



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Linda Williams (Chair), Dawn Hill-Holdgate (Vice-chair), John McLaughlin, Diane Coombs, Raymond Pohl
Associate Commissioners: Jascin Leonardo, Abigail Camp, Kristine Glazer **Staff:** Mark Voigt

~~ MINUTES ~~

Tuesday, January 6, 2015

Public Safety Facility, 4 Fairgrounds Road, Training Room – 5:00 p.m.

Called to order at 5:09 p.m.

Staff in attendance: K. Bedell, Administrative Specialist; T. Norton, Town Minutes Taker
Attending Members: Williams, Hill-Holdgate, McLaughlin, Coombs, Camp, Glazer
Absent Members: Pohl, Leonardo
Late Arrivals: None
Early Departures: McLaughlin 8:43 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1. Bonafair – 62939	34 Eel Point Road	Asphalt roof to wood	39-53	Jeff Morash
2. Haight, Gordon – 62940	31B Pleasant Street	Screen door & deck	55.4.1-108.1	SMRD
3. NIR/White Elephant – 62941	50 Easton Street	Door modification	42.4.1-25	Sandcstle/Newman
4. Newman, Rob & Jody – 62942	6 Topping Lift	Stair cover	66-308	Sandcstle/Newman
5. Newman, Rob & Jody – 62943	6 Topping Lift	Hardscape: NTW board fence	66-308	Sandcstle/Newman
6. Residences at Sherburne – 62944	5 Sherburne Commons	Doors & deck	80-1	Thornewill Design
7. TownofNant/Cliff Dive – 62945	4 & 8 Nobadeer Avenue	Move/demo shed	80-35-37	Thornewill Design
8. TownofNant/Cliff Dive – 62946	4 & 8 Nobadeer Avenue	Move/demo garage	80-35-37	Thornewill Design
9. Frankel, Frank – 62947	35 Pine Street	Rev.COA 62148: fen. change	55.4.1-67	Ethan McMorro
10. Mscisz, Jennifer – 62948	51 Crooked Lane	Pool house in rear	41-531	Ethan McMorro
11. Zumbach, Ellen – 62949	5 Arkansas Avenue	Add windows	59.4-216	Ethan McMorro
12. McGivney, Nancy – 62950	45 West Chester Street	Door TME/hidden elevation	41-230	Ethan McMorro
13. 21 Quidnet LLC – 62951	21 Quidnet Road	Rev.COA 62699: win/dr chgs	21-30	Ethan McMorro
14. Steven Cohen Tr. – 62952	11A Union Street	Reduce one window in size	42.3.1-44	Ethan McMorro
15. Cumbie, Richard – 62953	1 Long Pond Drive	Rev.COA 62174: re-site garage	59-29	Rowland & Assoc.
16. Cumbie, Richard – 62954	1 Long Pond Drive	Rev.COA 62379: wind chgs.	59-29	Rowland & Assoc.
17. Cumbie, Richard – 62955	1 Long Pond Drive	New driveway	59-29	Rowland & Assoc.
18. Calhoun, James – 62956	16 Black Fish Lane	Revise front door	73-116	Botticelli & Pohl
19. Caspi, Steven – 62957	6 Midland Avenue	Small 2 nd story deck	59.3-169	Twig Perkins
20. Maury, Lawrence – 62958	54 Old South Road	Rev.COA 62892: down size	68-18.3	Val Oliver
21. Lisi Peter – 62959	2 Flintlock Road	Dormer revisions	76-50	NAG
22. Freilich, Stuart – 62960	4 Sherburne Turnpike	Window changes	30-178	Permits Plus
23. Wallace, Sally – 62961	15 Shimmo Pond Road	Rev.COA 62791: areaway	43-95	Rowland & Assoc.
24. Windhorse Ventures – 62962	5A Salros Road	Rev. COA 62709: areaway	55-607	Concept Design
25. Maisto, Mark – 62963	78 Pleasant Street	Rev.COA 62886: add wind well	55-654	Concept Design
26. Roosevel, Mark & Dorth – 62964	3 Comeau Lane	Rev. change ht on garage	73.4.1-5	Angus MacLeod
27. Matarese, Sheri – 62965	3 North Point Road	Add. to garage/fenest chg	38-83	Sanne Payne
28. GHYC – 62966	70 Union Street	New garage door/door	55.1.4-69	Sanne Payne
29. GHYC – 62967	96 Washington Street	Enclosed receiving area	55.1.4-8	Sanne Payne
30. GHYC – 62968	8 Salt Marsh #1	New doors	55.1.4-35.1	Sanne Payne
31. Dunham, Matthew – 62969	21 Goldfinch Drive	Replace windows/driveway	68-511	Self
32. Palmer, Lydia – 62970	110 Wauwinet Road	Revise greenhouse	11-29	Pagano

