



# 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 ~~

**Thursday, January 3, 2019**

Planning and Land Use Services, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:02 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, Coombs, McLaughlin, Watterson, Dutra  
 Absent Members: Camp, Oliver, Welch  
 Late Arrivals: None  
 Early Departures: None

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

1. Pohl – Kevin Kuester reported that the Department of Public Works will hold meeting next week to review the Upper Main Street road and sidewalk repair work. Reference to and discussion of Anderson Kreiger letter.

## II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Capizzo, Scott – 71670	26B Miacomet Road	Shed	67-956	Self
2. Thayer, Geoff – 71671	18 Gladlands Avenue	Cabana fenestration	80/221	Emeritus
3. Thayer, Geoff – 71672	18 Gladlands Avenue	Garage, porch	80/221	Emeritus
4. Guff, Drew – 71673	61 Wanoma Way	Fenestration, chimney demo	92/25	JB Studios
5. Guff, Drew – 71674	61 Wanoma Way	Demo chimney	92/25	JB Studios
6. Clifford, Nancy & John – 71675	5 Doc Ryder Road	Outdoor shower, pergola	66/211	JB Studios
7. Callahan, Madeline – 71676	154 Surfside Road	Outdoor shower, pergola	87/7	JB Studios
8. Heasley, Maureen – 71677	116 Polpis Road	Rev. COA 70382	44/4	Emeritus
9. Strazzula, Kathleen – 71678	11 Yompasham Lane	Addition	55/532	Val Oliver
10. Muccia, Katherine – 71679	21 Pequot Road	Remove windows, extend deck	80/132	Lewis Kelsey
11. Hakuba 130, LLC – 71680	130 Surfside Road	Garage/studio	80/191	Val Oliver
12. Immodest Axe Realty – 71681	10R Gray Ave	Rev. COA 70443	67/178	Botticelli & Pohl
13. Cressman Garrells – 71682	3 Wauwinet Road	Pool	20/11.1	Thornewill Design
14. Spring, Susan – 71683	339 Polpis Road	Pool	24/23	Self
15. PKG – 71684	1 Pilgrim Court	Renew COA 62711: pool	41/855	Edgewater
16. Urban Residence – 71685	12 Van Fleet Circle	Pool	91/119	Mark Lombardi
17. Saluzzo, Brian – 71686	15 Boulevarde	Rev. 70610: relocate	80-244	Emeritus
18. De Las Casas, Guillermo – 71687	23 Pond View Drive	Window change	81-28	Rand Smith
19. Town of Nantucket – 71688	150 Orange Street	Rev. COA 70800	55/59.1	Emeritus
20. 3 Rachel Drive Realty Trust – 71689	3 Rachel Drive	Move shed on site	80/53	Concept Design
21. Folberth, William – 71690	60 Walsh Street	Pool	29-85.2	Waterscapes
22. DiMartini, Joe – 71691	59 West Chester Street	Rev. COA 71456	41/223	Emeritus
23. Manchester, James – 71692	1A Manchester Circle	Roof change	56-94.1	Self
24. Seidner, Marc – 71693	15 Wood Hollow	Move off	72/24	Daily Construction

Voting Pohl, Coombs, McLaughlin, Watterson, Dutra  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None

Concerns **Pohl** – We need to break up the consent so that we have quorum voting.  
 Motion **Motion to Approve Items 1-12. (Dutra)** (Coombs, McLaughlin, Watterson, Dutra voting//Pohl recused)  
 Vote Carried 3-0//McLaughlin abstain Certificate # **71670 to 71681**  
 Motion **Motion to Approve Items 13-24. (Pohl, Coombs, McLaughlin voting//Watterson and Dutra recused)**  
 Vote Carried 2-0//McLaughlin abstain Certificate # **71682 to 71693**

