



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
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, June 18, 2019

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

Called to order at 4:33 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, Oliver, Welch, Watterson, Dutra
Absent Members: Pohl
Late Arrivals: Camp, 4:37 p.m.
Early Departures: Dutra, 7:46 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

Welch – Asked to have a discussion about moving the HDC meeting time up put on the agenda.

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Gallietto, Paul – 72573	37 Ridge Lane	Door color change	38-68	CBC
2. Platt, Gerry – 72574	18 Pine Grove Lane	Rev. 70501: windows	67-391	Emeritus
3. Shimmo Pond Road N.T. – 72575	46 Shimmo Pond Road	Rev. 71086: MH	43-77	Emeritus
4. 16 Orange Street, LLC – 72576	16 Orange Street	Rev. 72205: windows	42.3.2-14	Emeritus
5. Meeting House, LLC – 72577	15 Meeting House Lane	Roof change	79.3.2-33	Jim Lydon
6. Falls, Tom – 72578	10 Meadowview Drive	Rooftop solar	56-146	Karen Alence
7. Hawthorne Park, LLC – 72579	8A Hawthorne Ln, Lot 66	Rev. 67909: chimney cap	56-802	Workshop APD
8. Hawthorne Park, LLC – 72580	43 Hummock Pond Road	Rev. 67912: chimney cap	56-811	Workshop APD
9. Hawthorne Park, LLC – 72581	51 Hawthorne Ln, Lot 74	Rev. 67730: chimney cap	56-815	Workshop APD
10. Whitely, Mandy – 72582	3 White Hart Lane	Shed	80-84	NAG
11. Singh, Ricky – 72583	30 Madequecham Valley Road	Shed	89-22	Self
12. Kyburg, Peter – 72584	54 Skyline Drive	Move off to 3B Miller Lane	79-46	Structures Unlimited
13. Glowacki, Kim – 72585	3B Miller Lane	Move on from 54 Skyline Drive	68-120	Structures Unlimited
14. W.B.B.O., Inc. – 72586	3 Ariel Avenue	Window chng frm TDL to SDL	67-399	Liz Konetchy
15. Leone, Ritch – 72587	7 Bayberry Lane	Stairs/railings	67-61	Val Oliver
16. Bell, Leanne – 72588	34 Chuck Hollow Road	Alter doors/windows	75-67	BPC
17. Fox, J.L. – 72589	145 Orange Street	New shed	55-155	Linda Williams
18. Galbreth, Rebecca – 72590	92 Hulbert Avenue	House addition	30-51	Ethan McMorro
19. Kern, Douglas – 72591	71 West Chester Street	Rev. 72105: deck/outdr shwr	41-364	Botticelli & Pohl
20. Kern, Douglas – 72592	71 West Chester Street	Shed	41-364	Botticelli & Pohl
21. Waters Edge Nom Trust – 72593	16 Medouie Creek Road	Rev. 69535: pool-hardscape	20-26	Botticelli & Pohl

Voting Coombs, McLaughlin, Camp, Welch, Dutra

Alternates Watterson

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Dutra)**

Vote Carried 4-1//McLaughlin abstain

Certificate #

72575 to 72593

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. Lloyd, Arnold – 72594 • Due to lack of visibility.	13 Somerset Road	Add rear round window	56-96.3	Linda Williams
2. Old Mill Court, LLC – 72595 • Pool not to be visible at time of inspection or thereafter.	3 Old Mill Court	Pool-spa-hardscaping-fence	55-927	Jardins International
3. Monto, Jennifer – 72596 • Plant screening to be required if visible at time of inspection and thereafter.	247 Polpis Road	Solar ground array	26-62	RES Solar
4. Phillip Gulley Trust – 72597 • Due lack of visibility.	3 Weetamo Road	Deck/deck changes	15-52	CWA
5. Cressman, Tessa – 72598 • Due to minimal visibility.	3 Wauwinet Road	Rev. 69631: addition	20-11.1	Thornewill Design
6. Dias, Cameron – 72599 • Due to minimal visibility.	52R Surfside Road	Add window	67-221	Val Oliver
7. Wyant, Martha – 72600 • Due to lack of visibility.	8 Mill Hill Lane	Fence	55.4.4-94	Self
8. Baskin Associates – 72601 • Due to minimal visibility.	27 Somerset Lane	Rev. 72534: front door	66-134.4	Emeritus
9. Kamadif, LLC – 72602 • Dormer to be lowered off of ridge by 1 foot.	32 Dukes Road	Rev. 72499: dormers	56-188	Emeritus
Voting	Coombs, McLaughlin, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Watterson)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	72594 to 72602	