Sitting Williams, McLaughlin, Coombs, Camp, Glazer
 Alternates None
 Recused Hill-Holdgate
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns No concerns
 Motion **Motion to Approve. (Camp)**
 Vote Carried 4-0/McLaughlin

Certificate # 62939 to 2970

III. CONSENT WITH CONDITIONS

- | | | | | |
|---|--------------------------|--|-------------|-------------------|
| 1. 35 North Beach St Trust – 62971 | 35 North Beach Street | Dormer change | 29-38 | Botticelli & Pohl |
| *Drop dormer 6” off of | the ridge | | | |
| 2. Emmy Real Estate Trust – 62972 | 2 North Star Lane | Rev.COA 62758: str/wnd. well | 30-188 | Ethan McMorrow |
| *Black metal grates | | | | |
| 3. Tea Tucket LLC – 62973 | 3 Wingspread Lane | Demolition existing structure | 27-17.6 | Workshop/APD |
| *Approved pending the clarification | of possible defect | of notice to abutters, in add. | demo or | move allowed |
| 4. Graf, John – 62974 | 24 West Sankaty | Alter doors to garage | 73.4.2-91.1 | Sophie Metz |
| *Door to be natural to weather | | | | |
| 5. Kelley, Jim & Sharon – 62975 | 10 Bluebird Lane | Color change/shutters on front | 68-592 | Val Oliver |
| *Shutters to be operable | | | | |
| 6. Lipsey, Jess – 62976 | 3 Winter Street | Parking space (back)& fence | 42.3.3-73 | Val Oliver |
| *Running bond pattern | | | | |
| 7. Nordberg, Ed – 62977 | 56 Walsh Street | Fenest. chg/ historic determin. | 29-98 | Sanne Payne |
| *TDL single pane | windows | | | |
| 8. Robison, Michael – 62978 | 6 Harbor View Way | New wind/ historic determin. | 42.4.1-28 | Sanne Payne |
| *TDL single pane | windows | | | |
| 9. Reiland, Wm & Kathy – 62979 | 222 Eel Point Road | Ground mount solar array | 38-36.1 | Workshop/APD |
| *Due to lack of visibility and a | planting plan to | be submitted related to the | solar array | |
| 10. CYR Irev. Trust – 62980 | 18 Sesapana Road | As-built shed & hot tub | 68-94 | Edward Sanford |
| *Due to lack of visibility | of the hot tub | | | |
| 11. Dobies, Maureen/Bob – 62981 | 22 Brant Point Road | Driveway & hardscape | 29-157 | Andrew Wing |
| *TME and due to lack of | visibility | | | |
| 12. 2 Brooks Farm LLC – 62982 | 2 Brooks Farm Road | Rev: garage | 41-222.3 | BPC |
| *French doors to be 6 lt. and no | exterior bracing on the | Garage doors | | |
| 13. 2 Brooks Farm LLC – 62983 | 2 Brooks Farm Road | Rev: dwelling | 41-222.3 | BPC |
| *E- no change in front dr; right side | no change to two wind | & A window in shed chg to E; | no rafter | tail on porch. |
| *N- no rafter tails on shed & no chge | in windows; French | doors to be vert. pane 6-lt. | | |
| *W- French doors to be vertical | pane 6-lt. | | | |
| *S- No change over bay window. | Pool equip/A/C units are | not part of this plan, need to | apply for | separately |

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns No additional concerns.
 Motion **Motion to Approve through staff per noted comments. (Hill-Holdgate)**
 Vote Carried 4-0/McLaughlin abstain

Certificate # 62971 to 62983

III. SIGNS

- | | | | | |
|--|--------------|------------|--------|------|
| 1. Newman, John | 1 Perry Lane | Fence sign | 67-902 | Self |
| Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp | | | | |
| Alternates Glazer | | | | |
| Recused None | | | | |
| Documentation File with associated plans, photos and required documentation. | | | | |
| Representing None | | | | |
| Public None | | | | |
| Concerns Sign Advisory Committee (SAC) – No concerns, approvable. | | | | |
| Motion Motion to Approve. (Coombs) | | | | |
| Vote Carried 4-0/McLaughlin abstain | | | | |

