HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
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Commissioners: Dirk Roggeveen, Chair, Dawn Hill, Secretary, John McLaughlin, Valerie Norton, Linda Williams
Associate Commissioners: Brian Conroy, Diane Coombs, John Wagley **Staff:** Mark Voigt, Aaron Marcavitch, Erin Kerwin, Ann Medina

~~ MINUTES ~~

SEPTEMBER 19, 2006 – OLD BUSINESS

Cyrus Pierce Middle School Cafeteria – 5:00 pm

The HDC office will be closed until 1pm on Wednesday, September 20, so that the staff will be able to attend the State Historic Preservation Conference.

I. CONSENT

1.	Island Property Group #49104	12 New Lane	Shutters/Color change	41/400
2.	Aloisi, Sam #49105	25 Pilgrim Road	Window Revision	41/98
3.	Davis Lane Assoc. #49106	7 Davis Lane	Window Revisions	82/73
4.	Charlton, Barbara #49107	20 Sankaty Head Rd – Sconset. Ext	Shed, 13 x 9	48/31
5.	Elle-Flores, Donna #49108	9 Nobska Way	Shed, 8 x 6	67/99
6.	Storer, Richard #49109	24 North Water Street	Window Revisions	42.4.3/24
7.	Kargman, Robert #49110	8 Mill Street	Shed, 16 x 11 (prev. reviewed)	55.44/18
8.	Schmidt, Ann #49111	8 Village Way	Shed, 12 x 10	14/40
9.	Salisbury, Elizabeth #49112	18 Brandt Point Road	Shed, 14 x 10	29/152
10.	Talbott, Jennifer #49113	9 Bluebird Lane	Color change, Quaker Grey	68/636
11.	Long, Dean #49114	7 Bartlett Farm Road	Addition (to Distillery)	65/15
12.	Long, Dean #49115	7 Bartlett Farm Road	Window/Door Rev. (Winery)	65/14
13.	Lucier, Jeff #49116	42 Sheeps Pond Road	Deck/Basement Access	63/42.1
14.	Bruderman, Tom #49117	46 Brewster Road	Roof ridge revision	54/14
15.	Swift, Louise #49118	231 Madaket Road – MAB	Paving, brick	38/10
16.	Mitchell, Claudet #49119	15 Masaquet Avenue	Addition, 10 x 11	80/141
17.	MacDonald, Bernie #49120	14 Quaker Road	Roof change, red cedar	41/178
18.	Pitman, Dianne #49121	7B Crooked Lane	Roof change, red cedar	41/80
19.	Prestandrea, Tony #49122	30 Pilgrim Road	Window revisions	41/96
20.	Dannheim, Eric #49123	6 Sandpiper Way	Window revision	76/89
21.	Sterk, Audrey #49124	10 Essex Road	Window revisions	67/639
22.	Greenberg, Mark #49125	17 Pocomo Road	Screen Porch revisions	14/11.1
23.	Polo Ralph Lauren	16 Main Street	In-painting of area around Compass Rose	42.3.1/179

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Norton , Mrs. Hill Holdgate, Ms. Coombs		
Alternates	Mr. Wagley		
Representing			
Concerns	#23: how will the work be done? This was recently repainted. Administrator: applicants want to touch it up.		
Motion	Mrs. Hill Holdgate approve #1-22. Hold #23 for representation	2nd	
Vote	4-0 (Mr. McLaughlin abstain)	**Certificate #**	**49104-49125**

