



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

**Tuesday, January 29, 2019**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:32 p.m. and announcements by Ms. Coombs

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker

Attending Members: Coombs, McLaughlin, Camp, Welch, Watterson, Dutra

Absent Members: Pohl, Oliver,

Late Arrivals: Welch, 4:33 p.m.; Camp, 4:34 p.m.

Early Departures: None

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Cook, Jim – 71790	3 Wamasquid Place	Window changes	56-113.2	Nate Barber
2. Seventeen BR Prop, LLC – 71791	1 Low Beach Road	Rev. 71447: add window wells	73.3.2-27	Botticelli&Pohl
3. Paterson, Tricia – 71792	61 Meadow View Drive	Addition	56-169.4	Val Oliver
4. Don Allen Ford – 71793	22 Polpis Road	Windows	54-178	Val Oliver
5. Shay, Lowell – 71794	23 Clarendon Street	2nf floor addition	76.1.3-112	Sanne Payne
6. Grazioso, Kristine – 71795	7 South Cambridge Street	Roof change	59.4-132	Giedrius Miksus
7. Sylvia, Sarah – 71796	14 Winn Street	Front door chng, roof	56-205	Sanne Payne
8. Chervin, Stanley – 71797	4 Meadow View Drive	Window/door/deck	56-149	Sanne Payne
9. Aloha Nominee Trust – 71798	91 Low Beach Road	Remove deck/window rev	75-31	Gryphon Arch.
10. New York Avenue, N.T. – 71799	63 Monomoy Road	Re-site structure	43-108.1	Rowland&Assoc.
11. 247, LLC – 71800	7 Walsh Street	Window/roof/deck	42.4.1-55	E. McMorro
12. Harvey, E.J. – 71801	54 Hooper Farm Road	Shared driveway w/ 56	67-317	Mark Avery
13. Harvey, E.J. – 71802	56 Hooper Farm Road	Shared driveway w/ 54	67-317.3	Mark Avery
14. Tackel, Martin – 71803	17 North Pasture Lane	Rev. 71626	44-72	Ahern, LLC
15. Buckley, Robert – 71804	6 Blazing Star Road	Type II picket fence	67-829	Tphm Dsgn LLC
16. 37 Starbuck, LLC – 71805	37 Starbuck Road	Re-site structure	60-37	E.McMorro
17. 46 Shimmo Pond N.T. – 71806	46 Shimmo Pond Road	Rev. 71230: porch roof/stairs	43-77	Emeritus
18. Scott, Susan – 71807	2 Topping Lift	Roof change	66-310	Self
19. Nantucket 12 Trust – 71808	34 Pochick Avenue	Driveway apron	80-284	Linda Williams
20. Whispering Pine, LLC – 71809	2 Cabot Lane	Fence	30-254	Linda Williams
21. Niraula, Mahat – 71810	11 Cedar Circle	Basement walk down	55-495	Richard Green
22. Mackey, Liam – 71811	3 North Union Street	Rev. 71722: windows	42.3.1-214.2	Emeritus

Voting Coombs, Camp, McLaughlin, Watterson, Dutra

Alternates Welch

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Watterson)**

Vote Carried 3-0//McLaughlin abstain

Certificate #

71790 to 71811

**III. CONSENT WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Lemberg Son & Daughter – 71812	10A Gray Avenue	Rev. 70315: reduce pool	67-178.2	LINK
• AC unit to be screened by wood type II natural to weather fence.				
2. Mazotas, Anthony – 71813	29 Essex Road	Fence	67-614	Self
• Fence not to be taller than 6' in height, natural to weather color, and listed on application.				
Voting	Coombs, Camp, McLaughlin, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Dutra)</b>			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	71812 & 71813	