Certificate # 62984

2. Nantucket Film Festival Multiple downtown locations Banners
 Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Rhoda Weinman** – The committee had asked for further information; wants to ensure HDC doesn't want information additional to what SAC is requesting. Reviewed what she and the SAC had agreed upon.
 Public None
 Concerns **SAC** – Asked to be held for revisions, a view and more information.
 Motion **Motion to Hold for the next new business meeting. (Hill-Holdgate)**
 Vote Carried 4-0/McLaughlin abstain **Certificate #**

3. Molinar, Michael 1 Chestnut Street Change sign location 42.3.1-7 Self

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns **SAC** – Asked to be held for representation.
 Motion **Motion to Hold for representation before the sign committee. (Hill-Holdgate)**
 Vote Carried 4-0/McLaughlin abstain **Certificate #**

4. "C Wonder" 14 Federal Street Courtesy Notice 42.3.1-126

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns No comments
 Motion **Motion to send the courtesy notice letter. (Coombs)**
 Vote Carried 4-0/McLaughlin abstain **Certificate #**

5. Alarm Companies Courtesy Notices

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns No comments
 Motion **Motion to send the courtesy notice letter. (Coombs)**
 Vote Carried 4-0/McLaughlin abstain **Certificate #**

IV OLD BUSINESS

1. Creech, Darcy 21 Quidnet Road Hardscape – tennis court 31-30 Mirka Ahern
 Sitting Williams, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Miroslava Ahern** – Reviewed the grading/elevation and proposed screening for the tennis court. Asserts it will not be visible.
 Public None
 Concerns (5:23) **Williams** – Have to have the no-disturb vegetative buffer on the plan. The tennis court should be lower.
Coombs – If what Ms Ahern is proposing is done, no concerns.
Glazer – Prefers the tennis court be at elevation 48.
Camp – No concerns.
 Motion **Motion to Approve due to lack of visibility through staff with the plans showing the no-disturb buffer marked between the tennis court and the drive, the court and the southwesterly setback, and court and the road; the tennis court set at elevation 48. (Glazer)**
 Vote Carried unanimously **Certificate # 62985**

2.	Mittlebusher	5 Brier Patch	Garage	21-133	Sanne Payne
	Sitting	Williams, Coombs, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	Andy Buccino – Reviewed changes made per previous concerns.			
	Public	None			
	Concerns	(5:28) Staff – Read previous concerns from Dec 16. Coombs – Asked about extending the porch on the south elevation. Glazer – Agree or else center it over the door. Williams – It is in the rear.			
	Motion	Motion to Approve. (Coombs)			
	Vote	Carried unanimously	Certificate #	62986	
3.	Deuster, Bob	13 Monomoy Road	Hardscaping	54-198	Atlantic Landscape
	Sitting	Williams, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	Lindsey Congelton , Atlantic Landscaping – Reviewed changes made per previous concerns. The site is surrounded by Leland Cyprus. The light at the head of the driveway has been taken off the application.			
	Public	None			
	Concerns	(5:32) Staff – Read previous concerns. Coombs – Asked about the plantings going up to the house that would screen the paving stones. (Boxwoods and roses) No concerns.			
	Motion	Motion to Approve. (Coombs)			
	Vote	Carried unanimously	Certificate #	62987	
4.	38 Pleasant LLC	38 Pleasant Street	Rev: main House	55.4.1-157	BPC
	Sitting	Williams, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	Joe Paul , BPC – Reviewed changes made per previous concerns.			
	Public	None			
	Concerns	(5:37) Staff – Read previous concerns. No concerns.			
	Motion	Motion to Approve. (Camp)			
	Vote	Carried unanimously	Certificate #	62988	
5.	Greywoods	1 Brooks Farm Road	Hardscape – pool	44-23.2	BPC
	Sitting	Williams, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	Doug Mills , BPC – Reviewed changes made per previous concerns. Explained where the mesh fence is going.			
	Public	None			
	Concerns	(5:39) Staff – Read previous concerns. Williams – The fence as proposed is inappropriate; it should be embedded in vegetation and more clearly noted on the plans. Also, need a rendering of the gates. The Leland Cyprus is not on this property so they are not in this owner's control. This site needs its own screening with the fence inside the property. Coombs – The fence needs to be closer to the pool.			
	Motion	Motion to Hold for further information on the fence screening. (Camp)			
	Vote	Carried unanimously	Certificate #		

6. Adzick, Scott 91 Vestal Street Addition to dwelling 56-250 Scott Bowman
 Sitting Williams, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Scott Bowman** – Explained efforts made to alleviate the ell on the front.
 Public None
 Concerns (5:45) **Williams** – It is okay. No corner boards.
 Motion **Motion to Approve through staff with no corner boards. (Camp)**
 Vote Carried unanimously **Certificate # 62989**