Please Turn off Cell Phones

II. OLD BUSINESS

1. DeSeta, Edward	105 Main Street	Roof Revisions	42.3.3/152

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate, Mr. Wagley
Alternates	Ms. Coombs
Representing	Bill Hunter; brought in examples of sheathing that indeed need to be replaced. Would like to consider Option A or Option D (sheathing to go back as it exists now, new perlins added). Requests that HDC appreciates the owners position when purchasing the house. Ed Deseta (owner); this house will be lived in by his family and wants it to be safe. Rob Haggis (ingram architects), Scott Anderson (builder); did not know that this roof and structure would need to put back as post and beam. Now post and beam will not support this system. Steve Olsen (structural Engineer); explains need for this structure to be replaced with this proposal rather than original post and beam. Administrator: met with Scott Anderson; purlins in very bad shape and need to be replaced joists need to be put back into straight position on their incline. Roof sheathing needs to be replaced. Purlins had been pinned and nailed with other material.
Concerns	Why does the replacement need to be this way instead of post and beam? Ms. Norton: there were original drawings of post and beam structure, those should have been used to design the new proposal. Mr. Roggeveen explains why and how to replace roof as Like-Kind, without demolition. Perlins need to go back in, and then can replace with whatever else they may need, and straighten new rafters- this would then be through Staff.
Motion	No action, 2nd
Vote	**Certificate #**

2. Hubbard, Sharon	4 Flora Street	Hardscaping	42.3.2/33

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs, Mr. Wagley
Alternates	
Representing	Sharon Hubbard
Concerns	Too formal for Flora Street, too flatten out parking lot is unnecessary, fence should be on parking lot side,
Motion	Ms. Williams approve with fence to be grounded on parking lot side of retaining wall, timber retaining wall. 2nd
Vote	3-2 (Ms. Coombs, Mr. Wagley) **Certificate # 49126**

3. Merson, John	46 Fair Street	Demolition	42.3.2/154

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs, Mr. Wagley
Representing	John Merson
Concerns	
Motion	Ms. Williams approve 2nd
Vote	5-0 **Certificate # 49127**

4. Merson, John	46 Fair Street	Addition/Renovation	42.3.2/154

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs, Mr. Wagley
Representing	John Merson
Concerns	Need a window survey (of 6/6 and 12/12)to determine which windows need to be replaced, roof walk skirt inappropriate, roofwalk inappropriate, stairway to be identical inappropriate, should stay different,
Motion	Ms. Williams hold for more information and window survey 2nd
Vote	5-0 **Certificate #**

5. Unitarian Church/SCPF	11 Orange Street	Clock Dial Replacement	42.3.1/105

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs, Mr. Wagley
Representing	Les Ottinger, gives overview of work to be performed.
Concerns	HSAB read, Ms. Norton: would like a more traditional finish, but understands need for longevity and financial. Mr. McLaughlin: no concerns, Ms. Williams; material okay, Mrs. Hill Holdgate: material approvable
Motion	Ms. Williams approve 2nd
Vote	5-0 **Certificate # 49128**

6. Swift, Stephen — 50 Miacomet Avenue — New Dwelling — 67/38.8

Sitting: Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates: Ms. Coombs
Representing: Mark Cutone. Letter of concern: Karen Shwenk.
Concerns: Need to sign application, concern with functionality
Motion: Ms. Williams approve with driveway space in front of garage doors (new site plan) — 2nd
Vote: 5-0 — **Certificate # 49129**

7. Halstead, Barbara — 2 Capaum Road — Hardscaping — 30/218

Sitting: Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs, Mr. Wagley
Alternates:
Representing: Elizabeth O'Rourke
Concerns:
Motion: Ms. Williams approve — 2nd
Vote: 5-0 — **Certificate # 49130**

8. Deuster, Robert — 6 Sandwich Road — Shed — 54/233

Sitting: Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate, Ms. Coombs
Alternates: Mr. Wagley
Representing: Abutters: Don and Diane Ryder: shed inappropriate, too high, car port inappropriate,
Concerns: Architecturally inappropriate: arch, car port and cupola inappropriate, too tall, round elements inappropriate, overhang porch too big.
Motion: Ms. Williams hold for revisions — 2nd
Vote: 5-0 — **Certificate #**

