco, Peter - 54383	141 Polpis Road	Replacing windows	44-7.3	J. Ottani
4. Town of Nantucket - 54384	1 Milestone Road	Window & door changes	54-46	T. Barnes
5. Sarvis, Robert – 54385	21 Vesper Lane	Material change rear doors	55-1.1	Self
6. Butnell Corporation – 54386	127 Orange Street - HSAB	Temporary Construction Fence	55-146	V. Oliver
7. Feinberg, Catherine – 54387	30 Pleasant Street – HSAB	Roof material change – cedar	55.4.1-112	L. Goode
8. Whitley, John – 54388	27 Broadway – SAB	Rev. COA 52814 dele dormer	73.1.3-91	C. Holland
9. Ayd, Robert – 54389	1 Mattapoisett Avenue	Rev. COA 54445 shift steps	82-368	V. Oliver
Sitting	Roggeveen, Norton, McLaughlin, Barham, Coombs, Wagley			
Alternates				
Representing				
Concerns				
Motion	Motion to <b>Approve</b> . (Norton)			
Vote	Unanimous, McLaughlin abstain		<b>Certificate #</b>	<b>54381 to 54389</b>

II. OLD BUSINESS	ADDRESS	PROPOSED WORK	M&P	AGENT
1. NIR, White Elephant	43 Easton Street – HSAB	As-built fence	42.4.1-19	BPC
Sitting	Norton, McLaughlin, Barham, Coombs, Wagley			
Alternates				
Representing	<b>Scott Kelly, NIR</b> – Fence has been in place 10 years. Fence was designed to minimize headlight wash into abutters' house. Planning board defined dimensions of the parking lot.			
Concerns	(5:08) <b>McLaughlin</b> – Highest point is 5'6", appropriate height is 4'. <b>Barham</b> – Plan shows 18'6" between rows of parking at the North end of the lot and 22' directly opposite. Would be advantageous to make road opening match at 18'6" thus adding to greenery. Would support proposal that would pull South end back 18 inches. <b>Coombs</b> – Entrance to lot on drawings seems to be less than presently exists. Fence is only 18" off the curb of Willard Street and would like to see some relief of that fence. <b>Wagley</b> – agrees with others. <b>Norton</b> – fence should be NTW.			
Motion	Motion to Hold for revisions. (Barham)			
Vote	4-0, McLaughlin abstaining at this time.		<b>Certificate #</b>	
Williams arrived 5:10 p.m.				
2. Silverman, Eric	2 Ishmael Drive	Garage/Studio	82-93	BPC
Sitting	Williams, McLaughlin, Barham, Coombs, Wagley			
Alternates				
Representing	<b>Doug Mills</b> – Reduced overall height by 9", set back North dormer, & reduced South dormer to 18'. Client wants large windows on South elevation for passive solar. At table, submitted alternative with slightly smaller windows South elevation.			
Concerns	(5:22) <b>McLaughlin</b> – South elevation meeting rails need to align. <b>Barham</b> – North elevation pulled face wall of dormers back from first floor so eave runs before it, should do the same on South elevation and would not seriously impact interior floor space while making the building feel lower. <b>Coombs</b> – agrees with Barham on pulling back South dormer. <b>Wagley</b> – agrees with Barham. Meeting submissions does look smaller. <b>Williams</b> – nothing further to add.			
Motion	Motion to <b>Approve</b> through staff with exhibit A reducing windows to "D" South elevation dormer. (Coombs)			
Vote	3-2, Wagley & Barham		<b>Certificate #</b>	<b>54390</b>

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3.	Dillard, David	86 Centre Street – HSAB	Addition	42.4.4-25	A. Rezendes
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	<b>Al Rezendes</b> – plate height is already only 5’6”				
Concerns	(5:37) <b>Norton</b> – originally approved as cross-gable adjacent to historic structure, this is not appropriate. Ridge should be much lower. Addition would go better on the internal part of lot and needs to be smaller to look more “additive.” <b>Williams</b> – agree with Norton. <b>Barham</b> – lack of additive massing. Agree with Norton. <b>McLaughlin</b> – no comment.				