V. NEW BUSINESS

1. Brotherhood LLC 23 Broad Street Enclose garage area 42.4.2-77 Ethan McMorrow

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Ethan McMorrow** – Presented project.
 Public None
 Concerns (5:46) No concerns.
 Motion **Motion to Approve. (Coombs)**
 Vote Carried unanimously **Certificate # 62990**

2. Brant Point LLC 45 Easton Street Rev.COA 62618: fenest/dormr 42.4.1-58 Nathan McMullen

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer
 Alternates Camp
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Nathan McMullen** – Presented project; submitted at the table photographic evidence of third-floor dormers in the area.
 Public None
 Concerns (5:49) **Hill-Holdgate** – The skylight on the north elevation porch is a concern.
McLaughlin – Agrees.
Coombs – Agrees; however the size of the roof walk and the dormers make the front look “messy”.
Glazer – Still not in favor of the 3rd-floor dormer.
 Motion **Motion to Approve through staff with north elevation porch skylight removed. (McLaughlin)**
 Vote Carried 3-2//Glazer & Coombs opposed **Certificate # 62991**

3. EK Associates LLC 6 Finback Lane New dwelling 66-519 Brook Meerbergen

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Camp
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Brook Meerbergen** – Reviewed “Exhibit A” submitted at the table.
 Public None
 Concerns (5:56) **Hill-Holdgate** – Asked that the west elevation dormers and windows be adjusted to line up the meeting rails and eaves.
Camp – Asked about the west elevation door to the cellar. No concerns.
Coombs – West elevation, the air conditioning units (A/C) might be visible; they need to go to the rear and be screened. Outdoor shower needs to move.
McLaughlin – Agrees about the A/C moving.
Williams – The A/C needs to go in the rear; can’t be in the setback.
 Motion **Motion to Approve Exhibit A through staff with the A/C and shower moved to the south elevation and A/C surrounded by a natural to weather board fence and west elevation dormer windows to be Nr.4 windows and meeting rails to align with the eave. (Coombs)**
 Vote Carried unanimously **Certificate # 62992**

5.	117 Madaket Road N.T.	117 Madaket Road	New art studio	40-60.3	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ben Normand , Rowland and Associates – Presented project.				
Public	None				
Concerns	(6:04) McLaughlin – Questions the visibility. The round top windows on the north and south elevations are not appropriate; the south elevation will be visible across Maxey Pond. Hill-Holdgate – Agree about the round-top windows and the four French doors are excessive on this small structure. Coombs – Agrees. Glazer – Concerned about the depth of the porch; this will be visible. Williams – Agree about the porch being too deep, the French doors, and the windows.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
6.	Middle Valley LLC	12 Middle Valley Road	Rev. COA 62863: roof walk	43-162	John Lampe
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Dean Lampe – Presented project.				
Public	None				
Concerns	(6:11) Williams – The application is incomplete: need the roof material and color. The roof walk is sitting on a large dormer; its appropriateness on this structure is questionable. A lot of this house is not visible. Suggest putting on view. McLaughlin – This is technically not a 2-story structure.				
Motion	Motion to View. (Coombs)				
Vote	Carried unanimously		Certificate #		
7.	Goldman, Norma	24 Coffin Street	Minor revisions	73.4.1-53	NAG
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns	(6:15) Williams – The 2 nd -floor deck on the rear would be visible. Hill-Holdgate – Don't think any of the changes are appropriate with the style of this house. Window and door changes on the lower level of the rear are okay. Glazer – Agree with Ms Hill-Holdgate. Williams – Okay with the shingled plinths and the deck if the roof over the front door goes away. Coombs – Agrees with Ms Williams.				
Motion	Motion to Approve through staff with the posts left as previously approved, no gable over the front door, the south elevation per Exhibit A with a shingled railing on the second floor. (Glazer)				
Vote	Carried unanimously		Certificate #		62993
8.	Fogarty, Brian	12 Clifton Street	Rev.COA 62877:wells/stair/etc	73.4.1-39	Emeritus
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	John Hayford , Emeritus Development – Presented project.				
Public	None				
Concerns	(6:22) Hill-Holdgate – No concerns with the basement walk down, though it could be smaller. A/C should be enclosed with a fence. Camp – Agree about the basement. Coombs – The basement access fencing will be visible. Williams – All four sides are visible; that is her concern with the basement access. The shower is too big.				
Motion	Motion to Hold for revisions. (Hill-Holdgate)				
Vote	Carried unanimously		Certificate #		