**IV. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Nantucket Island Resorts	2 Harbor Square	Sign	42.2.2-41	Nathan Skerritt
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Chris Young</b> , Chair Sign Advisory Committee – Recommend approval			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried 5-0	Certificate #	71814	
2. Town of Nantucket	Main Street, Siasconset	Bulletin Board	N/A	'Sconset Civic Assn.
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Chris Young</b> , Chair Sign Advisory Committee – Recommend approval.			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried 5-0	Certificate #	71815	
3. NIR Retail	7 Old South Wharf	Wall sign	42.2.4-2	NWTC
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Chris Young</b> , Chair Sign Advisory Committee – Recommend approval with painted boarder			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per SAC comments. (Camp)</b>			
Vote	Carried 5-0	Certificate #	71816	

**V. NEW BUSINESS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Pennel, Sharon	5 Nobska Way	Addition	66-26	NAG
Voting	Coombs, McLaughlin, Camp, Welch, Dutra			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Steve Theroux</b> , Nantucket Architectural Group, LTD – His client requested this be held.			
Public	None			
Concerns (4:40)	Not opened			
Motion	<b>Motion to Hold at applicant's request. (Welch)</b>			
Vote	Carried 5-0	Certificate #		

2.	Meerbergen, Brook	9 Lewis Court	Studio	67-35	Self
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra				
Alternates	None				
Recused	Welch				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Brook Meerbergen</b> – Presented project; it should not be very visible. Windows, paint scheme, and doors match the main house.				
Public	<b>Stephen Welch</b> , 13 Waydale Lane – Suggests the architecture is appropriate for the area; anything that is visible will be attractive.				
Concerns (4:41)	<b>Dutra</b> – Confirmed windows match existing. No concerns. <b>Watterson</b> – Appropriate; no concerns. <b>Camp</b> – No objections. <b>McLaughlin</b> – Southwest elevation, the door should be changed.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried unanimously		Certificate #	<b>71817</b>	
3.	Nant. Land Bank	23 Tennessee Avenue	Rev. 68005: move windows	60.1.2-26&57	B. Meerbergen
Voting	Coombs, McLaughlin, Camp, Welch, Watterson				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Brook Meerbergen</b> – Presented project; vertical board is more in keeping with what is existing.				
Public	None				
Concerns (4:48)	<b>Camp</b> – Asked if the garage door is supposed to look like board and batten and if they have hinges. (cedar overhead) Suggested horizontal board would be better for an overhead door. That the garage door is off center is odd. <b>Watterson</b> – No concerns. <b>McLaughlin</b> – The windows are tall for the wall. <b>Welch</b> – No comments.				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried 5-0		Certificate #	<b>71818</b>	
4.	Seidner, Marc	15 Wood Hollow Road	Pool house	72-24	CWA
Voting	Coombs, McLaughlin, Camp, Welch, Dutra				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Chip Webster</b> , Chip Webster Associates – Presented project. An existing structure is being moved off.				
Public	None				
Concerns (4:53)	<b>Camp</b> – This is a second dwelling, not a pool house. She'd like to see the height reduced at least one foot. No concerns with the cupola. South elevation, would like to see the nano-walls reduced by two. <b>Dutra</b> – It looks nice. You might be able to take height out of the first floor. <b>McLaughlin</b> – The cupola is inappropriate; this isn't a farmhouse or a barn. The bi-fold doors make the south elevation over fenestrated and might be visible from Wood Hollow; the driveway is a public way since it's part of a subdivision. He would like to view. <b>Staff</b> – This lot was not subdivided, and the driveway is not available for public access. <b>Welch</b> – He's concerned with this being a secondary dwelling/structure on a hill. South elevation if the two forward gables were inboard, they would create more secondary massing; suggested bringing the height down to 24 feet the first-floor ceiling is very high; that would also lower the cupola. <b>Coombs</b> – Agrees with lowering the height. The little windows should be removed from the 2 <sup>nd</sup> floor; there should be gaps between the mulled gable windows to better fill the wall.				
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>				
Vote	Carried 5-0		Certificate #		