**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. Three Crestwood, LLC – 71694	3 Crestwood Circle	Move on	71/39	Michael Day
• Proper site plan to be submitted with application.				
2. Three Crestwood, LLC – 71695	3 Crestwood Circle	Pool	71/39	Michael Day
• Proper site plan to be submitted with application and existing vegetation to remain between pool and street.				
3. Croyle, James – 71696	53 Tom Nevers Road	Pool and fence	60/76	Sconset Gardener
• Existing vegetation around driveway to remain and due to lack of visibility.				
4. Preverte, Raymond – 71697	5 Hawks Circle	Pool	74/37.6	Atlantic Lndscp
• Pool not to be visible at time of inspection and thereafter.				
5. 100 Main Street, LLC - 71698	100 Main Street	Add shutters, color change	42.3.3/154	Marsha Fader
• Shutters to be made of wood, louvered, be operable, and each shutter to be one-half the window width.				
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	<b>71694 to 71698</b>	

**IV. OLD BUSINESS**

1. Bouse, Edward	102 Cliff Road	Arbor, gate	41/13	Todd Stout
Voting	Coombs (acting chair), McLaughlin, Watterson			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Todd Stout</b> – There had been a question about the height of the hedges; last spring the owner replanted around where the gate will be with 6-foot tall starters. Arbor and gate are natural to weather.			
Public	None			
Concerns (1:11)	<b>Coombs</b> – There are other “moon” gates in that area. Natural to weather and in the hedge won’t stand out. <b>McLaughlin</b> – There are three fences in the area, two across the street; this is not incongruous to the area. <b>Watterson</b> – Agrees with Mr. McLaughlin.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried 3-0	Certificate #	<b>71699</b>	

**V. NEW BUSINESS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
<b>Motion to Hear Forbes-Worth first. (Coombs) Carried unanimously</b>				
1. Forbes-Worth	19 Long Pond Drive	Addition	59/37.1	Milton Rowland
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project. Leslie Forbes, co-owner			
Public	None			
Concerns (1:15)	<b>Staff</b> – MAB had no quorum but the two members in attendance had no concerns. No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #	<b>71700</b>	

<b>2.</b>	<b>10 Lyons Street, LLC</b>	<b>10 Lyons Street</b>	<b>Porch, window, door, AC</b>	<b>55.4.1/70</b>	<b>Milton Rowland</b>
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project; this went through a total reconstruction in 1987; he wants to keep the historic front door surround. This used to be an inn; it is a residence now.				
Public	None				
Concerns (1:19)	<p><b>Pohl</b> – Read HSAB comments: everything there is new; no concerns.</p> <p><b>Coombs</b> – The proposed changes fit in well; no concerns. Like the idea of keeping the door surround.</p> <p><b>Watterson</b> – Agrees with Ms Coombs.</p> <p><b>Dutra</b> – Also agrees. Asked about the impact on the parking area from the new porch; parking will be reduced.</p> <p><b>McLaughlin</b> – Fixed windows mean they are inoperable.</p>				
Motion	<b>Motion to Approve through staff with the east elevation frontispiece kept on the front door. (Coombs)</b>				
Vote	Carried unanimously		Certificate #	<b>71701</b>	
<b>3.</b>	<b>Snowden, Catherine</b>	<b>11 Massachusetts Avenue</b>	<b>Demo</b>	<b>60/80</b>	<b>Milton Rowland</b>
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project; circa 1960.				
Public	None				
Concerns (1:28)	<p><b>Staff</b> – MAB had no concerns with the demolition if the reconstruction is as represented in the application.</p> <p><b>Coombs</b> – She’s sad to see these buildings demolished on the excuse of mold, which can be treated. She’ll approve this demolition with the caveat that we should be concerned with the loss of buildings of this era.</p> <p>McLaughlin, Dutra &amp; Watterson have no concerns.</p> <p><b>Pohl</b> – This can be approved as a move/demo; they have to advertise its availability.</p>				
Motion	<b>Motion to Approve as a move off/demolition. (Coombs)</b>				
Vote	Carried unanimously		Certificate #	<b>71702</b>	
<b>4.</b>	<b>Snowden, Catherine</b>	<b>11 Massachusetts Avenue</b>	<b>Rev. COA 71136: reno to reblld</b>	<b>60/80</b>	<b>Milton Rowland</b>
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	<b>Ben Normand</b> , Rowland & Associates – No change to the design.				
Public	None				
Concerns (1:31)	<p><b>Staff</b> – MAB asked that the front door sidelights be eliminated and said the north elevation is over fenestrated with French doors.</p> <p><b>Pohl</b> – This was approved as a renovation to the building; this design is what was already approved.</p> <p><b>Coombs</b> – The sidelights go all the way down; should stop halfway.</p>				
Motion	<b>Motion to Approve through staff with the front door sidelights to be three panes down to the lock rail and a bottom panel. (Coombs)</b>				
Vote	Carried unanimously		Certificate #	<b>71703</b>	
<b>5.</b>	<b>Siasconset, LLC</b>	<b>27 West Sankaty Road</b>	<b>Studio</b>	<b>73.4.2/7.1</b>	<b>Marsha Fader</b>
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:38)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Vote	Carried unanimously		Certificate #		