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Bloom, Philip	34 Centre Street	Wall sign	42.3.1-120	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend hold			
Concerns	No comments at this time.			
Motion	Motion to Hold. (Welch)			
Vote	Carried 5-0	Certificate #		
2. Nantucket Theatre Project	5 North Water Street	Marquee Box	42.4.2-88	Michael Kopko
3. Nantucket Theatre Project	5 North Water Street	Banners	42.4.2-88	Michael Kopko
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend first marquee approved through staff and banners approved. Banners fit within the category for approval; they will be up for the season and only temporary. The banner precedent started with the Banners NHA attached to the building.			
Concerns	McLaughlin – Years ago, we had one banner only across Main Street. The new banners are atypical.			
Motion	Motion to Approve Item 2 through staff per SAC comments. (Camp)			
Vote	Carried 5-0	Certificate #	72603	
Motion	Motion to Approve Item 3 as submitted. (Camp)			
Vote	Carried 5-0	Certificate #	72604	

4.	Nant. Lightship Bask Mus	Various locations	Temporary signs	N/A	Andrea Wolffe
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend Hold. Most temporary signs for events often are stuck into the ground or attached to poles along the roadside rather than come in for approval. We want to talk with the Department of Public Works (DPW) to have them removed when they are on Town property. Also, there have been some recent court decisions that if the Town allows signs on its property without policing, signs could go up that shouldn't be posted on Town property.				
Concerns	Discussion about temporary signs and enforcement.				
Motion	Motion to Hold per SAC recommendation. (Camp)				
Vote	Carried 5-0			Certificate #	

V. DISCUSSION AND POSSIBLE VOTE ON EMERGENCY MOVE OF HOUSE LOCATED AT 115 BAXTER ROAD.

Voting	Coombs, McLaughlin, Camp, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	A draft proposed site plan, photos, correspondence, historic documentation.				
Representing	Mark Poor , Permits Plus – Will move the house to 117 Baxter Road. Read the email from Paul Murphy to John Hedden. Circa 1940 and moved once on the lot. Abutter notification has been done and prepared to file the appropriate applications. Red is the proposed; the green lines are the top of the bluff. If we have difficulty to move this place, we should include a demolition component as part of the discussion. The house is within 4 feet of the top of bluff an imminent danger.				
Public	None				
Concerns (4:50)	Coombs – There are two green lines on the site plan; asked what they mean. No concerns.				
Motion	Motion to Approve the emergency move or demolition with the appropriate filing through staff. (Camp)				
Vote	Carried 5-0		Certificate #	72605 (off/demo) & 72606(on)	

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Sharp, Randy	76 Polpis Road	Demo dwelling	43-177	Thornewill Design
2.	Sharp, Randy	76 Polpis Road	New dwelling	43-177	Thornewill Design
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:00)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Vote	Carried 5-0		Certificate #		
3.	Butler, David	8 Salros Road	New fence	67-106	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:00)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Vote	Carried 5-0		Certificate #		