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5.	Schwabe, Arthur	8 Caroline Way	Shed move on site	82-27	Jardins Intl
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Elizabeth O'Rourke</b> , Jardins International – Presented project.				
Public	None				
Concerns (5:10)	<p><b>Camp</b> – She wants to hear about the landscaping; it might render this not visible.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>Watterson</b> – No concerns</p> <p><b>McLaughlin</b> – No concerns.</p> <p><b>Motion to Approve. (Watterson)</b></p>				
Motion					
Vote	Carried 5-0		Certificate #	<b>71819</b>	
6.	Schwabe, Arthur	8 Caroline Way	Hardscape: patio, drive & walk	82-27	Jardins Intl
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Elizabeth O'Rourke</b> , Jardins International – Presented project.				
Public	None				
Concerns (5:12)	<p><b>Camp</b> – Would like the view from Caroline Way to be mitigated with more plants. Suggested softening the corners of the parking area. The pavers are large, but the patio is not that large and in the rear.</p> <p><b>Dutra</b> – This is very minimal; no concerns. Reviewed the materials proposed for Mr. McLaughlin's benefit.</p> <p><b>Watterson</b> – No concerns but agrees about extra plantings along the road.</p> <p><b>McLaughlin</b> – Asked Mr. Dutra about the appropriateness of the proposed materials.</p> <p><b>Coombs</b> – The fence should be reduced 4-feet high and be vertical. Asked if the Bluemist granite on the back is pavers. (yes) Agrees about softening the corners on the parking lot.</p> <p><b>Motion to Approve through staff with the parking area edges softened using more screening. (Camp)</b></p>				
Motion					
Vote	Carried 5-0		Certificate #	<b>71820</b>	
7.	Rich, Regina & George	25C Pine Street	A/C Unit	42.3.2-48.1	R.Weinman
Voting	Coombs, McLaughlin, Camp, Welch, Watterson				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Rhoda Weinman</b> , attorney for the Richs – Presented project.				
Public	None				
Concerns (5:24)	<p><b>Coombs</b> – Read HSAB comments: North elevation, as-built fee should be assessed; should look like a leader; east elevation, shouldn't be at front of house; south elevation, what is going on with permit? We need a drawing of the elevation showing the line set going up the house to the gable. We should have a better photo of that elevation and a drawing of how it would be fixed.</p> <p><b>Camp</b> – Boxing it in with natural to weather would be okay; suggested it be joined into the corners to look like part of the gutter system. We had a similar issue with a house on Lily Street; they put it up into the fascia so it was less obtrusive. The photo doesn't show the whole wall. With the information at hand, it would be hard to suggest a solution.</p> <p><b>Welch</b> – He viewed it and it can be addressed within the guidelines. Making it look like a leader in a natural to weather cedar box is a recommendation in the guidelines but being on the front is specifically out of the question in the old historic district (OHD). For an existing condition, the guidelines allow it to be in a natural cedar enclosure on three sides attached to the building with shingles abutting up to it; it should not stand off as a leader would. His suggestion, given the as-built condition, is that it would be acceptable within an enclosure. Also, there was an attempt to enclose the air-conditioning units (A/C) with diamond-pattern lattice with metal post; those should be behind a taller, more substantial lattice so they are not visible.</p> <p><b>McLaughlin</b> – The photos are not adequate. Thinks the guideline for these in the OHD is that they should be as close to the corner as possible.</p> <p>Discussion about whether or not to impose an as-built fee. Consensus feels it is not necessary here.</p> <p><b>Motion to Approve through staff with a white, 42-inch, Type-II picket fence surrounding the condenser on the front and right and to hide the lower line set; the line set to be enclosed on three sides in natural-to-weather cedar from the bottom of the shingles to above the vertical termination of the line set. (Camp)</b></p>				
Motion					
Vote	Carried 5-0		Certificate #	<b>71821</b>	