Motion	Motion to Hold for revisions. (Williams)				
Vote	5-0				<b>Certificate #</b>
4.	Smith, Evelyn	127 Wauwinet Road – HSAB	Addition/renovation	12-6&7	L. Thornewill
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	<b>Luke Thornewill</b> – aerial photos indicate appeared between 1948 & 1975. Additions made in 1980s. Average roof height is 22’8.5”. Foot print is essentially the same with a small addition. Most addition is going up. Keep gable forward & recognize fabric of old Wauwinet. Can’t be moved due to ZBA and ConCom restrictions; client thought that picking up and moving would be greater disturbance to environment. <b>Steven Cohen</b> represents G. Arnold at 123 Wauwinet Rd – height and massing is too much for comparative houses and location. The four houses on this side of the road all are no more than 18 feet. Also, proximity to road would create a “tower” on the road. Original was only 12’ high. <b>Ann Arnold</b> – should be moved back if they go with this design. These were original rental houses of the Wauwinet House. (Presents history of area and buildings there.)				
Concerns	(5:40) <b>Norton</b> – Height is an issue as well as cottage with additive mass; turns ell-shape into a box. Neighbors all have additive massing. <b>Barham</b> – agree with Norton. There is something about the character of row of buildings and allowing this change would open up all the buildings in the area changing. <b>Williams</b> – building has been monkey’ed with heavily and have no objections to adding on. Agree this might not be the right approach. <b>McLaughlin</b> – height. <b>(Correct application; it can’t read “see drawings” in revisions area of application.)</b>				
Motion	Motion to Hold for revisions				
Vote	4-0				<b>Certificate #</b>
5.	Wilson, Jay	24 Brant Point Road	Windows, doors & decks	29-851	L. Thornewill
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs				
Alternates	Wagley				
Representing	Luke Thornewill				
Concerns	(6:02) <b>Norton</b> – South & East elevation ganged units that are not aligned symmetrically in the wall. <b>Williams</b> – triple ganged windows on East elevation. Courtyard elevation looking South has random fenestration. <b>McLaughlin</b> – lack of visibility. <b>Coombs</b> – agree with Norton.				
Motion	Motion to Hold for revisions. (Norton)				
Vote	5-0				<b>Certificate #</b>
6.	Sharkey, Kathleen	11 West Sankaty Road – SAB	New cottage	73.4.2-119.1	CWA
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	<b>Chip Webster</b> – in response to SAB height comments, found 2- & 2½-story houses within a block. 3 King Street houses near 30 feet.				
Concerns	(6:07) <b>Norton</b> – height is a concern, other houses in area are 21 to 22 feet. Some have higher foundations, but from shingles to ridge are in the low 20s. Flush gable dormer forward. Shed dormers facing street are dominant. Quantity of French doors and some will be visible. <b>Barham</b> – agree with Norton. Agree too high and front mass and rear mass don’t relate, concerned about ganged windows. Shed dormers were ok but examples used don’t integrate well with the houses they are on. <b>Williams</b> – references to precedence don’t help applicant’s argument. Most in area are bungalows; would like to see this design pick up some of that vernacular. <b>McLaughlin</b> – angle of the rear ell will be visible; should be square off. <b>Roggeveen</b> – ridge & eave heights need to be lower, more bungalow/arts-and-craft.				
Motion	Motion to Hold for revisions				
Vote	5-0				<b>Certificate #</b>

7.	Sharkey, Kathleen	11 West Sankaty Road – SAB	New garage/boathouse	73.4.2-119.1	CWA
	Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
	Alternates	Coombs, Wagley			
	Representing				
	Concerns				
	Motion	Motion to Hold for house			
	Vote	5-0	<b>Certificate #</b>		
	Roggeveen depart 6:20 p.m.				
8.	Clarke, Barbara	32 Pocomo Road	AS-Built Roof shaft	14-77	Emeritus
	Sitting	Norton, Williams, McLaughlin, Barham, Coombs			
	Alternates	Wagley			
	Representing	Matt McEachern			
	Concerns	(6:20) <b>Williams</b> – no impact. <b>Norton</b> – what was previous approved? Was roofwalk unskirted? Dead set against shafts and would want the roofwalk skirted. <b>Barham</b> – visibility is minimal and skirt would be worse. <b>Roggeveen</b> – argument of necessity for shaft is safety issue is unfounded. <b>McLaughlin</b> – allowing the shaft would set a bad precedence. <b>Coombs</b> – difficult to see but would be hard to defend another such application.			