9. S. Water LLC	21 South Water Street	Rev: fenestration/door chges	42.4.2-102	Emeritus
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	John Hayford , Emeritus Development – Presented an alternative to the front at the table. Kevin Dale, Vaughan, Dale, Hunter and Beaudette, P.C.			
Public	none			
Concerns	(6:27) McLaughlin – Reviewed the history of the structure. Not in favor of the French doors. Hill-Holdgate – The picture window is a unique and main feature; not in favor of replacing it with French doors. Coombs – A building of this size does not command the amount of proposed fenestration. Glazer – Agree with what’s been said. Williams – Concerned about the change in the window as well; it changes the whole front of this iconic building. The picture window as been there for a very long time, at least since the 1950s.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		
10. Percelay, Bruce	81 Millbrook Road	New garage	40-26.3	Emeritus
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	John Hayford , Emeritus Development – Presented project.			
Public	None			
Concerns	(6:35) Hill-Holdgate – The gable dormers need to have a proper pitch; would prefer the roof without dormers. If it has dormers, they should be single-window sheds set up into the roof. Coombs – The windows shouldn’t all be ganged. Agree with Ms Hill-Holdgate. No additional concerns.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
11. Crocker, Laura	19 Ranger Road	Addition to dwelling	39-30	Sandcastle/Newman
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project			
Public	None			
Concerns	(6:41) Hill-Holdgate – South elevation, don’t normally approve porches with windows in them. Glazer – South elevation, the shower should move away from the front door. North elevation, the sliding doors will be visible from Eel Point Road and should be multi-paned French doors; porch is a little long. Coombs – Agree with Ms Glazer. South and north elevation, the skylights are a concern though they are existing. McLaughlin – No additional concerns.			
Motion	Motion to Approve through staff with the north elevation French doors to have muntins; the south elevation 6-light window over the front door removed. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	62994	
12. Brass Lantern	11 North Water Street	New front portico to exist. inn	42.4.2-54.1	Sandcastle/Newman
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Robert Newman , Sandcastle Construction Inc. – Presented project.			
Public	None			
Concerns	(6:50) No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	62995	

13. Desert Island LLC	153 Main Street	Move dwelling on site	41-281	Thornewill Design
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project; 8 inches of foundation would show.			
Public	None			
Concerns	(6:52) Coombs – Don't think it should be moved; it should stay where it is, which is its historical location. Glazer – Agrees with Ms Coombs; okay with a new foundation. Williams – Changing its orientation to Main Street is a concern; okay moving it 5 feet west. Don't believe the fence was ever approved and needs to come out. Hill-Holdgate – Worried about changing the presence of the house. Agrees with Ms Williams. Need the historic information. McLaughlin – If it comes out of the ground, the foundation should be pargetted.			
Motion	Motion to Hold for historic information and revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
	Break 7:02 to 7:10 p.m.			
14. Lake, Jonathan	58 Goldfinch Drive	New dwelling	68-678	Scott Cimeno
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Scott Cimeno , Cinco Construction – Presented project. Joseph Cardone, Cinco Construction			
Public	None			
Concerns	(7:10) Hill-Holdgate – Additive massing, the east elevation walls should not be flush; the main mass should be larger than the other elements. North elevation, the half-round window should be larger; the ganged awning windows are a concern. Camp – Agree with Ms Hill-Holdgate about the triple-ganged shed dormer windows. The “C1” window is too large. Coombs – Agree with what's been said. The frieze board is too large. Would like to know what other buildings around this have clapboarding. McLaughlin – East and west elevation dormer casement windows are inappropriate; should all be 3-over-3 windows. Think the rest is harmonious. Noted a drafting error. Williams – The central piece should be eliminated, the main mass large and then the tail. Awning windows and panes are horizontal; should be vertical. This is nearly 30 from grade. The dormers shouldn't have overhangs.			
Motion	Motion to Hold for revisions. (Hill-Holdgate)			
Vote	Carried unanimously		Certificate #	
15. Lockard, Jeff & Audrey	53 Goldfinch Drive	New structure	68-554	Steven Cohen
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Stephen Cohen , Cohen & Cohen LP – Presented project. Asked for list of changes that would make this approveable.			
Public	None			
Concerns	(7:21) Williams – When these plans were first approved, Naushop had not been built out and the rest of the fenestration are no longer approveable. Front door should not have pilasters. McLaughlin – The casement windows are very inappropriate. South elevation: Either transoms or sidelights on the door, not both; “A” windows are too large; “B” windows have horizontal sashes and the rest are 6-over-6 windows; all transom windows should be removed; the 4-over-4 windows should be simple 4-light. West elevation: No transoms; too many ganged windows; gable ganged window should be a single; dormer should not die into the house and needs to be reworked and come up on the roof; the main mass is too wide for its height; ancillary unit is too squat. North elevation: No transoms; French doors should be 16 lights with no transoms; dormers need to be reworked, can't go to the roof. East elevation: Dormer needs to come up; fenestration styles should be simplified; no transoms.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried 4-0//Glazer abstain		Certificate #	