6. Merola, Justin	5 Cherry Street	Roof change/fix/repair	55/375	Josh Morash
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:38)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Dutra)</b>			
Vote	Carried unanimously		Certificate #	
7. Keane, Laura & Robert	17 Deer Run Road	Shed	57/13	CWA
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Amy Ledoux</b> , Chip Webster Associates – Presented project			
Public	None			
Concerns (1:39)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	<b>71704</b>
8. Wauwinet Inn, LLC	120 Wauwinet Road	Window replacement	11/17	Mike Duffy
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	<b>Mike Duffy</b> – Presented project; none of the windows are original.			
Public	None			
Concerns (1:43)	No concerns.			
Motion	<b>Motion to Approve as submitted. (McLaughlin)</b>			
Vote	Carried unanimously		Certificate #	<b>71705</b>
9. Hunter, William	3 Sleetwing Circle	New Dwelling	74/27	NAG
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Steve Theroux</b> , Nantucket Architectural Group, LTD – Presented project.			
Public	None			
Concerns (1:47)	<b>Pohl</b> – Read SAB comments: why just one sidelight. The corbelling on the chimneys is very thin and will be changed to proper scale. <b>Dutra</b> – The corbelling on the chimneys looks odd. <b>Coombs</b> – The single sidelight looks odd; go with doubles with a bottom panel and three panes. <b>Watterson</b> – Agrees with what’s been said. <b>McLaughlin</b> – The four “F” windows should not open out; should be fixed.			
Motion	<b>Motion to Approve through staff with the four “F” windows to be fixed, the chimneys properly corbelled, and double sidelights of three panes to the lock rail and bottom wood panel. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	<b>71706</b>
10. Hunter, William	3 Sleetwing Circle	Garage	74/27	NAG
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Steve Theroux</b> , Nantucket Architectural Group, LTD – Presented project.			
Public	None			
Concerns (1:55)	<b>Pohl</b> – Read SAB comments: No concerns. <b>McLaughlin</b> – The casement windows should be fixed. No other concerns.			
Motion	<b>Motion to Approve through staff with the “B” casement windows to be fixed. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	<b>71707</b>