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4.	Silva, David	11 Upper Tawpawshaw Road	Pool house	53-45	Self
5.	Silva, David	11 Upper Tawpawshaw Road	Pool	53-45	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:01)	Not opened at this time.				
Motion	Motion to Hold for representation. (Welch)				
Vote	Carried 5-0		Certificate #		
6.	Glowacki, Walter	30B Evergreen Way	fence/gate	68-714	Self
Voting	Coombs, McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:02)	Not opened at this time.				
Motion	Motion to Hold for representation. (Welch)				
Vote	Carried 5-0		Certificate #		
7.	Leschky, Jan	65 Squam Road	Win/dr chgs; enlrg garage	13-15	Nils Van Vorst
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Nils Van Norst – Presented project.				
Public	None				
Concerns (5:02)	<p>Camp – Would like to view this. Its architecture is odd and being made odder.</p> <p>Oliver – It is unusual as it exists, doesn't think making it more unusual is acceptable. North elevation, the flush dormer is out of scale with the two little windows flanking it are atypical. The proposed casements have very odd proportions and there are too many of them. South elevation, okay with changing the windows to doors but the triangle windows are inappropriate; the canted deck with angled brackets is highly irregular.</p> <p>Watterson – Would like to view it. Agrees with Ms. Oliver.</p> <p>McLaughlin – Also wants to view. The north, east, and west will be highly visible.</p> <p>Coombs – Agrees with what's been said.</p>				
Motion	Motion to View. (McLaughlin)				
Vote	Carried 5-0		Certificate #		
8.	Plandowski, Ruth	10 Thistle Way	Roof top solar	67-816	Karen Alence
Voting	Coombs, McLaughlin, Camp, Welch, Dutra				
Alternates	Watterson				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and manufacture spec sheet.				
Representing	Karen Alence , Cotuit Solar – Presented project.				
Public	None				
Concerns (5:15)	<p>Camp – It looks like they won't be visible; the panels are on the back and side.</p> <p>Dutra – No concerns.</p> <p>Welch – The visibility is extremely limited; his company has managed this area a long time and due to vegetation along the road it will not be really visible. The applicant has submitted notes on illustrations saying there is no visibility.</p> <p>McLaughlin – We should view this before approving it; this is on the 3rd floor.</p>				
Motion	Motion to Approve as submitted subject to limited visibility. (Welch)				
Vote	Carried 5-0		Certificate #		72607

9. Ceylon Elves, LLC	3 Wyers Way – Lot A	Pool-hardscape	41-380	Botticelli & Pohl
10. Ceylon Elves, LLC	3 Wyers Way – Lot B	Pool-hardscape	41-380	Botticelli & Pohl
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:23)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried 5-0		Certificate #	

11. 85 N. Sankaty Rd, LLC	85 Sankaty Road	New dwelling	49-91	M.C. Architecture
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and advisory board comments.			
Representing	Mark Cutone , Mark Cutone Architecture – Presented project; contends the houses on the road are not small.			
Public	None			
Concerns (5:24)	Coombs – Read SAB comments: too much and doesn’t connect; too tall at 29 feet; massing and height too severe; want to see revisions. Oliver – There are some tall structures in this area; however, the massing is atypical for ‘Sconset. The indents with connector pieces are a different architectural style for this area. Changing materials to horizontal board is atypical for ‘Sconset. Okay with the back wing. Should have more typical additive massing. White and white okay for ‘Sconset or with Essex green sash. Watterson – Agrees with Ms. Oliver. The proposed color pallet is not typical for ‘Sconset. Camp – Agrees with what’s been said; should be shingled. Massing is blocky and not ‘Sconset. The back is good. McLaughlin – Nothing to add. Coombs – The front door trim needs to be beefed up. Agrees about the mixed materials. Agrees this doesn’t fit with ‘Sconset. Would like the height to come down.			
Motion	Motion to Hold for revisions and to go back to SAB. (Camp)			
Vote	Carried 5-0		Certificate #	

