



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

~~ AGENDA ~~

November 17, 2009 – NEW BUSINESS
Cyrus Peirce Middle School Cafeteria – 5:00 pm

Called to order at 5:07 p.m. Staff in attendance: M. Voigt & J. Grieder.

I. CONSENT	ADDRESS	PROPOSED WORK	M&P	AGENT
1. Falconer, Carol – 54403	3 Bailey Road	Sunroom	56-426	Self
2. Gazaille, Mark – 54404	10 Doc Ryder Drive	Pergola	66-217	SMRD
3. Schweizer, Barbara – 54405	6 Jefferson Avenue	Replace/revise windows	29-41.1	P. Bouchard
4. Frazier, Dalton – 54406	51 West Chester Street	Rev: COA #53813	41-228	Emeritus
5. Cons. Foundation – 54407	Cranberry bogs	Rev: COA #51780	25-38	NAG
6. Lombardi, Mark – 54408	20 Field Avenue	Cabana/shower/pergola	80-149	Self
7. Lombardi, Mark – 54409	20 Field Avenue	Screened-in porch	80-149	Self
8. Lombardi, Mark – 54410	20 Field Avenue	Pool/fence/paving	80-149	Self
9. Lombardi, Mark – 54411	1 Pochick Street	Deck	80-149	Self
10. 127 Cliff Road LLC – 54412	127 Cliff Road	Rev. COA	30-26	NAG
11. Hecht, Nikos – 54413	15 Baxter Road	Cottage renovation	73.1.4-5	Kligerman
12. Keller, Dennis – 54414	3 Nosegay Lane	Retaining wall	73.1.4-14	D. Champoux
13. Pinson, Karen – 54415	3 Elbow Lane	Rebuild chimney	73.2.4-44.1	M. Phillips
14. S. Nantucket LLC – 54416	80 N. Liberty Street	Demo 125 SF shed	41-132	Botticelli & Pohl
15. S. Nantucket LLC – 54417	80 N. Liberty Street	Demo shed	41-132	Botticelli & Pohl
16. Lewis, Thomas – 54418	25 Orange Street	Fence & gate	42.3.2-8	GDC
17. Thurston, Barry – 54419	7 Vestal Street	Off-street parking	42.3.3-473	Self
18. Ericksen, Michael – 54420	26 Orange Street	Rev. COA fenestration	42.3.2-138	Botticelli & Pohl
19. Talbot, Peter – 54421	28 Warrens Landing Road	Rev. COA 51955	38-113	P. Talbot
20. Auerbach, Herbert – 54422	18 Long Pond Drive	Rev: COA windows & door	59-20	N. Bldg. Comp
21. Brown, Keith – 54423	28 Long Pond Drive	Dormer & roof line change	59.4-109	B. Meerbergen
22. Coffin, Edward – 54424	10 Longwood Drive	Window revisions	71-17	Self

Sitting Norton, Williams, McLaughlin, Barham

Alternates Coombs, Wagley

Representing

Concerns

Motion Motion to **Approve** carried. (Williams) (McLaughlin abstained) **Certificate # 54403 – 54424**

II. NEW BUSINESS	ADDRESS	PROPOSED WORK	M&P	AGENT
1. Cox, William	6 Easton Street – HSAB	Rev. window change	42.1.4-9	C. Lenhart

Sitting Norton, Williams, McLaughlin, Barham, Coombs

Alternates Wagley

Representing Chuck Lenhart

Concerns

Motion Motion to **Approve** through staff carried with drawing of West elevation. (Williams)

Certificate # 54425

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2.	Hecht, Nikos	15 Baxter Road – SAB	Main house renovation	73.1.4-5	Kligerman
Sitting	Norton, Williams, McLaughlin, Barham, Wagley				
Alternates	Coombs				
Representing	Tom Kligerman				
Concerns	SAB comments read. French doors will be visible from the public way. The relocation of the chimney is a concern. It's a very tall chimney on a very short roof plane. The proposed South elevation creates an unbalanced fenestration. The head heights of the windows should align.				
Motion	Motion to Hold for revisions carried. (Williams)				
Certificate #					

3.	Eighth Ave South LLC	33 Hooper Farm Road	Dormers	67-23	NAG
Sitting	Norton, Williams, McLaughlin, Barham, Coombs				
Alternates	Wagley				
Representing	Steve Theroux				
Concerns	Dormers of this size and type on a “reverse saltbox” such as this is a concern.				
Motion	Motion to View carried. (Barham)				
Certificate #					

[Norton departed 5:35pm.](#)