9. Gleason, Edward — 55 Orange Street — Addition — 42.3.2/98

Sitting: Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates: Ms. Coombs, Mr. Wagley
Representing: Chris Skekel
Concerns: HSAB read, clapboard inappropriate, roofwalk inappropriate on this house, sign application, skirt on roofwalk inappropriate,
Motion: Ms. Williams approve with no skirt and no clapboard. — 2nd
Vote: 5-0 — **Certificate # 49131**

10. Psaradelis, Kathleen — 3 Dooley Court — New Dwelling — 68/151

Sitting: Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates: Ms. Coombs
Representing: Kathleen Psardelis,
Concerns:
Motion: Mr. McLaughlin approve — 2nd
Vote: 5-0 — **Certificate # 49132**

11. Malenbaum, Ron — 8 Tom Nevers Road — Addition — 71/13.1

Sitting: Mr. McLaughlin, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate (chairwoman), Ms. Coombs
Alternates: Mr. Wagley
Representing: Ron Malenbaum; gives overview of project.
Concerns: Roofwalk drawn wrong, roofwalk should not be skirted,
Motion: Ms. Williams approve with traditional roofwalk design, (hatch on north) — 2nd
Vote: 5-0 — **Certificate # 49133**

12. Rubenstein, David — 10 Old Harbor Road — Addition — 40/17

Sitting: Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates: Ms. Coombs, Mr. Wagley
Representing: John Biggar; Lyman Perry Architects.
Concerns: Needs to be clouded, 3 two story elements inappropriate.
Motion: Ms. Williams hold for clouded drawings, and view again with previous approval. — 2nd
Vote: 5-0 — **Certificate #**

13. Dellinger, Nancy — 58 Vestal Street — Addition — 56/195.2

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs, Mr. Wagley
Representing	Nathan McMullen
Concerns	Bump out inappropriate- could be flush,
Motion	Ms. Williams approve — 2nd
Vote	3-2 Ms. Norton, Mr. Roggevenn — **Certificate # 49134**

14. Cliff Road Corporation — 3 Cliff Road — Addition — 42.4.4/20

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs
Representing	Nathan McMullen, Kent Murphy ; explains reason and work to be done/ historical significance.
Concerns	Would like a window survey for historic windows, 6/6 need to be clouded on drawings, roofwalk needs to be drawn right on all elevations, clouding needs to be complete on elevations, second floor sun porch with cut out should be shown, north elevation half rounds inappropriate, window wells,
Motion	Ms. Williams hold for revisions and window survey — 2nd
Vote	5-0 — **Certificate #**

Break at 7:00 pm

15. Reich, Debbie — 22 Madequecham Valley Road — Demolition — 89/17

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs
Representing	Pulled by applicant; hold until next Old business
Concerns	
Motion	2nd
Vote	**Certificate #**

16. Reich, Debbie — 22 Madequecham Valley Road — Garage/Studio — 89/17

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs
Representing	Pulled by applicant: hold until next old business
Concerns	
Motion	2nd
Vote	**Certificate #**

17. Friedman, Michael — 35 Pilgrim Road — Studio — 41/16.3

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mrs. Hill Holdgate
Alternates	Ms. Coombs
Representing	Pulled by applicant; hold until next old business
Concerns	
Motion	2nd
Vote	**Certificate #**

18. West, John — 1 Cambridge Street — Addition — 42.3.1/130

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mr. Wagley
Alternates	Ms. Coombs
Representing	Dave Wiley
Concerns	HSAB read, south elevation should be single window dormers, west elevation oversized and oddly configured, north elevation gable dormer, east elevation second floor over octagon, gable dormers inappropriate, south elevation 6/6, would like to see Sanborn maps,
Motion	Ms. Williams hold for revisions — 2nd
Vote	5-0 — **Certificate #**

19. Taliaferro, Alec — 8 Pond Road — Shed — 56/156

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs
Alternates	Mr. Wagley
Representing	None
Concerns	Should be moved back furthur towards h ouse,
Motion	Ms. Williams hold for revisions — 2nd
Vote	5-0 — **Certificate #**