12. 85 N. Sankaty Rd, LLC	85 Sankaty Road	Garage/studio	49-91	M.C. Architecture
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and advisory board comments.			
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.			
Public	None			
Concerns (5:33)	Coombs – Read SAB comments: dormer is problem and proportion of windows is off on the most visible side; 1 st -floor windows should be “A”; garage door treatments not consistent; 24 feet is too high. Oliver – Height is a concern. West elevation, the dormer windows should be double hung. Compared to the main structure, 24 feet was the height of the main-structure wings; this is over that. Would like the height and mass mitigated. Watterson – Should be a more ‘Sconset color scheme. West elevation, the dormer windows massing arrangement is odd. Camp – Agrees about the little “B” windows in the dormer; they aren’t balanced and miniscule. East elevation, the “A” window on the 2 nd -floor are overwhelming; 1 st -floor “A” doesn’t relate to anything. McLaughlin – The front door should be more typical.			
Motion	Motion to Hold for revisions and to go back to SAB. (Camp)			
Vote	Carried 5-0		Certificate #	

13. 85 N. Sankaty Rd, LLC	85 Sankaty Road	Cabana	49-91	M.C. Architecture
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and advisory board comments.			
Representing	Mark Cutone , Mark Cutone Architecture – Presented project; vegetation at rear is protected so will be untouched.			
Public	None			
Concerns (5:41)	Coombs – Read SAB comments: no concerns. Oliver – Once the house is up, you won’t see this. Camp – The open rafters are a little modern; it should be forever not visible from Baxter Road. McLaughlin – Nothing to add.			
Motion	Motion to Approve provided it is not to be visible from Baxter Road and colors to match the main house. (Camp)			
Vote	Carried 5-0		Certificate #	72608

14.	85 N. Sankaty Rd, LLC	85 Sankaty Road	Pool	49-91	M.C. Architecture
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and advisory board comments.				
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (5:44)	No comments at this time.				
Motion	Motion to Hold to track with the main house. (Camp)				
Vote	Carried 5-0			Certificate #	
15.	Stahler, Lynne	5 Reaper Circle	Garage/apartment	73-43	Val Oliver
Voting	Coombs, McLaughlin, Camp, Welch, Dutra				
Alternates	Watterson				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, main house architecture, and advisory board comments.				
Representing	Val Oliver , Val Oliver Design – Presented project.				
Public	None				
Concerns (5:45)	<p>Coombs – Read SAB comments: north elevation proportions not consistent; too high; south elevation with balcony looks like a main house than a garage. This is 24 feet tall.</p> <p>McLaughlin – The 2nd-floor deck should be no more than 8 feet deep but shows at nearly 9 feet deep. There is no window schedule.</p> <p>Welch – North elevation, needs a pent roof over the garage doors or something to bring the perceived height of the gable down.</p> <p>Camp – This should be lower; its height is overwhelming the main house. East elevation, the top and bottom windows should line up and prefers more spacing between them. The windows over the garage doors should be pulled apart. Agrees a pent roof could help.</p> <p>Dutra – Nothing to add.</p> <p>Coombs – Would also like the height reduced. Agrees with Ms. Camp about the east elevation. West elevation windows should be separated.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried 5-0			Certificate #	
16.	The James Family Held	2 Saccacha Avenue	New dwelling	82-23.2	Val Oliver
Voting	Coombs, McLaughlin, Welch, Watterson, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver , Val Oliver Design – Asked this be held for next Tuesday’s meeting.				
Public	None				
Concerns (4:35)	Not opened at this time.				
Motion	Motion to Hold for Tuesday, June 25. (Watterson)				
Vote	Carried 5-0			Certificate #	
17.	31 Old South Road, LP	31 Old South Road	New dwelling	68-3	Val Oliver
18.	31 Old South Road, LP	31 Old South Road	New dwelling	68-3	Val Oliver
Voting	Coombs, McLaughlin, Camp, Welch, Watterson				
Alternates	Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver , Val Oliver Design – Presented project; the address and map & parcel will change; left elevation is the east.				
Public	None				
Concerns (5:55)	<p>Watterson – Appreciates the height was kept at 27 feet. The gable vents are irregular; should be squares.</p> <p>Camp – The left and right elevation fenestration is chaotic; the windows should align and just two types of windows instead of three.</p> <p>Welch – Suggested a fake ridge vent in the gable ends. Shares Ms. Camps concerns about the windows but the middle window on the right elevation is in the bathroom. The front porch, suggested adding a center column and railing with balusters.</p> <p>McLaughlin – Suggested one front door into a foyer. Agrees with Mr. Welch about the triangle in the gable.</p>				
Motion	Motion to Hold both for revisions. (Watterson)				
Vote	Carried 5-0			Certificate #	