8. Sayer, John	10 Gardner Street	A/C unit	42.3.3-13	R. Weinman
Voting	Coombs, McLaughlin, Camp, Welch, Watterson			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Rhoda Weinman</b> , attorney for Mr. Sayer – Presented project.			
Public	None			
Concerns (5:43)	<p><b>Coombs</b> – Read HSAB comments: should be fined as-built; should be on the hind corner.</p> <p><b>Welch</b> – The A/C should have evergreen or fence to screen it. The A/C should not be visible at the time of inspection and thereafter. A 42-inch, Type II fence would address that. A natural to weather vertical enclosure for the line set. Part of the approval should include that if the system is to be worked on, the A/C and line set should be moved under a separate application.</p>			
Motion	<b>Motion to Approve through staff with a 42-inch, Type-II picket surrounding the condenser on the front, back, and side and to hide the lower line set; the line set to be enclosed on three sides in natural-to-weather cedar from the bottom of the shingles to above the vertical termination of the line set; if the system is to be worked on anytime hereafter, the A/C a should be relocated under a new application. (Welch)</b>			
Vote	Carried 5-0	Certificate #	71822	
9. Ainslie Lee Trustee	9 Howard Street	Relocate HVAC	42.3.3-54	Mike Freedman
Voting	Coombs, McLaughlin, Camp, Welch, Watterson			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Mike Freedman</b> – Presented project.			
Public	None			
Concerns (5:51)	<p><b>Coombs</b> – Read HSAB comments: need to go up adjacent to corner to look like boxed leader. Not having the outside of an historic house in the OHD look like this is important. The three condensers need to be screened and we need architectural drawings.</p> <p><b>Welch</b> – This is the same situation as the previous two. Asked if they could run these up an interior wall. (no) The one on the left could be enclosed with the standard solution. The one on the right is the problem. From Howard Street, this yard is screened by evergreens. Suggested another view to come up with some solution. He'd like to know when the east elevation door work was approved and done.</p> <p><b>Camp</b> – We have no full elevation photos. Suggested Mr. Freedman come back with options. She'd like to view this.</p> <p><b>McLaughlin</b> – The side door used to be on the front; about 20 years ago, it was moved to the side. This is highly visible. Asked that A/C and line sets be on the agenda for discussion of a policy.</p>			
Motion	<b>Motion to View and hold for more information and revisions. (Camp)</b>			
Vote	Carried 5-0	Certificate #		
10. Smith, Michael	12 Austin Farm Drive	Window alteration	56-369	SCI
Voting	Coombs, McLaughlin, Camp, Welch, Dutra			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Chuck Lenhart</b> , Sandcastle Construction Inc. – Presented project.			
Public	None			
Concerns (6:06)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried 5-0	Certificate #	71823	
11. Sullivan Krueger Family Trust	6 New Lane	Move-demo	41-294	BPC
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Joe Paul</b> , BPC – Presented project; circa 1939 to 1949. There is interest in having it moved.			
Public	None			
Concerns (6:08)	<p><b>Coombs</b> – Read HSAB comments: contributing structure and not appropriate; cannot approve without know what will replace it; losing the simple WWII era houses especially on this street. NACR survey states circa 1930s.</p> <p><b>Camp</b> – In light of HSAB comments, she would like to view. Asked Mr. Paul to find more historic information.</p>			
Motion	<b>Motion to View and to hold for more historic information. (Camp)</b>			
Vote	Carried 5-0	Certificate #		