20. Taylor, Geoffrey — 79 Millbrook Road — Addition — 57/23

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton, Mr. Wagley		
Alternates	Ms. Coombs		
Representing	Bill McGuire		
Concerns			
Motion	Ms. Norton approve	2nd	
Vote	5-0	**Certificate #**	**49135**

21. Gosnell, Tom — 3 Hulbert Avenue — Demolition — 29.2.3/6

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs		
Alternates	Mr. Wagley		
Representing	Bill McGuire; 1960s		
Concerns			
Motion	Ms. Williams hold for new design	2nd	
Vote	5-0	**Certificate #**	

22. Gosnell, Tom — 3 Hulbert Avenue — Garage/Apartment — 29.2.3/6

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs		
Alternates	Mr. Wagley		
Representing	Bill McGuire, Sarah Alger representing abutter: height of 25 too high for that area,		
Concerns	Too tall for being that close to road, east elevation details over garage doors and garbage right on street inappropriate (Ms. Williams),		
Motion	Ms. Williams hold for revisions	2nd	
Vote	5-0	**Certificate #**	

23. Owens, Margaret — 75 Vestal Street — New Dwelling — 56/462

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mr. Wagley		
Alternates	Ms. Coombs		
Representing	David Holcomb		
Concerns			
Motion	Ms. Williams approve	2nd	
Vote	5-0	**Certificate #**	**49136**

24. Dolphin Court RT — 10 North Beach Street — New Dwelling — 42.4.1/38.1

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs		
Alternates	Mr. Wagley		
Representing	Lisa Botticelli		
Concerns	No skirt, roofwalk is oversized		
Motion	Ms. Williams approve with no skirt , hatch in back, appropriate size.	2nd	
Vote	5-0	**Certificate #**	**49137**

25. Frey, Johannes — 37 York Street — Addition — 55.4.1/109

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs		
Alternates	Mr. Wagley		
Representing	Mark Cutone		
Concerns	So tall and narrow compared to existing (Ms. Norton), french doors in front inappropriate- could be carriage doors with windows,		
Motion	Ms. Williams approve with carriage doors instead barn doors (style)	2nd	
Vote	5-0	**Certificate #**	**49138**

26. Townsend, Daniel — 1 Grand Avenue – SOHD — Addition/Window Rev. — 73.3.3/13

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mr. Wagley		
Alternates	Ms. Coombs		
Representing	Mark Cutone		
Concerns	A windows on south and north elevation inappropriate, doors too tall on west elevation		
Motion	Ms. Williams hold for revisions	2nd	
Vote	5-0	**Certificate #**	

27. Gilesea, Jamie — 53 Tom Nevers Road — Deck/Door Revisions — 76/60

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs		
Alternates	Mr. Wagley		
Representing	Mark Cutone		
Concerns	6/1 windows a concern, trim changing to white inappropriate, north elevation		
Motion	Ms. Williams hold for revisions	2nd	
Vote	5-0	**Certificate #**	

28. O' Toole, John — 13 Parson Lane — Addition — 75/103

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mr. Wagley		
Alternates	Ms. Coombs		
Representing	None		
Concerns	Deck works with design of house despite the fact that deck goes against rule		
Motion	Ms. Williams approve due to design of house	2nd	
Vote	4-1 Mr. McLaughlin	**Certificate #**	**49139**

29. Farrell, Thomas — 19 High Brush Path — Pool/Fence — 56/376

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs		
Alternates	Mr. Wagley		
Representing	Mark Poor		
Concerns	5 feet too tall for picket, wire fence would be more appropriate,		
Motion	Ms. Williams hold for revisions	2nd	
Vote	5-0	**Certificate #**	