19. Levy, Phillip Trust	44 Nonantum Avenue	Rev. Pool & hardscape	87-33	Mike Duffy
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:07)	Motion to Hold for representation. (Camp) Carried unanimously			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried 5-0		Certificate #	
20. Einbinder, Susan	11 Quince Street	Rev. 68575: chmny cap, door	42.3.4-60	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Presented project; 80% airflow must be maintained around the vent; submitted options at the table. John Raithe , contractor – Explained the technical reasons the vent/chimney can't be lowered; presented options to lower the cap with a black screen, which is within the manufacturer's specifications.			
Public	None			
Concerns (6:07)	Coombs – Read HSAB comments: gas vents not appropriate. Oliver – We made someone on Eel Point change their vent; asked if the chimney cap could be lowered. Camp – This doesn't look like a historic chimney renovation; she would prefer traditional restoration of the chimney with corbelling. Welch – In the floor plans, doesn't see any indication of where the flue comes up; some direct vents are 4- or 6-inch pipes. The height should be lowered 6 inches or so; the enclosure should minimize the presence of the cap. Looking at what is downtown, in some locations, it would be more appropriate as a metal chimney rather than masonry with a metal cap; however, that is a treatment more prevalent on ancillary structures and not the top center of a primary mass. Suggested no mesh screen, it will bring non-masonry to the forefront, masonry shown and paint the pipe dark grey rather than black. Call out the bluestone top in the drawing. To get ahead of this recurring, and to have an opportunity to address matters beforehand vs. after an inspection, we might add to the revised application a question whether a chimney is for gas or wood. McLaughlin – Clarified which drawing shows what the house will look like when all is done. Coombs – Asked to see the previous approval for the west elevation. Asked the age of the house – circa 1900.			
Motion	Motion to Approve through staff with the chimney lowered 4 or 5 inches, a bluestone cap, and the pipe painted matte grey. (Welch)			
Vote	Carried 5-0		Certificate # 72609	
21. Smith, Horace	97 West Chester Street	2 nd -flr addition to garage	41-838	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Dutra			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project; 1 st floor is 3 to 4 feet below the main house.			
Public	None			
Concerns (6:29)	Discussion about the height: 25 feet to the main ridge. Oliver – Too big for the lot and too tall with a cupola. It should be much more secondary. West elevation has too much massing and looks like it has a 3 rd floor. The cupola should be eliminated; it's over stylized. South elevation, there is no fenestration except for a tall door with transoms; that doesn't read as a front door. Lose some of the rear deck. There are no structures of this magnitude in front of the main house in this area. Make it simpler and drop the height to a clean carriagehouse structure. Camp – North elevation gable is a rocket ship; should be wider; the left balcony and balustrade make it too complicated; the "C" dormers make this too complicated. Thinks the cupola gives it some character. Agrees the height should come down and should be simpler. McLaughlin – Cupola should be eliminated. The "C" & "D" awning windows should all be fixed. Needs a proper front door for the apartment. Welch – Would agree about squeezing out some height. The distance between the façades is approximately 70 feet from the garage doors to the front of the main house; the distance between this and the main structure is dramatically more than shown; suggests commissioners keep this in mind. Coombs – South elevation, the "C" windows should be "A" windows to match the house.			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried 5-0		Certificate #	