16. Reinemo, Karsten	9 Cachalot Lane	New dwelling	67-858	Self
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Karsten Reinemo – Presented project.			
Public	None			
Concerns	(7:34) Williams – Must have ¼-inch scale plans, no dimensions, trim is too light around the windows and corner boards should be heavier. W elevation, right hand windows, should move left. Need to see where the basement windows will go. Hill-Holdgate – This is at the end of the road behind a big house; no concerns. On the west left; the “A” window should align with the “B” window above it. McLaughlin – Need proper plans. Looks good for the area. Coombs – Would like to see the dimensions. Nothing to add. Camp – Nothing to add.			
Motion	Motion to Approve through staff with four ¼-inch scale drawings, west elevation two right 1st-floor windows move left so the right window aligns under the one above it, and need to show the basement windows. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	62996	
17. Steinberg, Diane	18 East Tristam Avenue	Spa shed	31-33.1	Jardins Intl.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Elizabeth O'Rourke , Jardins International – Presented project.			
Public	None			
Concerns	(7:44) Williams – Told them they couldn't have white; colors should match the house. Hill-Holdgate – Pergola, doors and fencing should be natural to weather.			
Motion	Motion to Approve through staff with the pergola, doors, fence, and shower to be natural to weather; the sash and the roof to match the main house. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	62997	
18. Steinberg, Diane	18 East Tristam Avenue	Shed	31-33.1	Jardins Intl.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Elizabeth O'Rourke, Jardins International			
Public	None			
Concerns	(7:50) Same concerns about the color of the door and sash, and roof material.			
Motion	Motion to Approve through staff with the doors to be natural to weather; the sash and the roof to match the main house. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	62998	
19. Steinberg, Diane	18 East Tristam Avenue	Hardscape - spa	31-33.1	Jardins Intl.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Elizabeth O'Rourke , Jardins International – Presented project.			
Public	None			
Concerns	(7:52) Williams – The four gates should be straight across the top. The patio should be irregular fieldstone. Hill-Holdgate – No concerns as long as the gates are straight. Coombs – Concerned about the amount of fencing. Glazer – The hardscaping plan should have the dimensions.			
Motion	Motion to Approve through staff with the gates straight at the top. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	62999	

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20. Arnone, Richard	71 Goldfinch Dr.	New Dwelling	68-569	Permits Plus
Sitting	Williams, McLaughlin, Coombs, Camp, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Mark Poor , Permits Plus – Presented project.			
Public	None			
Concerns	(7:59) Camp – Her only concern are the 3 rd -floor dormers on the front elevation. No additional concerns.			
Motion	Motion to Approve through staff without the 3rd-floor dormers on the front. (Camp)			
Vote	Carried unanimously	Certificate #	63000	
21. Barclay LLC	131 Main Street	Hardscape – pool/fence	42.3.3-46	Atlantic Landscape
Sitting	Williams, McLaughlin, Coombs, Camp, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project. Contends lack of visibility.			
Public	None			
Concerns	(8:03) Williams – The whole backyard will not be paved. There is no parking in front of the house. This pool is still in the old historic district and "gyrations" are necessary to hide the pool. More has to be moved directly behind the house. Glazer – There is no green space left; she is not willing to approve this. Too much program is being jammed onto this lot. The pergola looks like it is right on the pool. Coombs – The pool is crammed in and is not appropriate because it takes up the whole back yard. Williams – This changes the context of the openness of the yard and the setting. Should have zero paving around the pool and pool should be smaller. The 6-foot perimeter fence is an issue, but the 4-foot fence allows the pool area to be visible. The pool is too large. McLaughlin – 40% of the property is in the back; with a 4-foot board fence, it wouldn't be visible from Lowell Place.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		
22. Griffith, Reade	33 Squam Road	Rev.COA 47793: main house	21-2	Atlantic Landscape
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project. Contends lack of visibility.			
Public	None			
Concerns	(8:17) Williams – We have to have representation of all four sides. No concerns.			
Motion	Motion to Approve through staff with submission of photos of the north and west elevations. (McLaughlin)			
Vote	Carried unanimously	Certificate #	63001	
23. Griffith, Reade	33 Squam Road	Rev.COA 57114: hardsc/pool	21-2	Atlantic Landscape
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project.			
Public	None			
Concerns	(8:19) No concerns.			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	63002	