30. Farrell, Thomas — 19 High Brush Path — Addition — 56/376

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs		
Alternates	Mr. Wagley		
Representing	Mark Poor		
Concerns	Plans need to be clouded, garage doors- should be vertical board,		
Motion	Ms. Williams approve with vertical board tongue in groove	2nd	
Vote	5-0	**Certificate #**	**49140**

31. Dupont, Rhett — 43 Warrens Landing Road — Demolition — 38/49

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs		
Alternates			
Representing	Dave Wiley		
Concerns			
Motion	Ms. Williams approve move or demo	2nd	
Vote	5-0	**Certificate #**	**49141**

32. Dupont, Rhett — 43 Warrens Landing Road — New Dwelling — 38/49

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs		
Alternates			
Representing	Dave Wiley		
Concerns	No skirt on roofwalk, option A with lowering ridge, no railing,		
Motion	Ms. Williams approve Exhibit A lowering ridge height, no skirt, no railing on first floor porch, brackets back on porch posts	2nd	
Vote	5-0	**Certificate #**	**49142**

33. WPB II RT — 5 Arbour Way — New Dwelling — 29/159

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs		
Alternates			
Representing	Lisa Botticelli, Steve Cohen; representing applicant		
Concerns	No railing on east elevation		
Motion	Ms. Williams approve exhibit A	2nd	
Vote	5-0	**Certificate #**	**49143**

34. Silber, Susan	14 Washaman Avenue	Garage		55/551
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton, Mr. Wagley			
Alternates	(Ms. Coombs leaves room)			
Representing	Rebecca Anderson			
Concerns	Should be no extended rakes / trim, oversize slider inappropriate			
Motion	Ms. Williams approve with trim and rakes to match main house, slider replaced by patio doors on north elevation	2nd		
Vote	5-0	**Certificate #**	**49144**	

35. Silber, Susan	14 Washaman Avenue	Pool/Fence		55/551
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Mr. Wagley			
Alternates	(Ms. Coombs leaves room)			
Representing	Rebecca Anderson			
Concerns	Should not be chain link- should be 'pool fence',			
Motion	Ms. Williams approve with 'pool fence'	2nd		
Vote	5-0	**Certificate #**	**49145**	

36. Boggan, Crisman	14 Meadow Lane	Move on/Decks		41/405
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton ,Ms. Coombs			
Alternates	Mr. Wagley			
Representing	Rebecca Anderson			
Concerns				
Motion	Ms. Williams approve	2nd		
Vote	5-0	**Certificate #**	**49146**	

37. Halle, Peter	24 Pilgrim Road	Addition		41/94
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs			
Alternates				
Representing	Rebecca Anderson			
Concerns				
Motion	Ms. Norton approve	2nd		
Vote	4-1 Ms. Williams	**Certificate #**	**49147**	

38. Van de Velde, Murray	12 Coffin Street – SOHD	New Dwelling		73.4.1/18
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs			
Alternates				
Representing	Murray Van de Velde; letter from Sconset Trust read.			
Concerns	Drawings need to be clouded, style of garage doors is a concern, could be detached?, meeting rails need to line up with fascia on east elevation and west elevation, window box okay but not set on set on roof on south elevation, should lower eave lines, dormer needs to be set back one foot,			
Motion	Ms. Williams approve with north dormers set back one foot, break in connector on corner board on garage (looks like detached garage), move window over. Carriage doors with appropriate windows on garage, meeting rails line up, eave lines lowered. Window box not set on roof on south elevation.	2nd		
Vote	5-0	**Certificate #**	**49148**	

39. Eaton, Christopher	1 Jennifer Lane – Sconset Ext.	Demolition/move off		49.2.3/56
Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs			
Alternates				
Representing	Matt McEachern, Ted Burnham, Christopher Eaton			
Concerns				
Motion	Ms. Williams approve move off only	2nd		
Vote	5-0	**Certificate #**	**49149**	