11. Hunter, William	3 Sleetwing Circle	Shed	74/27	NAG
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Steve Theroux</b> , Nantucket Architectural Group, LTD – Presented project.			
Public	None			
Concerns (1:58)	<b>Pohl</b> – Read SAB comments: No concerns. No concerns.			
Motion	<b>Motion to Approve as submitted. (Dutra)</b>			
Vote	Carried unanimously	Certificate #	<b>71708</b>	
12. Hidalgo, Jose	28A Evergreen Way	Shed	66/713.2	Self
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:00)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Vote	Carried unanimously	Certificate #		
13. 3 Rachel Drive R.T.	3 Rachel Drive	Addition	80/53	Concept Design
Voting	Pohl, Coombs, McLaughlin, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>TJ Watterson</b> , Concept Design – Presented project.			
Public	None			
Concerns (2:01)	<b>McLaughlin</b> – East elevation transom dormer windows will be visible from the driveway entry; should be two lights tall. <b>Coombs</b> – You can't see this structure. No concerns. <b>Dutra</b> – No concerns			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>71709</b>	
14. 3 Rachel Drive R.T.	3 Rachel Drive	New Garage	80/53	Concept Design
Voting	Pohl, Coombs, McLaughlin, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>TJ Watterson</b> , Concept Design – Presented project; there's space to push the dormer back.			
Public	None			
Concerns (2:09)	<b>Coombs</b> – The transom windows should be the same pane size as the house; that would make it 5 wide 2 high. Push the dormer back so there is more space under the sill. <b>Dutra</b> – He likes the consistence of staying single high to match the main house. <b>McLaughlin</b> – No comments.			
Motion	<b>Motion to Approve through staff with the same size transom as approved on the main house and move the dormer face back so there is not so much shingle space under the sills. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>71710</b>	
15. Cannonbury Lane Partners	2 Westerwick Drive	New dwelling	73/31	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:14)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Vote	Carried unanimously	Certificate #		

16. Cannonbury Lane Partners	2 Westerwick Drive	Pool	73/31	Ahern
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Miroslava Ahern</b> , Ahern LLC – Presented project; with an auto cover, we can omit the fence at this time; the deck is mahogany, flush with grade.			
Public	None			
Concerns (2:16)	<b>Pohl</b> – Read HSAB comments: material for lounge deck; reduce fencing area. If we can eliminate the fence, we can approve everything SAB reviewed. <b>Dutra</b> – Suggested approving the pool without hardscaping and landscaping at this time. We can add the clause it can't be built until the main house is constructed.			
Motion	<b>Motion to Approve through staff the pool only with an auto cover; no decking, fencing, or landscaping at this time. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>71711</b>	
17. Cannonbury Lane Partners	42 Cannonbury Lane	Pool, fence, etc.	73/29	Ahern
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Miroslava Ahern</b> , Ahern LLC – Presented project.			
Public	None			
Concerns (2:25)	<b>Pohl</b> – Read SAB comments: pool, gate, fence okay. <b>Coombs</b> – No privet for screening; fence should be buried in double layers of vegetation. <b>Dutra</b> – Asked if the easement area is private. (Land Bank path) Should have the no visibility clause. <b>Watterson</b> – Agrees with Mr. Dutra.			
Motion	<b>Motion to Approve with the pool not to be visible from a public way at the time of inspection or thereafter. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>71712</b>	
18. Schaible, Damien	8 Delaney Road	Pool	41/115	Tom Hanlon
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Tom Hanlon</b> – Presented project; this will have an auto cover.			
Public	None			
Concerns (2:30)	<b>Pohl</b> – It looks like it's visible from Delaney Way up the driveway. Discussion about arbor vitae versus Leland Cyprus for screening.			
Motion	<b>Motion to Approve through staff with screening to be arbor vitae and with the pool not to be visible from a public way at the time of inspection or thereafter. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>71713</b>	
19. 58 North Liberty, LLC	58 North Liberty	Window revision/shutter	41/253	Self
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:35)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (McLaughlin)</b>			
Vote	Carried	Certificate #		