24. Griffith, Reade	33 Squam Road	Pool cabana	21-2	Atlantic Landscape
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lindsey Congelton , Atlantic Landscaping – Presented project.			
Public	None			
Concerns	(8:21) No concerns.			
Motion	Motion to Approve. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	63003	
25. Cameron, Marjorie R.T.	91 Tom Nevers Road	Addition to dwelling	91-17	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ethan Griffin , Chip Webster Architecture – Presented project.			
Public	None			
Concerns	(8:23) Williams – The south elevation is visible from Tom Nevers Road. The 2-over-2 windows are inappropriate. The French doors should be the same style. 6-over-1 windows would be appropriate; this is not a farm house or a Victorian. Adding the gable doesn't work. Hill-Holdgate – Agree about the 2-over-2 windows. The addition of the gable isn't working. Coombs – Agrees. Camp – Thinks the gable and 2-over-2 windows are fine. Don't like the sliders on the west elevation. McLaughlin – No concerns.			
Motion	Motion to Hold for revisions. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #		
26. Otatal LLC	46 Surfside Road	Rev.COA 60911: fenestration	67-773	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ethan Griffin , Chip Webster Architecture – Presented project.			
Public	None			
Concerns	(8:29) Hill-Holdgate – There is too much fenestration; the flat roof bump out is inappropriate; the 4-light door is not appropriate. Glazer – Nothing to add. Coombs – There is no additive massing; it is surrounded by bungalow houses. North elevation, the shed with two 2-over-2 windows will be visible and are not appropriate. This is nothing but a big box in an area with residents. McLaughlin – The windows in the dormers should be 3-over-3. The flat-roof is inappropriate. Williams – This needs to mimic what was previously approved. This runs lot line to lot line. Proposed changes do not improve this.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
27. Pocomo Pt. Realty Trust	90 Pocomo Road	Rev. COA 61491: garage	15-43	CWA
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ethan Griffin , Chip Webster Architecture – Presented project.			
Public	None			
Concerns	(8:35) McLaughlin – Looks okay for the area, but the transoms over the garage doors should be removed. Hill-Holdgate – The roof line should be straight across or reduce the size of the dormer. Camp – No concerns. Coombs – Almost every window on the 2 nd floor is ganged. Williams – Okay with the transoms; the dormer crossing the roof planes is not approvable.			
Motion	Motion to Approve through staff with a single roof line. (Camp)			
Vote	Carried 3-2//McLaughlin & Coombs opposed	Certificate #	63004	

28. Pocomo Pt. Realty Trust 90 Pocomo Road Rev. COA 61430 15-43 CWA
 Sitting Williams, Hill-Holdgate, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Ethan Griffin**, Chip Webster Architecture – Presented project.
 Public None
 Concerns (8:41) **Williams** – The chimney caps need to come off. East elevation, no panels. Deck facing the road is inappropriate.
 Camp – No detail over the front door.
 Motion **Motion to Hold for revisions. (Camp)**
 Vote Carried unanimously **Certificate #**

29. Gollinger, Jon 33B Washington Street Shed 42.3.2-41 George Harrington
 Sitting Williams, Hill-Holdgate, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **George Harrington** – Presented project.
 Public None
 Concerns (8:44) **Williams** – This is in the setback; needs to move.
 Hill-Holdgate – Need dimensions. No concerns with the shed, just the location.
 No additional concerns.
 Motion **Motion to Approve through staff with the shed set at least 5-feet off the property line. (Glazer)**
 Vote Carried unanimously **Certificate # 63005**

30. Gollinger, Jon 33B Washington Street Hardscape: fence 42.3.2-41 George Harrington
 Sitting Williams, Hill-Holdgate, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing George Harrington
 Public none
 Concerns (8:48) **Williams** – The 10-foot fence is completely inappropriate. Should be a 5&1 (5 feet of board and 1 foot of lattice) fence; willing to allow it to be 6 inches off the ground out of flooding.
 Coombs – The 6 inches should come off the bottom to keep the fence at 6 feet.
 Motion **Motion to Approve through staff as a 5&1 fence starting 6 inches off the ground. (Hill-Holdgate)**
 Vote Carried unanimously **Certificate # 63006**

31. Hollywood RT 6 ½ Silver Street Addition 179sf 55.4.1-187.1 Steve Dober
 Sitting Williams, Hill-Holdgate, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns No comments at this time.
 Motion **Motion to Hold for January 13 and for representation. (Coombs)**
 Vote Carried unanimously **Certificate #**