40. Eaton, Christopher — 1 Jennifer Lane – Sconset Ext. — New Dwelling — 49.2.3/56

Sitting: Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs
Alternates:
Representing: Matt McEachern, Ted Burnham, Christopher Eaton
Concerns: 8 foot french door inappropriate, 6 foot tall windows inappropriate, too busy rake and not traditional, porch needs to be set back one foot (facing west),
Motion: Ms. Williams approve with one foot set back on deck on west elevation, no 6 ft windows and 8 ft doors, hatch on west, remove extra frieze from rake — 2nd
Vote: 5-0 — **Certificate # 49150**

41. Eaton, Christopher — 1 Jennifer Lane – Sconset Ext. — New Dwelling — 49.2.3/56

Sitting: Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton , Ms. Coombs
Alternates:
Representing: Matt McEAchern, Ted Burnham, Christopher Eaton
Concerns: Pergola inappropriate, front door concerns, rakes are too ornate (need to match main house), dormer windows need to be smaller, pergola inappropriate that high off ground,
Motion: Ms. Williams approve with trim and rake details too match, no pergola, windows on south elevation second floor dormers narrower, — 2nd
Vote: 5-0 — **Certificate # 49151**

42. Connolly, Paul — 4 Walbang Avenue — Move on site — 82/142

Sitting: Mr. McLaughlin, Ms. Williams, Ms. Norton, Ms. Coombs
Alternates:
Representing: Joe Topham
Concerns:
Motion: Ms. Norton approve — 2nd
Vote: 5-0 — **Certificate # 49152**

43. NIR Retail — 2 Straight Wharf — HC Access/Dormers — 42.3.1/135

Sitting: Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs
Alternates:
Representing: Howard Moreno, Hillary Kemp
Concerns: Louvers should be wood due to location, no window boxes,
Motion: Ms. Williams approve with painted wood louvers, remove window boxes from drawings — 2nd
Vote: 3-1 Ms. Coombs — **Certificate # 49153**

Mr. McLaughlin leaves at 9:00 pm

44. Jacobson, Paul — 91 Low Beach Road – Sconset Ext. — Retaining Wall — 75/31

Sitting: Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton
Alternates:
Representing: Representative for Jen Riolo : Phil Day
Concerns: Still
Motion: Ms. Williams hold for representation — 2nd
Vote: 4-0 — **Certificate #**

45. Jacobson, Paul — 91 Low Beach Road – Sconset Ext. — Pool Cabana — 75/31

Sitting: Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs
Alternates:
Representing: Phil Day
Concerns:
Motion: Ms. Williams hold for representation — 2nd
Vote: 4-0 — **Certificate #**

46. Jacobson, Paul — 91 Low Beach Road – Sconset Ext. — Pergola — 75/31

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs		
Alternates			
Representing	Phil Day (owner's landscaper)		
Concerns	Too much pergola still, questions about design,		
Motion	Ms. Williams hold for representation, revisions	2nd	
Vote	4-0	**Certificate #**	

47. Morash, Russell — 41 Shawkemo Road — Pool/Fence — 44/2

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs		
Alternates			
Representing	Val Oliver		
Concerns	Concerned that pool is on street,		
Motion	Ms. Williams hold for revisions to location	2nd	
Vote	4-0	**Certificate #**	

48. Alexandre, Kristin — 11 Stone Post Way – Sconset Ext. — Deck Revisions — 73.3.2/74

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs		
Alternates			
Representing	Val Oliver		
Concerns	Ms. Williams want to send back to SAB,		
Motion	Ms. Norton approve due to lack of visibility	2nd	
Vote	4-0	**Certificate #**	**49154**

49. Mignosa, Don — 44 Monomoy Road — New Dwelling — 54/72

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs		
Alternates			
Representing	Mark Cutone		
Concerns	South elevation and east elevation wrap around- would be more appropriate if smaller. Ms. Williams: should not be blocking house from Monomoy Road, should not have any hipped elements, deck on west elevation needs to be set back one foot, balcony needs to be set back.		
Motion	Ms. Williams hold for revisions (re siting of house where discussed)	2nd	
Vote	4-0	**Certificate #**	