HDC Minutes for January 3, 2019, adopted Jan. 22

20. Hedge Fun, LLC	31 Sankaty Road	Rev. COA 71641: cottage	49.2.3/42	Gryphon Arch
Voting	Pohl, Coombs, McLaughlin, Welch, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Ethan Griffin</b> , Gryphon Architects – Presented project.			
Public	None			
Concerns (2:35)	<p><b>Pohl</b> – Read HSAB comments: against demolition; this is historic and should be documented.</p> <p><b>Dutra</b> – We told him he could come back to shorten the 45-day wait period if a move off proved not possible. Mr. Griffin has done a lot of work to find someone to take the structure. It can't be moved because it's wider than the road.</p> <p><b>Coombs</b> – Asked if this structure has any significance. It's criminal to destroy a historic structure in perfect shape; it's circa 1920s.</p> <p><b>Watterson</b> – It is unfortunate; but we did approve the demolition.</p> <p><b>McLaughlin</b> – This looks like it was originally a garage and a low-pitch addition; in his opinion it dates to WWII or after.</p> <p><b>Pohl</b> – He wishes this could be moved; Sankaty is a wide road and sees no reason it can't be moved in one piece. Asked that the documentation of the existing building be entered into the files.</p>			
Motion	<b>Motion to Approve the demolition sooner than the 45-day HDC previously approved with the understanding the applicant did due diligence to find someone to move it. (Dutra)</b>			
Vote	Carried 4-1//Coombs opposed	Certificate #	<b>71714</b>	
21. Arrowhead Drive, LLC	17 & 19 Spearhead	New commercial building	69/355+356	Gryphon Arch
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ethan Griffin</b> , Gryphon Architects – Presented project.			
Public	None			
Concerns (2:43)	<b>McLaughlin</b> – The windows should all have the same frame, especially on the front. No other concerns.			
Motion	<b>Motion to Approve through staff with all windows to have picture frames. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #	<b>71715</b>	
22. Geoffrey, Edmund	25 Capaum Pond	Pool	40/10	Abby Camp
Voting	Pohl, Coombs, McLaughlin, Watterson			
Alternates	None			
Recused	Dutra			
Documentation	Landscape design plans, site plan, and photos.			
Representing	<b>Jessie Dutra</b> , Waterscapes by Jessie – Presented project.			
Public	None			
Concerns (2:48)	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>71716</b>	
23. Bartlett Farm, LLC	19 Bartlett Farm Road	New Dwelling – employee	65/16.1	SMRD
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and Paradigm window information.			
Representing	<b>Steve Roethke</b> , Steve M. Roethke Design – Presented project; asking for white sashes and trim.			
Public	None			
Concerns (2:53)	<p><b>Coombs</b> – If we approve these windows, it would be due to no visibility.</p> <p><b>Staff</b> – Pointed out the 6/12 roof pitch.</p> <p><b>McLaughlin</b> – The roof pitch should be a minimum of 7/12.</p>			
Motion	<b>Motion to Approve the vinyl windows are approved due to lack of visibility and with the common two-step entry as used on all buildings on this road and the 6/12 pitch due to limited visibility and all since the other circa 1950s structures on this road have a 6/12 or less roof pitch. (Coombs)</b>			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	<b>71717</b>	

