



# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, July 3, 2014 – NEW BUSINESS

Public Safety Facility, 4 Fairgrounds Road, Training Room – 1:00 p.m.

Called to order at 5:00 p.m.

Staff in attendance: Anne Barrett, Administrative Specialist & Katie Bedell, Administrative Specialist  
Attending Members: Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl, Leonardo, Camp, Glazer  
Absent Members: None  
Late Arrivals: Hill Holdgate 1:13 p.m.  
Early Departures: Hill Holdgate & John McLaughlin

Unanimous approval of agenda

### I. PUBLIC COMMENT

None

### II. OLD BUSINESS

- |    |                       |  |                      |              |                  |
|----|-----------------------|--|----------------------|--------------|------------------|
| 1. | Southern Realty Trust | 6 South Shore Road   | Rev. new dwelling    | 67-337       | Brook Meerbergen |
|    | Sitting               | Williams, Hill Holdgate, Coombs, Glazer, Leonardo              |                      |              |                  |
|    | Alternates            | Camp   |                      |              |                  |
|    | Recused               | None   |                      |              |                  |
|    | Documentation         | File with associated plans, photos and required documentation. |                      |              |                  |
|    | Representing          | Brook Meerbergen, Bill Cassidy:                                |                      |              |                  |
|    | Public                | None   |                      |              |                  |
|    | Concerns              | None   |                      |              |                  |
|    | Motion                | <b>Motion to approve (Hill Holdgate)</b>                       |                      |              |                  |
|    | Vote                  | Carried: 4 approve 1 opposed (Leonardo)                        | <b>Certificate #</b> | <b>61925</b> |                  |
|    |                       |  |                      |              |                  |
| 2. | Southern Realty Trust | 6 South Shore Road   | Rev. new garage      | 67-337       | Brook Meerbergen |
|    | Sitting               | Williams, Hill Holdgate, Coombs, Leonardo, Glazer              |                      |              |                  |
|    | Alternates            | Camp   |                      |              |                  |
|    | Recused               | None   |                      |              |                  |
|    | Documentation         | File with associated plans, photos and required documentation. |                      |              |                  |
|    | Representing          | Brook Meerbergen, Bill Cassidy                                 |                      |              |                  |
|    | Public                | None   |                      |              |                  |
|    | Concerns              | None   |                      |              |                  |
|    | Motion                | <b>Motion to approve (Hill Holdgate)</b>                       |                      |              |                  |
|    | Vote                  | Carried: 4 approve 1 opposed Leonardo                          | <b>Certificate #</b> | <b>61926</b> |                  |