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<b>12. 37 Starbuck, LLC</b>					
	37 Starbuck Road	Rev. 71576: egress & chimney	60-37	E. McMorrow	
Voting	Coombs, McLaughlin, Camp, Welch, Watterson				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Ethan McMorrow</b> – Presented project.				
Public	None				
Concerns (6:15)	<b>Camp</b> – The chimney is perfect, and she wishes it could remain. Okay with it. <b>McLaughlin</b> – Asked about the 10-light windows. (previously approved and non-operational) No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried 5-0	Certificate #	<b>71824</b>		
<b>13. Mathey, Charlotte</b>					
	7 Lindberg Lane	Shed	73.1.4-40	E. McMorrow	
Voting	Coombs, McLaughlin, Camp, Welch, Dutra				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Ethan McMorrow</b> – Presented project.				
Public	None				
Concerns (6:19)	<b>Coombs</b> – Read SAB comments: Conservation restriction on the property; no concerns. No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried 5-0	Certificate #	<b>71825</b>		
<b>14. 96 Cliff Road, LLC</b>					
	96 Cliff Road	Garage addition	41-15	E. McMorrow	
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Ethan McMorrow</b> – Presented project.				
Public	None				
Concerns (6:21)	No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried 5-0	Certificate #	<b>71826</b>		
<b>15. Anderson</b>					
	12 Monomoy Road	Rev. 70234: door/rail/trash enc	54-51-142	Emeritus	
Voting	Coombs, McLaughlin, Camp, Welch, Dutra				
Alternates	None				
Recused	Watterson				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>John Hayford</b> , Emeritus Development – Presented project.				
Public	None				
Concerns (6:26)	No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried 5-0	Certificate #	<b>71827</b>		
<b>16. 16 Orange, LLC</b>					
	16 Orange Street	Rev. 71602: color change	42.3.2-4	Emeritus	
Voting	Coombs, McLaughlin, Cam Welch, Dutra				
Alternates	None				
Recused	Watterson				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>John Hayford</b> , Emeritus Development – Presented project.				
Public	None				
Concerns (6:29)	<b>Coombs</b> – Read HSAB comments: Contributing; too many colors for this period of house; clapboard can't be dark or too light; want back before approval. Agrees the clapboard should be one shade darker. Discussion about the color pallet: shutters, sash, front door, and foundation Essex green; clapboard grey; trim white. <b>Camp</b> – Okay with it as submitted. <b>McLaughlin</b> – Thinks the Essex green should be eliminated; it isn't appropriate. <b>Welch</b> – Essex green is very common on historic houses especially Greek revivals.				
Motion	<b>Motion to Approve as submitted. (Camp)</b>				
Vote	Carried 4-1//McLaughlin opposed	Certificate #	<b>71828</b>		

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17.	86 Main Street N.T.	86 Main Street	Studio rear exterior stairs	42.3.3-66	Thornewill Dsgn
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Luke Thornewill</b> , Thornewill Design – Presented project; submitted an alternate elevation page at the table.				
Public	None				
Concerns (6:39)	<p><b>Coombs</b> – Read HSAB comments: probably not visible but should be viewed from farther up Pine Street and from Trader’s Lane. Doesn’t think the staircase will be visible.</p> <p><b>Watterson</b> – Doesn’t think it’s visible and it’s appropriate anyway.</p> <p><b>Camp</b> – No concerns; it won’t be visible.</p> <p><b>McLaughlin</b> – It’s typical.</p> <p><b>Dutra</b> – No concerns.</p>				
Motion	<b>Motion to Approve per Exhibit A submitted at the table. (Watterson)</b>				
Vote	Carried 5-0		Certificate #	<b>71829</b>	
18.	Collella, Anthony	32 Tennessee Avenue	Walkway/gate	60.1.2-32&41	Thornewill Dsgn
Voting	Coombs, McLaughlin, Camp, Welch, Watterson				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<p><b>Luke Thornewill</b>, Thornewill Design – Presented project</p> <p><b>Steven L. Cohen</b>, Cohen &amp; Cohen Law P.C. – The Fibergrate® deck is elevated 24 inches over the saltmarsh but is still below the road and won’t be visible. The gate on the road will also screen the walkway. Explained the ecological philosophy behind raised Fibergrate® walkways.</p> <p><b>Art Gasbarro</b>, Nantucket Engineering &amp; Survey – Posts are on the outside with stringers that support the joist. The photo is of the walkway we did for Land Bank property and shows the rigidity of the structure.</p>				
Public	None				
Concerns (6:45)	<p><b>Welch</b> – It looks like more a structure than other walks in the area.</p> <p><b>Camp</b> – It seems like a lot of structure for one person; would prefer it serve the public.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>				
Vote	Carried 4-1//Camp opposed.		Certificate #	<b>71830</b>	
	Break 6:56 to 7:06 p.m.				
19.	Heydt, Candice	20 Brant Point Road	Roofwalk/chimney/addition	29-153	Topham Dsgn, LLC
Voting	Coombs, McLaughlin, Camp, Welch, Dutra				
Alternates	Watterson				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:06)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Camp)</b>				
Vote	Carried 5-0		Certificate #		
20.	Pappendick, Ted	25 Sankaty Road	Rev. 69746: windows, stv pipe	49.2.3-17	Botticelli&Pohl
Voting	Coombs, McLaughlin, Camp, Welch, Dutra				
Alternates	Watterson				
Recused	None				
Documentation	None				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Asked this be held.				
Public	None				
Concerns (7:07)	Not opened at this time.				
Motion	<b>Motion to Hold at applicant’s request. (Camp)</b>				
Vote	Carried 5-0		Certificate #		