24. Bartlett Farm LLC	19 Bartlett Farm Road	New Dwelling #2 – employee	65/16.1	SMRD
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Steve Roethke</b> , Steve M. Roethke Design – Same building as previous only mirrored.			
Public	None			
Concerns (3:05)	Same conditions and same concerns.			
Motion	<b>Motion to Approve the vinyl windows are approved due to lack of visibility and with the common two-step entry as used on all buildings on this road and the 6/12 pitch due to limited visibility and all since the other circa 1950s structures on this road have a 6/12 or less roof pitch. (Dutra)</b>			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	<b>71718</b>	
25. ACK Tree Tops LLC	28 Centre Street	Fenestration change	42.3.1/164	Self
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Rachel Renner</b> – Presented project; found two ages, 1820 and 1920.			
Public	None			
Concerns (3:06)	<b>Pohl</b> – Read HSAB comments: these original sashes can be repaired and made weather tight. <b>Dutra</b> – He’s not qualified to say whether or not these can be repaired. Asked if the storms would remain with the new windows. (yes) <b>Watterson</b> – He’s not sure if they can be repaired; okay with wood, single-glazed replacements. <b>Coombs</b> – Asked the age of the windows. She’d like to know what’s being replaced; these are probably antiques; the muntins look old. She wants a window survey. <b>McLaughlin</b> – Should stick by the HSAB recommendation; they should make an attempt to save the windows. <b>Pohl</b> – There are companies that would completely renovate these windows; that is an option.			
Motion	<b>Motion to Hold for a window survey and review of options. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #		
26. 11 Meadow Lane, LLC	11 Meadow Lane	Rev. 71170: color, well, chmny	41/448	Emeritus
Voting	Pohl, Coombs, McLaughlin, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (3:15)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Dutra)</b>			
Vote	Carried 4-0	Certificate #	<b>71719</b>	
27. 11 Meadow Lane, LLC	11 Meadow Lane	Rev. 70384: porch, trim, fesnt	41/448	Emeritus
Voting	Pohl, Coombs, McLaughlin, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Same as for 71170 and additional changes.			
Public	None			
Concerns (3:21)	No concern.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried 4-0	Certificate #	<b>71720</b>	
28. Heasley, Maureen	116 Polpis Road	Rev. 69597: demo	44/4	Emeritus
Voting	Pohl, Coombs, McLaughlin, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; circa 1970.			
Public	None			
Concerns (3:26)	<b>Pohl</b> – Should approve as a demo/move off. No concerns as a move-off/demo.			
Motion	<b>Motion to Approve as a move off/demolition. (Coombs)</b>			
Vote	Carried 4-0	Certificate #	<b>71721</b>	



<b>29. Mackey, Liam</b>	<b>3 North Union Street</b>	<b>Fenestration change</b>	<b>42.3.1/214.2</b>	<b>Emeritus</b>
Voting	Pohl, Coombs, McLaughlin, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; suggested changing hoppers to double hung.			
Public	None			
Concerns (3:28)	<b>Pohl</b> – Read HSAB comments: Hoppers safer on Coal Alley and historically appropriate. Consensus agrees about going with 3-over-3 double hung windows.			
Motion	<b>Motion to Approve through staff with 3-over-3 double hung windows along Coal Alley. (Coombs)</b>			
Vote	Carried 4-0	Certificate #	<b>71722</b>	
<b>30. Yates, Linda</b>	<b>21 Derrymore Road</b>	<b>New dwelling</b>	<b>41/117</b>	<b>S.Metz Design</b>
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Sophie Metz</b> , Sophie Metz Design – Presented project; explained why she can't adjust the flush dormer windows. Linda Yates, owner			
Public	None			
Concerns (3:33)	<b>Watterson</b> – North and south elevations, the meeting rails don't align; it might not be visible. <b>Dutra &amp; Coombs</b> – No concerns. <b>McLaughlin</b> – North elevation, the meeting rails don't align. The "CC" windows are casements. <b>Pohl</b> – The north elevation windows won't be visible and the only way to remedy the meeting rail issue is to raise the roof height; no one wants that. The "CC" windows are casements to meet egress code.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried unanimously	Certificate #	<b>71723</b>	
<b>31. Yates, Linda</b>	<b>21 Derrymore Road</b>	<b>New guest house</b>	<b>41/117</b>	<b>S.Metz Design</b>
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Sophie Metz</b> , Sophie Metz Design – Presented project; this building is completely shielded from view by the main house and the pane size match the other windows. Linda Yates, owner			
Public	None			
Concerns (3:40)	<b>McLaughlin</b> – The awning windows are inappropriate for the style; should be double-hung, 3-over-3 or hoppers. No others have concerns.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	<b>71724</b>	
<b>32. Moran, Terrence</b>	<b>72 Millbrook Road</b>	<b>Rev. 71053: chmny, snprch, fnst</b>	<b>57/4</b>	<b>Botticelli &amp; Pohl</b>
Voting	Coombs (acting), McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Presented project; the house is visible from Millbrook Road.			
Public	None			
Concerns (3:46)	No concerns.			
Motion	<b>Motion to Approve as submitted. (Dutra)</b>			
Vote	Carried 4-0	Certificate #	<b>71725</b>	
<b>33. Pickard</b>	<b>9 Grove Lane</b>	<b>Rev. COA 68478</b>	<b>41/273</b>	<b>Thornewill Design</b>
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (3:51)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Vote	Carried unanimously	Certificate #		