Minutes for HDC July 3, 2014, adopted July 22

3.	Southern Realty Trust	6 South Shore Road	Rev. new pool	67-337	Brook Meerbergen
Sitting	Williams, Hill Holdgate, Coombs, Leonardo, Glazer				
Alternates	Camp				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Brook Meerbergen: <b>Bill Cassidy:</b> opposed to height or location of fence? Would like no fence at all; grass around pool; will pull in fence five feet all around				
Public	None				
Concerns	<b>Hill Holdgate :</b> with fire pit gone no concerns <b>Coombs:</b> pool good; major problem with 5' board fence around whole property <b>Leonardo:</b> same concern with fence <b>Williams:</b> do not allow pool fences on property line; pull fence in tighter; need screening plan; remove fire pit from this application				
Motion	<b>Motion to hold for revisions and a hardscape application and new fencing (Glazer )</b>				
Vote	Carried: 4 approve 1 opposed Hill Holdgate		<b>Certificate #</b>		
4.	3 Winter Street LLC	3 Winter Street	Rev. dwelling	42.3.4-73	Val Oliver
Sitting	Williams, Pohl, Coombs, Glazer				
Alternates	None				
Recused	Leonardo				
Documentation	File with associated plans, photos and required documentation.				
Representing	<b>Val Oliver:</b> scaled down & simplified addition; true divided lights				
Public	<b>Kevin Kuester:</b> achieved some of my concerns; 2 <sup>nd</sup> mass has been lowered from primary, separated two pieces from original house; dormers pushed to the back along with basement windows				
Concerns	<b>Pohl:</b> Left (west) addition is being obscured – like the plan <b>Coombs:</b> approve <b>Glazer:</b> good looking, existing chimneys <b>Williams:</b> agree with Mr. Kuester				
Motion	<b>Motion to approve thru staff with a window schedule (Coombs)</b>				
Vote	Carried: unanimous		<b>Certificate # 61927</b>		
5.	Moore, Tim & Tina	2 Sandy Drive	Rev. new dwelling	29-75	Val Oliver
Sitting	Williams, Pohl, Leonardo, Glazer, Coombs				
Alternates	none				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	<b>Val Oliver:</b> brought photos; total re-design; tried to compromise between what her client wants and the Boards' comments; 2 <sup>nd</sup> floor deck very important to owners; simplified windows; integrated porch; removed 2 <sup>nd</sup> floor over hang; mitigated attached garage; foregoing corner boards; lots of house with ganged windows in the neighborhood; same door as 37 Hulbert <b>Jim &amp; Tina Moore:</b> neighborhood tour was very helpful				
Public	None				
Concerns	<b>Williams:</b> house is 26' in volume, house a little over 28' high <b>Pohl:</b> impact has been brought down; there is more order to the design; North is very successful; 2 <sup>nd</sup> fl deck okay; French doors 2 <sup>nd</sup> floor North elevation needs to be tidied up; garage in back appears very vertical <b>Coombs:</b> agree with Pohl; third window West 1 <sup>st</sup> floor (left side) spread two bottom windows & put third in middle; porches okay; East small windows have square glass panes; south is okay; East roof walk does not have a skirt; questioning arch roof shingles <b>Leonardo:</b> 2 <sup>nd</sup> story deck not in favor too close to street; roof walk is not appropriate because of roof lines; agree with Pohl about garage; deck connecting main mass to little piece not appropriate; pane size in question <b>Glazer:</b> agree with all; shed roof would help with garage <b>Williams:</b> no one good ridge for roof walk; glass on front door in question- needs to be changed; North windows 2-3' narrower ; pull in deck and put French doors in dead center; West – do not need another window; left West two ganged windows should on one on top of the other or split – door glazing on west; agree about garage- connecting with deck does not work; South lack of fenestration; East can see deck too clearly needs to be adjusted; main mass okay				
Motion	<b>Motion to hold for revisions &amp; window schedule</b>				
Vote	Carried: unanimously		<b>Certificate #</b>		