	Motion	Motion to <b>Approve</b> due to diminished visibility and remote location			
	Vote	3-2, Norton & McLaughlin	<b>Certificate #</b>	<b>54391</b>	
	Roggeveen return 6:26 p.m.				
9.	Purple Wampum LLC	41 Jefferson Avenue	New main dwelling	30-45	Botticelli & Pohl
	Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
	Alternates	Coombs, Wagley			
	Representing	Ray Pohl Steve Hoffman (co-owner)			
	Concerns	(6:27) <b>Roggeveen</b> – does not look and feel like it belongs. <b>Williams</b> – design is problematic, high and long eaves. Need to maintain original height. <b>McLaughlin</b> – 87 feet of 2 <sup>nd</sup> floor deck.			
	Motion	Motion to Hold for revisions			
	Vote	5-0	<b>Certificate #</b>		
10.	Purple Wampum LLC	41 Jefferson Avenue – HSAB	Demo existing dwelling	30-45	Botticelli & Pohl
	Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
	Alternates	Coombs, Wagley			
	Representing	<b>Ray Pohl</b> – started in 1920s as bath houses for beach club until late 1960s. Series of renovations since 1968. <b>Steve Hoffman</b> (co-owner) – family owned property since 1950s. Presently rental units.			
	Concerns	(6:27) HSAB comments read. <b>Roggeveen</b> – historic documentation argues against demolition. The Galley maintained its historic look and relation. <b>Norton</b> – historic exterior remains and needs to be maintained. It would be wrong to remove them because they have been renovated.			
	Motion	Motion to Hold for revisions			
	Vote	5-0	<b>Certificate #</b>		
11.	Purple Wampum LLC	41 Jefferson Avenue	New cottage	30-45	Botticelli & Pohl
	Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
	Alternates	Coombs, Wagley			
	Representing	Ray Pohl Steve Hoffman (co-owner)			
	Concerns	(6:27) <b>Roggeveen</b> – does not look and feel like it belongs.			
	Motion	Motion to Hold for main dwelling			
	Vote	5-0	<b>Certificate #</b>		
	Roggeveen depart 6:43 p.m.				
12.	Autumn Lane LLC	7 Old North Wharf – HSAB	Front door change	42.3.1-82	J. Lampe
	Sitting	Norton, Barham, Coombs, Wagley			
	Alternates				
	Representing				
	Concerns	(6:43)			
	Motion	Motion to <b>Approve</b> . (Coombs)			
	Vote	3-0, Wagley	<b>Certificate #</b>	<b>54392</b>	

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<b>13. Cahill, Kathleen</b>	<b>17 Williams Street – HSAB</b>	<b>Material change</b>	<b>55-658</b>	<b>SMRD</b>
Sitting	Norton, Williams, McLaughlin, Barham, Wagley			
Alternates	Coombs			
Representing				
Concerns	(6:46)			
Motion	Motion to Hold for representation. (Williams)			
Vote	5-0	<b>Certificate #</b>		
<b>14. Babieri, Leonard</b>	<b>14 Gosnold Road</b>	<b>Move/demo</b>	<b>30-83</b>	<b>Botticelli &amp; Pohl</b>
Sitting	Norton, Williams, McLaughlin, Barham, Wagley			
Alternates	Coombs			
Representing	<b>Ray Pohl</b> – purchasing for the lot.			
Concerns	(6:49) <b>Norton</b> - want to see proposed. This is only 10 years old. <b>Barham</b> – existing house setting is one of the more attractive of its period, by contrast, though there are others houses of this scale and size, the larger houses do not work as well on small sights. this house works beautifully on this lot. <b>Williams</b> agrees. It looks like an old house.			
Motion	Motion to Hold for new dwelling			
Vote	5-0	<b>Certificate #</b>		
<b>15. Babieri, Leonard</b>	<b>14 Gosnold Road</b>	<b>New dwelling</b>	<b>30-83</b>	<b>Botticelli &amp; Pohl</b>
Sitting	Norton, Williams, McLaughlin, Barham, Wagley			
Alternates	Coombs			
Representing	Ray Pohl – 27’9off higher side of grade.			
Concerns	(6:51) <b>(Need legible reduced and grade and height needs to be filled out on application)</b> <b>Barham</b> –This fills an extraordinary percentage of the property and is out of scale. <b>Williams</b> – agree with Barham. Way to massive for the lot. Too many ganged windows. <b>McLaughlin</b> – agree with Barham and Williams. Four foot difference from West & East elevation grades. South elevation “squashed” dormers. <b>Wagley</b> – 30’10” height off South elevation			
Motion	Motion to Hold for revisions and complete application			
Vote	5-0	<b>Certificate #</b>		
	McLaughlin depart 7:03 p.m. Break 7:03 to 7:13 p.m. Roggeveen returned 7:13 p.m.			
<b>16. Schwartz, Andrew</b>	<b>7 Heath Lane</b>	<b>Deer fence &amp; gate</b>	<b>76-92</b>	<b>A. Schwartz</b>
Sitting	Norton, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Denis Galvin			
Concerns	<b>Andrew Schwartz</b> – eliminated steel wire from gate designs based on discussion with J. Grieder.			
Motion	(7:11) <b>Barham</b> – gate looks too narrow.			
Motion	Motion to <b>Approve</b> through staff without wire and left (center) post flush with rail and capped. (Williams)			
Vote	5-0	<b>Certificate #</b>	<b>54393</b>	
<b>17. Peters, Mary Ellen</b>	<b>45 Union Street – HSAB</b>	<b>Add dormer</b>	<b>42.3.2-30</b>	<b>M.E. Peters</b>
Sitting	Norton, Williams, Barham, Wagley			
Alternates	Coombs recused			
Representing	<b>Mary Ellen Peters</b> – not looking for anything grand, but need the head room.			
Concerns	(7:19) <b>Williams</b> – ok with it. The existing dormer and this dormer would not be visible at the same time. Only a corner will be visible. <b>Barham</b> – not visible from Union Street, but very visible from Mulberry Ln. 10’4 wide dormer seems a lot, should be pulled in to help original roofline read more strongly. Photo taken from Mulberry indicates dormer will be in full view. There’s two feet between washer and cheek wall which is inaccessible dead space and could be removed. <b>Wagley</b> – changes appearance from Mulberry Ln. <b>Norton</b> – spent a lot of time looking at the house, and this is a simple answer to gain a small amount space. It is not detrimental to design of the house.			
Motion	Motion to Hold for revisions to try and make the dormer smaller. (Barham)			
Vote	3-1, Williams	<b>Certificate #</b>		

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18. Quinslik, Tim & Liz	79 Squam Road	Rev. COA 54151	13-7	Botticelli & Pohl
Sitting	Roggeveen, Norton, Williams, Coombs			
Alternates				
Representing	Joe Topham			
Concerns	(7:34) <b>Plans do not have cardinal points. Williams</b> – No front door on West elevation which is main body. South elevation lower ganged windows don't work under another set of double ganged; pane sizes too small. North elevation left side lack of windows and door jammed against the wall. East elevation too many double ganged windows with double French doors. <b>Coombs</b> – South & East elevation agree with Williams. Lack of a proper front door. <b>Norton</b> – want historical document. <b>Roggeveen</b> – previous approvals were gentler to the house, but there have been radical interior changes that are radically changing the exterior.			
Motion	<b>Motion to View with historical documentation.</b> (Norton)			
Vote	5-0	<b>Certificate #</b>		
19. Rapp, Todd	23 Orange Street – HSAB	New pool	42.3.2-9	E. McMorrow
Sitting	Norton, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	<b>Ethan McMorrow</b> – resited pool two feet. There is an existing 6' fence on South side of property. On West side of property is an existing sporadic fence. Leaving the big trees. On Orange Street side, there is an existing lattice fence. <b>Ken Beaugrand St. Paul's Church</b> – Inappropriate in OHD and for location right next to playground of the church as well as visible across parking lot from Fair Street thus changing appearance of neighborhood and will be an attractive nuisance. The noise level is of great concern during parish quiet times. Fence could be perceived as unsightly.			