22. Reich, Jeff	22 Madequecham Valley Road	Demo/move off	89-17	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (6:44)	No concerns.			
Motion	Motion to Approve as a move off or demolition. (Oliver)			
Vote	Carried 5-0	Certificate #	72610	
23. Reich, Jeff	22 Madequecham Valley Road	New dwelling	89-17	Emeritus
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project; contends south elevation won't be visible from the water. The north elevation rails are mahogany.			
Public	None			
Concerns (6:47)	Oliver – This is significantly bigger than the existing; would like to view before she comments. Camp – The south elevation is over fenestrated and visible from a boat. The north side reads nice. The roof is 44.5 feet long. McLaughlin – The whole structure will be visible. North elevation, the 2 nd -floor center-mass right windows should be 3-over-3. South elevation, has the same issue; the transoms should be eliminated. The front door should be a more prominent element. North elevation, asked the purpose of the band boards. Asked the length of the roof. Dutra – South elevation, asked the foundation material (pargetted). The south will only be viewable from a boat but agrees it is over fenestrated. The stainless-steel cable rails on the north might be visible. Coombs – The triple-window dormers are out of sync with the style of this house.			
Motion	Motion to View. (Camp)			
Vote	Carried 5-0	Certificate #		
	Motion to Hold TJ's items for the end of meeting. (Dutra) carried unanimously			
24. Brody, Paul	11 E Street	Rev. 71590: crn brd, & fnst	60.2.1-4	BPC
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and advisory board comments.			
Representing	Joe Paul , BPC – Presented project; front door is recessed and doesn't face the street.			
Public	None			
Concerns (7:00)	Coombs – Read MAB comments: removal of dormer corner boards inappropriate; east front door inappropriate. Oliver – Removing the corner boards makes this simpler and quieter and you can't see the front door.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	72611	
25. Kiss, Robert	12 Creek Lane	New dwelling	38-98	BPC
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joe Paul , BPC – Presented project; the north elevation additive mass eave was dropped one foot. This is a cluster subdivision with 3-foot setbacks.			
Public	None			
Concerns (7:09)	Coombs – Read MAB comments. Oliver – On the 3D rendering, the north elevation left addition fascia is shown lower than the main mass, but on the elevation drawings, it's perfectly even. A view would be a great idea. McLaughlin – The 2 nd -floor deck should be pulled into 8 feet. Nice design. Welch – A view is a good idea. The width should be reduced away from lot line to lot line and the whole thing moved back so the garage and structure are no further forward than the average along the street. Camp – Supports the view. Coombs – West elevation, concerned the large window would be visible from the Creek. (Not visible from the water.)			
Motion	Motion to View. (Camp)			
Vote	Carried 5-0	Certificate #		

26. Keller, Dennis	3 Nosegay Lane	Roof top solar on garage	73.1.4-14	ACK Smart
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, advisory board comments, and manufacturer spec sheet.			
Representing	Zach Dusseau , ACK Smart – Presented project; panels and frame are all black.			
Public	None			
Concerns (7:18)	<p>Coombs – Read SAB comments: no concerns because not historic and difficult to see.</p> <p>Dutra – He’s going to trust SAB and say no concerns.</p> <p>Camp – Can’t place the site. She would like to view this.</p> <p>McLaughlin – This is just outside the ‘Sconset Old Historic District. We should view this.</p> <p>Oliver – The roof is grey. To be consistent: it’s on the front and doesn’t blend with the roof and is visible from the street; she couldn’t approve this.</p> <p>Coombs – The roof should be all black as well. Her concern would be the visibility.</p>			
Motion	Motion to View. (Camp)			
Vote	Carried 5-0		Certificate #	
27. Splain, Erin Trust	11 South Shore Road	New dwelling	67-468.1	CWA
Voting	Coombs, McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Chip Webster , Chip Webster Associates – Presented project; there will be a 20-foot vegetated buffer on three sides. He will eliminate the dormers, bring the height down, and move it back on the lot with an S-shaped driveway.			
Public	None			
Concerns (7:24)	<p>Oliver – This should be screened; there is nothing of this stature in the area. This is over 30-feet tall; needs to come down.</p> <p>McLaughlin – The dormer roof pitch should be at least 4/12. The 2nd-floor deck should be no more than 8 feet deep. The front door is inappropriate for this style.</p> <p>Watterson – The height could come down. Panel surrounds should be beefed up. Dormer windows don’t seem to fit.</p> <p>Camp – Agrees about the front door. She’s concerned about the height and 3rd-floor dormers; those dormers are too heavy for this.</p> <p>Coombs – This is too formal for this area. There is very little additive massing; would like to see the 3rd-floor dormers eliminated. South elevation, the doors make this façade too busy.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried 5-0		Certificate #	
28. Byrnes, Randall	9 Liberty Street	Minor alterations/color chg	42.3.1-57	Concept Design
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	T.J. Watterson , Concept Design – Presented project; circa 1800s			
Public	None			
Concerns (7:34)	<p>Coombs – Read HSAB comments: contributing; moved here in 1880s from Lyons Street; incomplete application, need historical documentation; entry inappropriate and should remain as is; shutters and clapboard not appropriate; naval blue not appropriate.</p> <p>Oliver – Agrees with HSAB about the entry way, especially the arch; wouldn’t mind it looking like the 1912 photo. Looks like a house that might have had clapboard.</p> <p>Dutra – Thinks it should be preserved; the lattice entry should be like in the photo.</p> <p>Camp – Newport blue with platinum grey would work. Agrees with HSAB about the clapboard and the arched entry.</p> <p>McLaughlin – There are a lot of windows. The lattice should have large square openings.</p> <p>Coombs – Unless there is some proof it had clapboard, it shouldn’t be clapboard. Wants to research the dark blue.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 5-0		Certificate #	