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6. Pagnum, Elizabeth                      19 Lily Street                      Rev. dwelling                      42.4.3-42                      Val Oliver  
 Sitting                      Williams, Pohl, Coombs, Leonardo , Glazer  
 Alternates                      None  
 Recused                      None  
 Documentation                      File with associated plans, photos and required documentation. – staff read concerns  
 Representing                      **Val Oliver:** boards concern was too horizontal on Lily Street showing pictures ; pushed back the addition; changed front broken back to straight gable; back two gables with shed roof in-between  
    **Elizabeth Pagnum :**length of house should not be seen until you have passed house  
 Public                      None  
 Concerns                      **Pohl:** no objections  
    **Coombs:** agree with Pohl about lack of visibility on back; south is great; set back 7’ from front main mass  
    **Leonardo:** agree with HSAB with set back; glass door on North (basement) not appropriate  
    **Glazer:** nothing to add  
 Motion                      **Motion to approve (Coombs)**  
 Vote                      Carried: 4 approve/1 Leonardo abstain                      **Certificate #                      61928**
7. Hudson, Wendy                      25 Broad Street                      Rev. to store                      42.4.2-77.1                      Emeritus  
 Sitting                      Williams, Hill Holdgate, Coombs  
 Alternates                      None  
 Recused                      None  
 Documentation                      File with associated plans, photos and required documentation.  
 Representing                      None  
 Public                      None  
 Concerns                      None  
 Motion                      **Motion to Hold to July 15, 2014 (Coombs)**  
 Vote                      Carried: unanimously                      **Certificate #**
8. Pietrogallo, William Tr.                      9 Fulling Mill Road                      Rev. to existing dwelling                      27-25                      Design Associates  
 Sitting                      Williams, Hill Holdgate, Coombs; Leonardo; Glazer  
 Alternates                      None  
 Recused                      Pohl  
 Documentation                      File with associated plans, photos and required documentation.  
 Representing                      **Sarah Alger:** reviewed jurisdiction and visibility – read act; limited view from public roads and ways; creeks are private; public body of water Nantucket Harbor is 1100 feet from property; Polpis Road, Fulling Mill Road or Polpis Harbor is the public view; submitting photographs; have to be on property to see house from Fulling Mill; from Polis Rd no view of #9 Fulling Mill; can only see property from a very significant angle from Polpis Harbor – can only see a portion of the North and East ; changing trim from white to grey trim so the visibility from any available angles has been drastically reduced; so discussion should be kept on the NE elevation Are you waiving abutter policy and one person per property? Existing structure- footprint, jurisdiction due to lack of visibility; public meeting not a public hearing ; have accommodated abutters too much; do not want this held as it is fully approvable would like a decision from the board today  
    **Williams:** in 17 years the HDC has never followed the rule limiting amount of time abutter’s have to speak  
    **Chris Dallmus:** rendering of each elevation; handed out drawings; ridge on East dropped; building is not one flat plane; porches help break up the mass; in the middle of the 10 houses on the street height wise; reduced ridge height to 28’5” ; in the middle of the neighborhood with the massing; all features are consistent with the Fulling Mill area; have made 32 changes to the drawings ; West – pergola on south side, removed duck ship, reduced ridge height North – changed 2<sup>nd</sup> fl deck rail to open baluster, eliminated two 2/2 windows; no more 2/2 windows on project; added 6/6 windows; porches do not wrap around any longer, eliminated a porch section on north side of east elevation East- open baluster, added one 6/6 window that is paired, eliminated the 2./2 for a divided light, added 4- 6/6 windows added French doors, eliminated porch for a trellis and planting South: dove ship has been eliminated; rearranged window fenestration, removed paired window using one window 4 lights on gables are elongated for better proportion  
    **Wes Battle** (owners’ son): our building is lower than our neighbors please approve as our plans are consistent with all of our neighbors

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Public **McLaughlin:** the plans are very consistent for the neighborhood  
**Harry Fisher:** (5 Fulling Mill) unfortunate that none of our attorneys can be here; want applicant to be happy with their house guide lines to protect rural areas, concerns: windows- Paint colors and shudders addressed Other concerns have not been meet, ridge height is too high, foundation is too high; June 24<sup>th</sup> minutes connecting ridge to be brought down do not see that resolution – questions vegetation on the West, trees on South and SE are not there (fictitious) Public view: legality of public access of UMASS Field Station is open to the public so therefore the public can see the property from the creeks; please consider height – would like ridge pole  
**Joseph Fischer:** (5 Fulling Mill) Pictures of Folger Marsh – picture of 9 Fulling Mill from UMASS Field Station West elevation drawings of original proposal and actual dimensions roof height has been raised dramatically, are above the current chimney our only objection to the whole project is it's mass it is 50' high with the foundation – above the water line  
**Jennifer Cohen** (representing 7 & 11 Fulling Mill – Galvin) would like to see ridge line lowered one to two feet and would like to see some of the building be single story  
**Lucy Dillon** (18 and 20 Bassett Rd) can see a lot of Fulling Mill from our area; pergola should be natural to weather; grey color needs to be true grey not dirty white and would like to see a hardscape plan