Concerns	(7:46) <b>Williams</b> – Everything that would have to be done to hide the pool is not in character with the neighborhood by walling off the back of these houses. <b>Barham</b> – agree with Williams. Also, the 6 foot fence in on top of a 29" retaining wall and rise in grade. There is a staircase of walls and barriers with the back wall capping at about nine feet. <b>Coombs</b> – agree. <b>Wagley</b> – agree.			
Motion	Motion to Hold for revisions. (Wagley)			
Vote	5-0	<b>Certificate #</b>		
20. Leventhal, Marvin	2 North Cambridge St. - MAB	New dwelling	59.4-107	E. McMorrow
Sitting	Norton, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	<b>Ethan McMorrow</b> – made windows 6/6 reduced all dormers, separated ganged windows. <b>Marvin &amp; Alice Leventhal</b>			
Concerns	(7:59) <b>Barham</b> – two dormers at the front over massive bedrooms, could be reduced; keep windows left & right, eliminated inside and centered window over stairs, creating three small dormers instead of two large. <b>Coombs</b> – would like to see Barham's suggestion, agree dormers look heavy. <b>Wagley</b> - roofwalk on existing to go away in favor of roofwalk in new dwelling. <b>Norton</b> agree about dormers.			
Motion	Motion to Hold for revisions. (Barham)			
Vote	5-0	<b>Certificate #</b>		
21. Rothbard, Robert	3 Brooks Farm Road	New dwelling	41-222.7	CWA
Sitting	Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Ethan Griffin -			
Concerns	(8:07) <b>Barham</b> – design does not display anything representative of additive massing, does not embody a story from an original house. Center with stepped gables as affect of emphasizing dislocation and setting front door off. Volume is too substantial and feels like too much for the lot. <b>Coombs &amp; Wagley</b> – agree ref. lack of additive massing.			
Motion	Motion to Hold for revisions to massing. (Wagley)			
Vote	4-0	<b>Certificate #</b>		

McLaughlin returned 8:10 p.m.

22. Sanibel Trust	14 North Water Street – HSAB	Rev. COA 53961	42.4.2-83	L. Thornewill
Sitting	Norton, Williams, McLaughlin, Barham, Coombs			
Alternates	Wagley			
Representing	Luke Thornewill			
Concerns	(8:16) <b>Barham</b> – Details should match existing.			
Motion	Motion to <b>Approve</b> through staff with submission of detail documenting existing eaves on NW ell to be match on 1-story addition. (Williams)			
Vote	5-0	<b>Certificate #</b>	<b>54394</b>	
23. Sanibel Trust	14 North Water Street – HSAB	Demo garage	42.4.2-83	L. Thornewill
Sitting	Norton, Williams, McLaughlin, Barham, Coombs			
Alternates	Wagley			
Representing	Luke Thornewill			
Concerns	(8:22) <b>Norton &amp; Wagley</b> against the demo, too many early 20 <sup>th</sup> century buildings are disappearing.			
Motion	Motion to <b>Approve</b> (Williams)			
Vote	4-1 Norton	<b>Certificate #</b>	<b>54395</b>	
24. Sanibel Trust	14 North Water Street – HSAB	New garage	42.4.2-83	L. Thornewill
Sitting	Norton, Williams, McLaughlin, Barham, Coombs			
Alternates	Wagley			
Representing	<b>Luke Thornewill</b> – presented neighborhood context. Wants dormers to have shallower pitches.			
Concerns	(8:24) <b>Williams</b> – no concerns. <b>McLaughlin</b> – West elevation the second floor dormer windows should be smaller, they will be very visible. <b>Barham</b> – hip over North elevation dormer would pick up neighborhood. Eave and rake details need to match the main house. <b>Coombs</b> – no issues. <b>Norton</b> – not really a garage, drawing indicates there is a step on the North elevation.			