4.	Nowak, Barbara	5A West Sankaty Road – SAB	New dwelling	73.4.2-27.1	Norton P.Trust
Sitting	Williams, McLaughlin, Barham, Coombs, Wagley (Norton recused)				
Alternates					
Representing	Rick Norton				
Concerns	SAB comments read. Concerned with the fenestration on the second floor, West elevation. Concerned with the pergola application over the shower on the South elevation; the angled pergola is a concern. The recessed design on the South elevation chimney is a concern. South and North elevation dormers should not die into the adjacent roof plane. The height of the chimney is a concern. The hip roof is a concern. Chaotic fenestration.				
Motion	Motion to View with amended plans showing cardinal points and abutter’s letter carried. (Barham)				
Certificate #					

[Norton returned 5:54pm.](#)

5.	127 Cliff Road LLC	127 Cliff Road	Retaining wall	30-26	NAG
Sitting	Norton, Williams, McLaughlin, Barham, Wagley				
Alternates	Coombs				
Representing	Art Gasbarro				
Concerns	The bluestone cap and the type of stone applied for is a concern.				
Motion	Motion to Approve through staff without bluestone cap, with dry-laid NE fieldstone carried. (Williams)				
Certificate # 54426					

[57:30](#)

6.	Belcher, Ward	8 Plover Lane	Demo/move off	123-57	M. Rowland
Sitting	Norton, Williams, McLaughlin, Barham, Coombs				
Alternates	Wagley				
Representing	Ben Normand				
Concerns					
Motion	Motion to Hold for the new dwelling carried. (Williams)				
Certificate #					

7.	Belcher, Ward	8 Plover Lane	New dwelling	123-57	M. Rowland
Sitting	Norton, Williams, McLaughlin, Barham, Coombs				
Alternates	Wagley				
Representing	Ben Normand				
Concerns					
Motion	Motion to View with four ridgepoles carried. (Williams)				
					Certificate #
8.	Rowland, Milton	15 Commercial Wharf – HSAB	Rev. COA	42.2.4-9	M. Rowland
Sitting	Norton, Williams, McLaughlin, Barham, Wagley				
Alternates	Coombs				
Representing	Ben Normand				
Concerns	HSAB comments read.				
Motion	Motion to Approve carried. (Williams)				
					Certificate # 54427
9.	Dutra, Jesse	46 Vesper Lane	Pool, spa, fence	56-30	J. Dutra
Sitting	Norton, Williams, McLaughlin, Barham, Coombs				
Alternates	Wagley				
Representing	Jesse Dutra				
Concerns	The plantings should be fairly mature and of substantial size to screen the pool.				
Motion	Motion to Approve through staff with Type-II gates carried. (Williams)				
					Certificate # 54428
10.	Smith, John Ryan	5 Sparrow Drive	2 nd story addition	68-530	SCI
Sitting	Norton, Williams, McLaughlin, Barham, Wagley				
Alternates	Coombs				
Representing	Chuck Lenhart				
Concerns					
Motion	Motion to Approve carried. (Williams)				
					Certificate # 54429
11.	Ramos, Butch	5 Topaz Circle	Addition main house	66-326	B. Ramos
Sitting	Norton, Williams, McLaughlin, Barham, Coombs				
Alternates	Wagley				
Representing	Butch Ramos				
Concerns					
Motion	Motion to Approve carried. (McLaughlin)				
					Certificate # 54430
12.	Ramos, Butch	5 Topaz Circle	New garage	66-326	B. Ramos
Sitting	Norton, Williams, McLaughlin, Barham, Coombs				
Alternates	Wagley				
Representing	Butch Ramos				
Concerns					
Motion	Motion to Approve through staff with batten loft door carried. (Williams)				
					Certificate # 54431
1:20:20					
13.	Lamm, Robert	16 Winn Street	Access stair	56-205	L. Thornewill
Sitting	Norton, Williams, McLaughlin, Barham, Wagley				
Alternates	Coombs				
Representing					
Concerns					
Motion	Motion to View carried. (Williams)				
					Certificate #