Concerns **Hill-Holdgate:** extensive changes have been made, pergola is ntw, paint is platinum grey West- visibility is limited to roof; appreciate lowering of the height; now has very massive dormers lowering the height would make the dormers even larger; shingled rail is fine with the color change; appreciate eliminating the 2/2s and the elimination of some of the porches; 4-light to 6- light; East shed dormers are very large and over whelming more disturbing than higher ridge line South: lined up windows, clean straight elevation is better than existing stone chimney  
**Glazer:** appreciate changes, problem with South elevation measures 61' across in violation of our guidelines; how can this be less obtrusive than the original stone chimney; west (left side) new pergola – there is a beautiful rose trellis around window and a lot of trees – in order to build pergola will need to remove trees – would like to see a hardscape plan  
**Coombs:** visible coming in Polpis Road to town ridge is visible now so will be more so-straight ridge line would not be impressive; very little additive massing; agree with Glazer on South elevation it looks like a commercial wall; foliage will not block the view; the grey color is not in our color sheet should be a darker; height is still a concern  
**Leonardo:** agree with Coombs  
**Williams:** agree with Hill Holdgate; have viewed house; foot print cannot change due to restrictions; our visibility is very limited; this ridge length is not a concern because of the lack of visibility of the whole ridge from any public way; size of structure fits in with neighborhood, no jurisdiction over plantings; a lot of horrible existing house being removed (counted windows and doors to be removed); a lot of objectionable elements being removed; appreciate the neighbors concerns change is tough

Motion Motion to approve as submitted with plans brought in July 3, 2012  
Vote Did Not Pass :2 /3 yes: Williams & Hill-Holdgate **Certificate #**  
opposed Leonardo & Glazer & Coombs

Chris Dallmus Asked board if they would consider a new south elevation submitted after vote was taken  
2<sup>nd</sup> Motion **Motion to hold for revisions to the South elevation and for a new color (Coombs)**  
Vote Carried: unanimously

Town Council on the phone during the next applications – George Pucci

Linda Williams, Chair:

Continuation of July 3<sup>rd</sup> meeting – first floor 4 Fairgrounds Rd– second time to review the next applications Roberts’s Rules will be followed

Personal attacks on internet against Williams regarding conflict of interest and working for applicant; no financial or personal involvement; and no involvement with the person starting these rumors; this applicant is not receiving preferential treatment; we will not be looking at what other boards have approved; most concerning application have been withdrawn; speak clearly and identify yourself. You will be asked to leave the room if you cannot abide by the rules of conduct

9. Maitino, Michael	31 N. Liberty Street	Demo/move comm.. Building	41-158	Westbay/Kaschuluk
Sitting	Williams, Coombs, Leonardo, Camp, Glazer			
Alternates	None			
Town Council	George Pucci: Watch the 60 Day period			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Arthur Reade, attorney			
	Want to hold application without discussion – will sign up when ready			
Public	None			
Concerns	None			
Motion	<b>Motion to hold 31 North liberty without discussion (Coombs)</b>			
Vote	Carried: unanimous		<b>Certificate #</b>	

10. Maitino, Michael	29 N. Liberty Street	Move off garage	41-158	Westbay/Kaschuluk
Sitting	Williams, Coombs, Leonardo, Camp, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Jeff Kaschuluk			

**Sue Ellen Delcourt:** further documentation due to discrepancies in the date of original structure, it was built in 1972- hands out historical survey and 1971 aerial map. Assessor’s office said building was built in 1978; addresses concern about the new void - shows pictures of streetscape without the garage; will add planting and will clean up the area getting rid of un-permitted items, will put in a lawn with planting plan – please allow us to move a non-contributing and non-historical structure off lot

**Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP:** that the garage contributing structure is new information to us and have not seen this paper (survey that opponents brought to meeting) – where did this new information come from – someone may have been operating on incorrect information –aerial photos show site was vacant in 1971. The question of whether the change will be better or not is not for the HDC - the question is: is the change appropriate or not within the HDC perimeters? Precedent: each case stands on its own merit this decision will not be of value for legal precedent

Streetscape: this building is set way back – nothing would go in this spot as this structure is within the 50’ wetland buffer zone – streetscape would not be affected by the removal of this building

Public

**Kenneth Berman**, attorney, 28 North Liberty St. – letter sent to chair; significance of structure, need to understand entire development , precedence

Historic street – section 2 of act was read, in core historic district, site is historic, on a 2011 update of HDC surveys both barn and antique shop were identified as contributing-received sheet from Mark Voigt, HDC administrator. Discuss setting of this particular structure – mid 20<sup>th</sup> century arch size and scale appropriate to neighborhood; gambrel roof compliments house, creates a harmonious whole, creates a pleasing streetscape if you grant this you need to understand what will be put in this spot, to this neighborhood this is the same as a demolition; developer needs to explain why the removal of this building is good for the neighborhood, should not piecemeal this project

Precedence: what kind will be established if the barn is allowed to be removed; no information on what will be put in its place //in the past the HDC has not allowed a demo/move without knowing what will be in its place

**Barry Berman**, 28 North Liberty: what people fear is the unknown in conversation with Jeff Kaschuluk. Submitted more than 500 signatures against this project. Read excerpts of letters that have been submitted for the file

**Marshall Keyes** 29 North Liberty St: HDC will not make everyone happy; do not put off this decision; trust the process

**Joan Holt**, 30 North Liberty, grew up in neighborhood, reads statement. This was a working class neighborhood, now a mix of islanders and seasonal residents; sold painted shells, unspoiled solid stability, appreciate streetscape – need to maintain and protect what makes Nantucket special this is a unique neighborhood – please deny these applications as North Liberty St should remain unchanged, beautiful historic natural streetscape

**John Rivera**, 3 ½ Franklin: North Liberty & Lily Pond are one area – small houses are now huge – new structures on Franklin Street – small neighborhood – structure is large and will disrupt the neighborhood if is moved use your eyes and head not your emotions- asked who is applicant ( Westbay Development – Jeff Kaschuluk)

**Tracey Pattenden**, 4 Sunset Hill Lane: too many changes on North Liberty; thought HDC would protect their streetscape – would like full disclosure of the entire project – hatchet job piece by piece

**Sarah Alger**, Sarah F. Alger P.C.: (representing the Hoyts, 3 Franklin St., the Montgomerys ,33 N. Liberty, the Bermans,28 N. Liberty, and the Keys 24 N. liberty) agree with all that has been said; the HDC is more than an architectural review board you are looking at the streetscape – you need to look at this project in a larger manner, contributing structures should be the exception not the rule, barns are unique every time we lose one we lose a piece of history – this is an important historic street – need to look at the neighborhood as a whole – need to see the whole project, or it is a death by a thousand cuts, otherwise we will have a neighborhood we don't ever recognize

Concerns

**David Worth**: life time resident; hopes that property will remain unchanged

**Williams**: HDC cannot make decisions based on our emotions; we cannot please all; our decision will be based on our jurisdictional limits; explained the 60 day time line; these three applications have an extension until Dec 31 2014

**Leonardo**: agree with neighbors and abutters, we do not allow holes to be made; the building that is there now is considered contributing, typical of an out building that would have been found with the Seth Ray House – building needs to remain as an important part of streetscape; new survey collaboration with Town and Nantucket Preservation Trust; Federal Government has extended our contributing time frame to 1975

**Camp**: agree with Leonardo not to move or demo

**Glazer**: agree with Leonardo or Camp – do not believe the HDC is strictly an arch review board we are here for the protection of the inhabitants' of Nantucket

**Coombs**: agree with what has been said; town council has outlined our duties; removal of building to public building, to inhabitants of the area ; important for us to keep our historic history, new building(s) is important but not in the historic area, when we build new in the Old Historic District we lose historic buildings

Motion

**Motion: request further documentation on status of structure (Coombs)**

Vote

Carried: unanimous

**Certificate #**

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11. Bartlett Road NT	12 Bartlett Road	Move on garage	67-116	Westbay/Kaschuluk
Sitting	Williams, Coombs, Leonardo, Camp, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	<b>Jeff Kaschuluk:</b> corner of 30 Acres and Bartlett Road (owned by David Perry) first of two buildings to be placed on lot. House was condemned and has been removed; there is a garage apartment still on lot that goes well with the garage being moved on ;mixed use property			
Public	See above conversation for the move off			
Concerns	See above conversation for the move off			
Motion	<b>Motion to hold for more information (Coombs)</b>			
Vote	Carried: unanimous		<b>Certificate #</b>	

<b>III. OTHER BUSINESS</b>	
Approve Minutes -	None
Review Minutes -	June 10, 2014
Other Business -	Cancellation of July 29, 2014 and August 26, 2014 meetings
Commission Comments	None

Motion to adjourn: 4:22 p.m. (Leonardo) unanimous