Motion	Motion to <b>Approve</b> through staff with details to match main dwelling. (Williams)			
Vote	3-2, McLaughlin, Norton	<b>Certificate #</b>	<b>54396</b>	
25. Lombardi, Mark	10 Madaket Road	Outdoor grill	41-595	BPC
Sitting	Williams, McLaughlin, Barham, Coombs, Wagley			
Alternates	Norton recused			
Representing	<b>Mark Lombardi</b> – simplified design.			
Concerns	(8:34) <b>Barham</b> – North & South elevation 12” overhang needs a bracket.			
Motion	Motion to <b>Approve</b> through staff with bracket under North & South elevation 12” overhang. (Barham)			
Vote	5-0	<b>Certificate #</b>	<b>54397</b>	
26. Lombardi, Mark	10 Madaket Road	Retaining wall	41-595	BPC
Sitting	Williams, McLaughlin, Barham, Coombs, Wagley			
Alternates	Norton recused			
Representing	Mark Lombardi			
Concerns	(8:37)			
Motion	Motion to <b>Approve</b> . (Coombs)			
Vote	5-0	<b>Certificate #</b>	<b>54398</b>	
27. Kaplan, Mark	8 Bishop’s Rise	New dwelling	40-42	BPC
Sitting	Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	<b>Joe Paul</b> – swapped the 1-story wing with the 2-story wing and did away with wrap-around porch.			
Concerns	(8:33) <b>Williams</b> – don’t like round columns. Kick plates should be one-more panel higher. Cathedral gable. <b>Coombs</b> – switch is a great improvement, makes it look smaller. Fenestration North elevation on first floor is ok now. Northwest elevation 2 <sup>nd</sup> -story double French doors. <b>Roggeveen</b> – gable forward popping up out of a shed dormer in main mass is not a traditional element. Agree about round columns. <b>Barham</b> – agree with Roggeveen on gable, flipping helped. Should have some kind of shingle-style treatment, the long shed dormer is déclassé. <b>Wagley</b> – West elevation is still too high and potentially very visible if trees go away. Agree with columns			
Motion	Motion to Hold for revisions. (Williams)			
Vote	5-0	<b>Certificate #</b>		

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28. Kaplan, Mark	8 Bishop's Rise	Pool	40-42	BPC
Sitting	Roggeveen, Williams, Barham, Coombs, Wagley			
Alternates				
Representing	Joe Paul Doug Mills			
Concerns				
Motion	Motion to Hold for house. (Williams)			
Vote	5-0			<b>Certificate #</b>
29. Nantucket Land Bank	21 North Cambridge St. – MAB	Move off house	38-158	B. Perry
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley			
Representing	<b>Bruce Perry</b> – took pictures of the basement showing 2X6 smooth and shiny. 1940 aerials show that it is not there, but spoke to someone who knew it was there in 1952.			
Concerns	(8:56) <b>Norton</b> – no comments.			
Motion	Motion to <b>Approve</b> . (Williams)			
Vote	51-0			<b>Certificate # 54399</b>
30. Trudel, John	3A Sun Island Road	Move on house	69-270	V. Oliver
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley			
Representing	Val Oliver			
Concerns	(8:58)			
Motion	Motion to <b>Approve</b> . (Williams)			
Vote	5-0			<b>Certificate # 54400</b>
31. S Nantucket LLC	80 North Liberty Street – HSAB	Partial demo	41-132	Botticelli & Pohl
Sitting	Roggeveen, Norton, Williams, McLaughlin, Coombs			
Alternates	Wagley			
Representing	<b>Joe Topham</b> – part of addition existed prior to 1940 10 feet with fireplace appeared between 1940 and 1957. There is a new foundation dug out around perimeter of building that was not recent			
Concerns	(9:00)			
Motion	Motion to <b>Approve</b> . (Williams)			
Vote	5-0			<b>Certificate # 54401</b>
32. Nesbitt Inn LLC	67 Union Street – HSAB	Garage	55.1.4-93	M. Kolb
Sitting	Roggeveen, Williams, McLaughlin, Coombs			
Alternates				
Representing	Brook Meerbergen			
Concerns	(9:03) <b>Coombs</b> – drawings look like 1-over-1 windows. South elevation windows are too big for that side of the wall. <b>Williams</b> – anything more than one story is inappropriate. McLaughlin – no comments. <b>Roggeveen</b> – ok with massing. Windows in 2 <sup>nd</sup> floor dormer can not be ganged. G-4 window more appropriate for a garage. G-1 too squat. Casings in drawings are all wrong, need to be hand-drawn.			