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21. 99 Squam Road, LLC	99 Squam Road	Rev. 71054: windows	12-29	Botticelli&Pohl
Voting	Coombs, McLaughlin, Camp, Welch, Dutra			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:07)	<b>Camp</b> – Preferred the original approval but this is okay. <b>Dutra</b> – Agrees with Ms Camp. Over fenestrated on the east elevation but it isn't visible. <b>Welch</b> – Agrees with what's been said.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 5-0	Certificate #	<b>71831</b>	
22. Kimchee Bedding, LLC	27 West Chester Street	Rev. 69765: windows & adds	42.4.3-2	Botticelli&Pohl
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:13)	<b>Coombs</b> – Read HSAB comments: box skylight in wood; need age of 2 <sup>nd</sup> -floor windows being changed. No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 5-0	Certificate #	<b>71832</b>	
23. Wepler, John	8 Fair Street	Rev. 67571: arbor gate	42.3.1-107	Val Oliver
24. Wepler, John	8 Fair Street	Rev.67572:lattice/pipe/brackets	42.3.1-107	Val Oliver
25. Gibbs, Matthew	4 Galen Avenue	Boat house/garage	29-37	Val Oliver
Brown, Christina	69 North Liberty Street	Alterations/deck/doors	41-142	Val Oliver
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:18)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Camp)</b>			
Vote	Carried 5-0	Certificate #		
26. K22S LLC	65 Center Street	Demo garage	42.4.3-16	Linda Williams
27. K22S LLC	65 Center Street	Renovation/addition	42.4.3-16	Linda Williams
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:19)	Not opened at this time.			
Motion	<b>Motion to Hold at applicant's request. (Camp)</b>			
Vote	Carried 5-0	Certificate #		
28. Shubin, Yauheni	8 Gray Avenue	Addition/porch/windows	67-772	JB Studios
Voting	Coombs, McLaughlin, Camp, Welch, Dutra			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Yauheni Shubin</b> , owner – Presented project.			
Public	None			
Concerns (7:20)	<b>Welch</b> – Asked about the chimney. (Existing) No concerns.			
Motion	<b>Motion to Approve as submitted. (Dutra)</b>			
Vote	Carried	Certificate #	<b>71833</b>	