34. Jonas, Jeff	9 Columbus Avenue	Fenestration change	59.3/112	JB Studios
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Juraj Bencat</b> , JB Studios – Presented project. Sybille, Jonas, owner			
Public	None			
Concerns (3:52)	<p><b>Staff</b> – MAB felt the rear was over fenestrated; should add only two windows to the main mass on the west elevation.</p> <p><b>Coombs</b> – Suggest keeping center slider with two windows flanking.</p> <p><b>McLaughlin</b> – The proposed fenestration exceeds the 50% fenestration rule.</p> <p><b>Dutra</b> – He’s not that concerned about it even though it is visible from the pond but he agrees it is over fenestrated.</p> <p><b>Watterson</b> – He’d be okay approving due to limited visibility.</p>			
Motion	<b>Motion to Approve due to lack of visibility. (Coombs)</b>			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	<b>71726</b>	
35. Roos, Geraldine	56R Madequecham Valley	Fenestration change	88/65	JB Studios
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Juraj Bencat</b> , JB Studios – Presented project; this is a long way from Madequecham Road			
Public	None			
Concerns (4:02)	<p><b>Coombs</b> – Thinks a wall with no is inappropriate; they could put dampers on the inside of the windows.</p> <p><b>Dutra</b> – This is visible from the airport.</p> <p><b>Pohl</b> – We can hold this for revisions and convince them to have some windows.</p>			
Motion	<b>Motion to Hold for revisions. (Dutra)</b>			
Vote	Carried unanimously	Certificate #		
36. McCreary, Lewis	47 Sankaty Road	Porch, pergola & half-round	49/64	Kent Murphy
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Kent Murphy</b> – Presented project.			
Public	None			
Concerns (4:06)	<p><b>Pohl</b> – Photos taken from Sankaty would be helpful; that would help prove it’s not visible. The only controversial element is the half-round window; this is on the front with potential visibility. A house is being built on the lot in front of this; suggested a view.</p> <p>Discussion about the potential visibility of the half-round window.</p> <p><b>McLaughlin</b> – The half-round is not appropriate for the style. Anything above the first floor is visible.</p> <p><b>Coombs</b> – She thinks it’s okay due to lack of visibility.</p> <p><b>Dutra</b> – Agrees the half-round window is inappropriate but it won’t be visible.</p> <p><b>Watterson</b> – Doesn’t think it will be visible</p>			
Motion	<b>Motion to View. (Watterson)</b>			
Vote	Carried unanimously	Certificate #		
37. Malone, Barb	6 Hiawasse Lane	New dwelling	56/471	Val Oliver
38. Pagnum, Charles	19 Lily Street	Addition	42.4.3/42	Val Oliver
39. Delay, Mike	14 Cherry Street	Rev. COA 71492	55/350	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (4:14)	Not opened at this ime			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Vote	Carried unanimously	Certificate #		

<b>VI. OTHER BUSINESS</b>	
Approve Minutes	December 11, 2018: Approved by unanimous consent.
Review Minutes	None
Other Business	<ul style="list-style-type: none"><li>• Discussion of letter in regards to roadwork on upper Main Street. See Public Comments.</li><li>• Discussion of Vineyard Wind project. Held</li></ul>
Commission Comments	Discussion about houses within 3-feet of a property line.

List of additional documents used at the meeting:

1. Anderson Kreiger Letter dated December 20, 2018; Re. Main Street – Historic District Commission Jurisdiction

Adjourned at 4:16 p.m. by unanimous consent

Submitted by:  
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board