Motion	Motion to Hold for revisions and window schedules and locus map.			
Vote	5-0			<b>Certificate #</b>

33. Bouque, Chris	18 Bartlett Road	New building	67-113.1	Emeritus
Sitting	Norton, Williams, McLaughlin, Barham, Coombs			
Alternates				
Representing	<b>Matt McEachern</b> – removed gable brackets, moved barn doors off, changed gable dormers, reduced width of gable dormers, changed doors to board and batten, dropped ridge height 10 inches, addressed North elevation fenestration, West elevation reduced shed dormers windows to three, South elevation fenestration adjustments.			
	<b>Chris Bouque</b>			
Concerns	(9:12) <b>Williams</b> – don’t see enough change to get this to work into the neighborhood. Negative mass, third-floor dormers, width, whole thing is 30 feet creating a big box and highly visible. <b>McLaughlin</b> – third floor dormers. (pointing at either East or West) elevation barn doors detract. <b>Coombs</b> – too big for the area and has no additive massing. Looking at the East elevation 3 <sup>rd</sup> floor dormers which make that side look busy, over three windows and not aligned. <b>Barham</b> – Cross gables, East elevation massive gable. <b>Norton</b> – third floor is huge and there is room on 2 <sup>nd</sup> floor to put a bedroom and decrease 3 <sup>rd</sup> floor. Needs main mass secondary mass.			
Motion	Motion to Hold for revisions. (Williams)			
Vote	5-0	<b>Certificate #</b>		
34. Cannon, Kathleen	26 Liberty Street – HSAB	Renovation	42.3.4-115	Emeritus
Sitting	Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	<b>Matt McEachern</b>			
Concerns	(9:24) <b>McLaughlin</b> – 3 <sup>rd</sup> floor dormers inappropriate. <b>Coombs</b> – chimney should be visible above roofwalk. OK with left dormer, but right with squat windows is inappropriate. Eave heights should match. <b>Wagley</b> – 3 <sup>rd</sup> floor dormers. And roofwalk makes it look higher than it already is.			
Motion	Motion to <b>Approve</b> through staff with only the left, two-window dormer at applicant’s request and reduced rafter plan. (Coombs)			
Vote	3-1, Wagley	<b>Certificate # 54402</b>		

III.HDC BUSINESS	
Review Minutes -	November 3
Approve Minutes -	October 20 & October 27 adopted by unanimous consent
60 Day Denials -	N/A
Other Business -	<ul style="list-style-type: none"> <li>• <b>Charlie Gibson</b> – Public Safety building solar panels – approached by energy commission to incorporate alternative energy, was to originally go on ancillary garage that was withdrawn. Energy to be used locally. <b>Roggeveen</b> – ref new sustainable guidelines all solar should first be explored on the ground. <b>McLaughlin</b> – wants them on the ground. <b>Barham</b> – has nothing to add. <b>Coombs</b> – they look randomly glued. <b>Norton</b> – talked about symmetry and color coordination to roof. <b>Wagley</b> – looks like too much considering how quickly technology is changing. <b>Staff</b> – few systems will allow for on site use.</li> <li>• Handout Violation track sheet</li> <li>• Miklos, 16 Prospect Street, roof shingle question – asked for and was approved for a dark-green. <b>Roggeveen</b> – not what we intended, should be black.</li> <li>• <b>Norton</b> – Storm Solutions is coming back in December and are aimed for the end of Old Business, would like to have them at the beginning of the meeting. <b>Roggeveen</b> – they can go at beginning of meeting.</li> </ul>
Commission Comments	<b>Coombs</b> – Monahansett to Macy, Scanlon Construction sign. <b>Staff</b> – violator has been notified. <b>Roggeveen</b> – Land Bank is going to ask for sign-off on pocket park, but staff should not with the sign that is presently there.

Adjourned 9:45 p.m.

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