29. Sultanov, Dobromir	24 Hummock Pond Road	Outdr shwr/steps/skylight	56-84.2	JB Studios
Voting	Coombs, McLaughlin, Camp, Welch, Dutra			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and <i>Building with Nantucket in Mind</i> .			
Representing	<b>Dobromir Sultanov</b> , owner – Presented project, circa 1994. There is a skylight on the front of a house on Hummock Pond Road.			
Public	<b>Linda Williams</b> , 6 South Pasture Road – In her 20-years on HDC, the Board never approved skylights on the front of any structure. Town Counsel ruled that a single incident doesn't establish precedent.			
Concerns (7:21)	<p><b>Camp</b> – The skylight will be visible from the street and not appropriate on the front; it should go on the back.</p> <p><b>Dutra</b> – Agrees with Ms. Camp. An option is to approve this without the skylight at this time.</p> <p><b>Welch</b> – The guidelines state that skylights are not approvable on the front roof plane in the OHD and should be in the upper 1/3 of the roof plane. The skylight should be boxed in wood and be a three light. He wants to see the HDC approval for the front skylight on Hummock Pond Road. He has seen them on the front of structures in the OHD. Urged Mr. Sultanov to not come back with a revision without information on the other skylight.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Staff</b> – If there is a front-plane skylight in the neighborhood with a stamped approved plan, there is precedent.</p> <p><b>Coombs</b> – We should see the approval for the other front-plane skylight. East elevation, the mulled windows should be separated. (That's existing.)</p>			
Motion	<b>Motion to Approve through staff without the skylight at this time. (Welch)</b>			
Vote	Carried 5-0	Certificate #	<b>71834</b>	
30. Arashonkau Aliaksandr	9 Greglen Avenue	Hardscaping, retaining wall	68-190	Self
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Linda Williams</b> – Presented project; most of this isn't visible; a corner of the wall was caught in the inspection. Aliaksandr Arashonkau, owner			
Public	None			
Concerns (7:34)	<p><b>Camp</b> – If we okay this, it has to be screened.</p> <p><b>Dutra</b> – Plant it with a hearty, deer-resistant evergreen.</p> <p><b>Coombs</b> – Richmond has been in front of us for an 8-foot high wall; this must be screened.</p>			
Motion	<b>Motion to Approve subject to any part of the wall not being visible at time of inspection and in perpetuity. (Camp)</b>			
Vote	Carried 5-0	Certificate #	<b>71835</b>	
31. Haley, Victor	94 Orange Street	Addition	55.1.4-47	Concept Design
Voting	Coombs, McLaughlin, Camp, Welch, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>TJ Watterson</b> , Concept Design – Presented project; circa by 1834; he can save the chimney.			
Public	None			
Concerns (7:40)	<p><b>Coombs</b> – Read HSAB comments: Contributing, age of rear ell and chimney; chimney needs to remain; south elevation 2<sup>nd</sup>-floor over fenestrated; additive massing; looks like a train hauler; wants it back.</p> <p><b>Camp</b> – North elevation, the addition should be dropped another foot to show differentiation between old and new massing. East elevation, the three ganged windows should be separated and reduced to two windows. South elevation, the five sunroom windows are okay if they aren't visible. East elevation, the 2<sup>nd</sup>-floor "B" window should match the ones to the left; on the 1<sup>st</sup>-floor, would like a window to the right of the door.</p> <p><b>Dutra</b> – Agrees about dropping the height down; it would look more additive. If the chimney can be saved, that would be great. Doesn't think the south elevation will be visible.</p> <p><b>McLaughlin</b> – Nothing to add.</p> <p><b>Welch</b> – No additional comments.</p> <p><b>Coombs</b> – Doesn't know why HSAB wants it back; we're keeping the chimney and reducing the fenestration.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 5-0	Certificate #		

32. Lorusso, Christopher                      316 Polpis Road                      Rev. 69505: cottage                      25-7                      Concept Design  
 Voting                      Coombs, McLaughlin, Camp, Welch, Dutra  
 Alternates                      None  
 Recused                      Watterson  
 Documentation                      Architectural elevation plans, site plan, and photos.  
 Representing                      **TJ Watterson**, Concept Design – Presented project.  
 Public                      None  
 Concerns (7:51)                      No concerns.  
 Motion                      **Motion to Approve. (McLaughlin)**  
 Vote                      Carried 5-0                      Certificate #                      **71836**

**VI. OTHER BUSINESS**

Approve Minutes	January 10, 2019 Held by unanimous consent. January 15, 2019: <b>Motion to Approve.</b> (Camp) Carried 5-0//Welch not voting
Review Minutes	January 22, 2019
Other Business	<ul style="list-style-type: none"> <li>• Discussion of update on Vineyard Wind project. No action.</li> <li>• Discussion design work session meeting for Surfside Crossing. Mr. Welch volunteered. <b>Motion to Designate Mr. Welch at the HDC representative.</b> (Camp) carried unanimously</li> <li>• Discussion of upcoming organizational meeting. No action.</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:  
 1. None

Adjourned at 8:00 p.m. by unanimous consent

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board    Sconset Advisory Board    Madaket Advisory Board    Sign Advisory Committee