VI. VIEWS TO BE HEARD AT THIS MEETING, AS TIME PERMITS

1. McLaughlin, Diane 55 Eel Point Road Hardscape – pool/fence 32-47 Atlantic Landscape
 Sitting Williams, Hill-Holdgate, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns No comments at this time.
 Motion **Motion to Hold for January 13. (Glazer)**
 Vote Carried unanimously **Certificate #**

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2.	Bono. Mark	35 King Street	New second dwelling/garage	73.4.2-98	Smith-Hutton
	Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	Elizabeth O'Rourke, Jardins International, for Smith-Hutton			
	Public	None			
	Concerns	(8:51) Williams – Wants to hold this for the architect to be present. There are a massive amount of problems. No comments at this time.			
	Motion	Motion to Hold for January 13. (Glazer)			
	Vote	Carried unanimously	Certificate #		
3.	Bono. Mark	35 King Street	Demo garage	73.4.2-98	Smith-Hutton
	Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	None			
	Public	None			
	Concerns	No comments at this time.			
	Motion	Motion to Hold for January 13. (Glazer)			
	Vote	Carried unanimously	Certificate #		
4.	Madequech. Johnsn LLC	18 Madequecham Valley Rd.	Demo existing building	89-15	Emeritus
	Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	John Hayford , Emeritus Development – Asked this be held.			
	Public	None			
	Concerns	(6:40) No comments at this time.			
	Motion	Motion to Hold. (Hill-Holdgate)			
	Vote	Carried unanimously	Certificate #		
5.	Madequech. Johnsn LLC	18 Madequecham Valley Rd.	New dwelling	89-15	Emeritus
	Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	John Hayford , Emeritus Development – Asked this be held.			
	Public	None			
	Concerns	(6:40) No comments at this time.			
	Motion	Motion to Hold. (Hill-Holdgate)			
	Vote	Carried unanimously	Certificate #		
6.	Heyda, Don	14 Shell Street	2 nd floor addition	73.1.3-81	NAG
	Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer			
	Alternates	None			
	Recused	None			
	Documentation	File with associated plans, photos and required documentation.			
	Representing	Bill McGuire, Nantucket Architecture Group Ltd			
	Public	None			
	Concerns	(8:52) No concerns.			
	Motion	Motion to Approve. (Coombs)			
	Vote	Carried unanimously	Certificate #	63007	

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7.	Swenson, Steve	10 Wrights Landing	New residence	91-126	NAG
Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for January 13. (Coombs)				
Vote	Carried unanimously			Certificate #	
8.	McDonald, John	4 Capaum Road	New dwelling	30-217	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for January 13. (Coombs)				
Vote	Carried unanimously			Certificate #	
9.	TownofNant/Cliff Dive	4 & 8 Nobadeer Avenue	Move/demo house	80-35-37	Thornewill Design
Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for January 13. (Coombs)				
Vote	Carried unanimously			Certificate #	
10.	TownofNant/Cliff Dive	4 & 8 Nobadeer Avenue	New dwelling	80-35-37	Thornewill Design
Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for January 13. (Coombs)				
Vote	Carried unanimously			Certificate #	
11.	Cienava, Edmund	Sheep Pond Road	New dwelling	63-66	Sophie Metz
Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Sophie Metz – Asked for Classic grey. Edmund Cienava				
Public	None				
Concerns	(8:55) Hill-Holdgate – The little eye-brow windows on the one-story element are strange. Prefer a brick chimney. With a shingle style, this should be a different color than white, light grey or cream trim would work. No additional concerns.				
Motion	Motion to Approve through staff with the west and east elevation eye-brow windows in the 1-story element removed; Benjamin Moore Classic grey sash and trim; and brick chimney. (Hill-Holdgate)				
Vote	Carried unanimously			Certificate #	63008

12. Ferm, John & Jennifer 9 North Road New dwelling 43-131.1 Sophie Metz
 Sitting Williams, Hill-Holdgate, Coombs, Camp, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing Sophie Metz
 Public None
 Concerns No comments at this time.
 Motion **Motion to Hold for January 13. (Coombs)**
 Vote Carried unanimously **Certificate #**

VII. OTHER BUSINESS	
Approve Minutes	September 30, 2014, held December 16, 2014, Motion to Approve. (Coombs) Carried 4-0/Williams abstain.
Review Minutes	None
Other Business	Review/approve deadline agenda, Motion to Approve. (Glazer) Carried unanimously N. Liberty Appeal on January 14, 2015 Update on 8 Milestone Road compliance with order
Commission Comments	None

Motion to Adjourn: 9:05 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village