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14. Spitler, Barbara	85 Millbrook Road	Addition	40-26.2	BPC
Sitting	Norton, Williams, McLaughlin, Barham, Coombs			
Alternates	Wagley			
Representing	Mark Cutone			
Concerns				
Motion	Motion to Approve due to lack of visibility carried. (Williams)			
		Certificate #	54432	
15. Oberling, Gary	38 Wanoma Way	Deck addition & door change	92.4-236	BPC
Sitting	Norton, Williams, McLaughlin, Barham, Wagley			
Alternates	Coombs			
Representing	Mark Cutone			
Concerns	Too much fenestration and the posts on the East elevation are too thick. The decks and porches are too wide. The stairs should be integrated into the mass of the building.			
Motion	Motion to View with revisions carried. (Barham)			
		Certificate #		
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Barham departed 6:36pm.				
16. MacDonald, Tracy	1 Kinikinnik Avenue	New steps, patio etc	30-423	
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Tracy MacDonald			
Concerns				
Motion	Motion to Approve carried. (Williams)			
		Certificate #	54433	
17. MacDonald, Tracy	1 Kinikinnik Avenue	Retaining wall	30-423	
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Tracy Mac Donald			
Concerns				
Motion	Motion to Approve carried. (Williams)			
		Certificate #	54434	
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Williams departed 6:40pm.				
18. Structures Unlimited	20 Davekim Lane	Move off building	68-37	V. Oliver
Sitting	Norton, McLaughlin, Coombs, Wagley (Williams recused)			
Alternates				
Representing	Val Oliver			
Concerns				
Motion	Motion to Approve carried. (Wagley)			
		Certificate #	54435	
19. Trudel, John	3A Sun Island Road	Move on building addition	69-270	V. Oliver
Sitting	Norton, McLaughlin, Coombs, Wagley (Williams recused)			
Alternates				
Representing	Val Oliver			
Concerns				
Motion	Motion to Approve carried. (Wagley)			
		Certificate #	54436	

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Williams returned 6:47pm.

20. Rushmore, Judith	27 Walsh Street	Raise house	29-80	V. Oliver
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Val Oliver			
Concerns				
Motion	Motion to View carried. (Williams)			
				Certificate #
21. Fischer, Charles	7 West Miacomet Road	Addition to barn	81-62	V. Oliver
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Val Oliver			
Concerns				
Motion	Motion to Approve carried. (Williams)			
				Certificate # 54437
22. Lichtenfield	1 Jennifer Lane – SAB	Rev:	49.2.3-56	Emeritus
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Matt McEachern			
Concerns	SAB comments read. Double gate/arbor is not appropriate on the road. The wire fence on the street is a concern – it should be capped picket.			
Motion	Motion to View with specs on the proposed wire fence carried. (Coombs)			
				Certificate #
23. McCready, Richard	239 Hummock Pond Road	Addition to main house	82-41	Emeritus
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Matt McEachern			
Concerns				
Motion	Motion to View carried. (Williams)			
				Certificate #
24. McCready, Richard	239 Hummock Pond Road	Addition to studio	82-41	Emeritus
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Matt McEachern			
Concerns				
Motion	Motion to View carried. (Williams)			
				Certificate #
25. Goldberg, Ken	156 Orange Street	Rev: COA	55-61	Emeritus
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Matt McEachern			
Concerns				
Motion	Motion to Approve carried. (Williams) (Norton, McLaughlin opposed)			
				Certificate # 54438

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26. 4 MVR LLC	4 Middle Valley Road	Spa	43-128	T. Wilson/Link
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Kevin Dale, Annie Griffenberg			
Concerns				
Motion	Motion to Approve through staff with ¼-inch scale plans due to lack of visibility carried. (Williams)			
	Certificate # 54439			
27. 4 MVR LLC	4 Middle Valley Road	Pool equipment vault	43-128	T. Wilson/Link
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing	Kevin Dale, Annie Griffenberg			
Concerns				
Motion	Motion to Approve through staff with ¼-inch scale plans due to lack of visibility carried. (Williams)			
	Certificate # 54440			
28. 4 MVR LLC	4 Middle Valley Road	New reflecting pool	43-128	T. Wilson/Link
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing				
Concerns	Kevin Dale, Annie Griffenberg			
Motion	Motion to Approve through staff with ¼-inch scale plans due to lack of visibility carried. (Williams)			
	Certificate # 54441			
29. 4 MVR LLC	4 Middle Valley Road	Refurbish pool & add spa	43-128	T. Wilson/Link
Sitting	Norton, Williams, McLaughlin, Coombs, Wagley			
Alternates				
Representing				
Concerns	Kevin Dale, Annie Griffenberg			
Motion	Motion to Approve through staff with ¼-inch scale plans due to lack of visibility carried. (Williams)			
	Certificate # 54442			

III.HDC BUSINESS	
Review Minutes -	Nov. 10 (distributed)
Approve Minutes -	Nov. 3 – Motion to Approve carried by unanimous consent.
60 Day Denials -	N/A
Other Business -	Milestone Road signage: Motion to have the non-safety-related signs removed and a letter to that effect sent to the Massachusetts Department of Transportation carried unanimously. (Williams) 1 Eel Point Road (temporary fencing): Motion to View carried. (Williams) Yellow cedar shingle samples: shingles should be gauged similarly to existing red cedar roofs. MHC letter distributed.
Commission Comments	

Motion to Adjourn carried by unanimous consent at 7:30pm.

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