50. 42 Monomoy Road NT — 42 Monomoy Road — Arbor/Gate — 54/73

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs, Mr. Wagley		
Alternates			
Representing	Mark Cutone		
Concerns	Arbor on road inappropriate, fence needs to be approved (wire)		
Motion	Ms. Williams approve with no arbor and remove front stoop	2nd	
Vote	5-0	**Certificate #**	**49155**

51. Barrett, Peter — 5 Hillers Lane — Dormer — 42.3.2/118

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs, Mr. Wagley		
Alternates			
Representing	Brook Meerbergen		
Concerns	Still inappropriate as one, could split windows,		
Motion	Ms. Williams approve with windows separated in dormer	2nd	
Vote	3-2 Ms. Norton, Mr. Roggeveen	**Certificate #**	**49156**

52. LMD Investments — 140 Pleasant Street — Railings — 55/176.1

Sitting	Ms. Williams, Ms. Norton, Mr. Wagley		
Alternates			
Representing	Rob Haggis ; provides an alternative, with wood and piping on inside		
Concerns			
Motion	Ms. Norton approve with natural wood posts in middle, galvanized tubing (exhibit A)	2nd	
Vote	3-0	**Certificate #**	**49157**

53. Miller/Bernard	8 Jefferson Lane	Move/Demolition	55.4.1/200

Sitting	Mr. Roggeveen, Mr. Wagley	
Alternates		
Representing	No Quorum Joe Topham: Abutter: Linda	
Concerns	Mr Roggeveen explains quorum issues ,	
Motion	Carry forward to beginning of next meeting (new) pull out letters and send to members that are on board	2nd
Vote		**Certificate #**

54. Miller/Bernard	8 Jefferson Lane	New Dwelling	55.4.1/200

Sitting	Mr. Roggeveen, Mr. Wagley	
Alternates		
Representing	No Quorum: Joe Topham: Abutter: Linda	
Concerns	Mr. Roggeveen explains quorum issues,	
Motion	Carry forward to beginning of next meeting (new business). Pull out letters and send to members on board.	2nd
Vote		**Certificate #**

55. 4 Chestnut St LLC	4 Chestnut Street	Commercial	42.3.1/68.1

Sitting	Mr. Roggeveen, Ms. Norton, Ms. Coombs, Ms. Williams	
Alternates		
Representing	04: 22; 00. Matt McEachern, Ted Burnham ; gives explanation, asks for direction	
Concerns	Tree discussion, concerned with parking under buildings in OHD, too boxy- needs better additive massing. Massing too large for that lot and for that area,	
Motion	Ms. Norton hold for revisions	2nd
Vote	4-0	**Certificate #**

56. Gelder, Pam	40 Miacomet Avenue	Move on	67/83.4

Sitting	Mr. Roggeveen, Ms. Williams, Ms. Norton, Ms. Coombs	
Alternates		
Representing	Steve Rothke, Mr. Gelder. Abutter: Karen Schwenk: (see letter on 9/18) massing a concern, high density,	
Concerns	Location on lot still a concern (Ms. Williams), and too large. Should view again,	
Motion	Ms. Williams view again for context, with site plan showing neighbors house	2nd
Vote	4-0	**Certificate #**

Kent Murphy, 82 B Cliff next week.

III. HDC BUSINESS

Review Minutes -	September 12
Approve Minutes -	September 5; adopted by unanimous consent.
60 Day Denials -	*Feidel, 10 Parker Lane, Addition, 67/311: Ms. Williams motion to deny due to lack of response. 5-0.* ***#49158***
Other Business -	Discussion: 106 Main Street Façade: will discuss next meeting.

14 – OHD 2 – SOHD, 7 – Sconset Ext.

Meeting adjourns at 10:00 pm.