29. Trauber, Douglas	23 Boulevard	New garage	80-127	Concept Design
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	T.J. Watterson , Concept Design – Presented project.			
Public	None			
Concerns (7:46)	No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Vote	Carried 5-0	Certificate #	72612	
30. Godec, James	40 Squam Road	Rev. 68367: pool house	13-27	Concept Design
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	T.J. Watterson , Concept Design – Presented project.			
Public	None			
Concerns (7:47)	Camp – West elevation, preferred the previous iteration of the 2 nd -floor windows; the vertical windows are too vertical. Welch – Ms. Camp’s concern is a legitimate comment, but this will not be visible. No other concerns.			
Motion	Motion to Approve through staff with the west elevation dormer windows to be of the original size. (Camp)			
Vote	Carried 5-0	Certificate #	72613	
31. Godec, James	40 Squam Road	Rev. 68369: garage	13-27	Concept Design
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	T.J. Watterson , Concept Design – Presented project.			
Public	None			
Concerns (7:52)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	72614	
32. Godec, James	40 Squam Road	Rev. 68368: pool	13-27	Concept Design
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Landscape design plans, site plan, and photos.			
Representing	T.J. Watterson , Concept Design – Presented project.			
Public	None			
Concerns (7:54)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	72615	

VII. OTHER BUSINESS	
Approve Minutes	May 30, 2019, and June 4, 2019: Motion to Approve. (Camp) Carried 5-0
Review Minutes	April 10, and June 11, 2019
Other Business	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. Welch – Discussions are on-going. • Discussion of synthetic materials. • Discussion of sidewalk work performed in front of 86 Main Street. • Discussion and update of Sidewalk Work Group. Coombs – Nothing to report. • Discussion of National Grid Distribution Reliability Project in regard to new utility poles and overhead wires. Welch – There will be a public meeting on this next Wednesday evening downstairs. Asked Staff to check where the new poles are installed and to send along the address(es) so commissioners can see them and discuss this next Tuesday.

Commission Comments	<ul style="list-style-type: none">• Camp – On the corner of Cliff Road and Crooked Lane, there is a house with French doors on the front; asked if it was approved. Staff – It was approved in 2002.• Camp – There is on-going extensive renovations on Hoicks Hollow of Jack Welch’s house; she hasn’t seen an application and asked Staff to check on it.• McLaughlin – Suggested everyone to look at the right windows on the Woodbox on Pine Street.
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List of additional documents used at the meeting:

1. None

Adjourned at 8:02 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee