



## Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 JANUARY 9 AM 10:30  
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2023 JAN 11 AM 09:55  
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### TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices & agenda must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

<b>Committee/Board/s</b>	Historic District Commission (HDC) –New Business
<b>Day, Date, &amp; Time</b>	Thursday January 12, 2023, at 1:00pm *HYBRID
<b>Location / Address</b>	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM  Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	Ray Pohl, Chairman

**Please note:**

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.**

## HISTORIC DISTRICT COMMISSION

**Signature of Chair/Authorized Person: Esmeralda Martinez, Land Use Specialist**

To join the Historic District Commission meeting click on the Zoom Link below:

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

**Meeting ID: 832 9320 0359 Password: 319941**

*Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941*

**This meeting is not live; a recording will be posted to YouTube after the meeting is complete.**

**Commissioners:** Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

**Associate Commissioners:** Jesse Dutra, Carrie Thornewill, Constance Patten

**Staff:** Terry Norton, Holly Backus, Esmeralda Martinez, Billy Saad, & Adrian Rodriguez

## AGENDA

*Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.*

**This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.**

## I. PUBLIC COMMENT

## II. COMMISSIONER'S COMMENTS

### III. OLD BUSINESS 11/15/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eloise NT 10-7303	1 Sandy Drive	Skirt, windows doors	29/73	Thornewill Design
	<ul style="list-style-type: none"><li>Commissioners- Pohl, Welch, Coombs, Camp, Dutra; Alternates: Patten. Recused: None.</li></ul>				

### IV. NEW BUSINESS 11/17/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sankaty LLC	49 Sankaty Rd	Hardscape	49/66	Dustin Maury
2.	David Pfund	24 Union St.	Renovation	42.3.2/177	Thornewill Design
3.	41 Hulbert LLC	41 Hulbert Ave	Massing/ fenestration MH	29/18	Botticelli + Pohl
4.	John Bartlett	19 Bartlett Farm Rd	Solar roof array	65/16.1	ACK Smart
5.	Jerry Michaud	58 Walsh St	Solar roof array	29/97	ACK Smart
6.	Tamora Wing	52 West Chester St	New guest house	41/381	Emeritus LTD
7.	Waterfalls Enterprises LLC	7 Union St	LK siding & windows	42.3.1/146	Emeritus LTD
8.	Prickly Pear	17 Broadway	Storage bin revisions	73.1.3/112	Val Oliver
9.	7 Starbuck Ct LLC	7 Starbuck Ct	MH color chng rev 01-2818	42.3.3/80	Todd Burns
10.	Hannah Gardner LLC 11-7499	6 Gull Island Ln	Fenestration rev	42.4.3/61	Sarah McLane

### V. OLD BUSINESS 11/29/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Fair City LLC 08-6886	115 Old South Rd	New building	68/112	EMDA
	<ul style="list-style-type: none"><li>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: None.</li></ul>				
2.	Fair City LLC 08-6887	115 Old South Rd	New building	68/112	EMDA
	<ul style="list-style-type: none"><li>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: None.</li></ul>				
3.	39 Monomoy RD LLC 08-6851	39 Monomoy Rd	Addition, reno, & move	54/79	Emeritus LTD
	<ul style="list-style-type: none"><li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver. Alternates: Thornewill, Patten; Recused: None.</li></ul>				

### VI. NEW BUSINESS 12/06/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jennifer Pincince	4 Bloom St	Addition & fenestration	42.3.3/143	Thornewill Design
2.	Linda Johnson	22 Walsh st	Window replacement	29/36	Richard Prunier
3.	Catherine Hammell	27 E Lincoln	Window replacement	42.4.1/1	Richard Prunier
4.	ReMain LLC 12-7525	54 Main st	Lighting	42.3.1/193	Anne Dougherty
5.	Judy Rushmore	27 Walsh St	Replace windows & doors	29/80	Liz Konetchy
6.	Elizabeth Grace 12-7595	211 Polpis Rd.	Sun porch addition	26/31	Val Oliver
7.	Garret Rosberg	29 Long Pond rd	New garage	59.4/19	Val Oliver
8.	Barnes Jansen	5b Cliff rd	New garage	41/24.1	Val Oliver
9.	William Flynn	4 White Whale Ln	New dwelling	66/537	Topham Design
10.	White Elephant Resort	60 Easton St	Roof replacement	42.4.1/60	T & T roofing
11.	Robert Yordan	23 W Chester st	Roof replacement	42.4.3/5	T & T roofing
12.	Hopkins William	7 Hallowell Lane	New structure	30/93	Dreamline Modular
13.	Dawn Mayhew	13 Rhode Island Ave	Roof replacement	60.3.1/355	Moore
14.	John Hendricks	1 Jefferson Lane	Change door	55.4.1/74.1	Emeritus LTD
15.	Paul Brody	11 E Street	Solar roof array	60.2.1/4	ACK Smart
16.	BPN Realty Trust	8 Swain St	Window replacement	42.4.1/82.1	LINK
17.	Thomas Kaczmarek	25 Walsh St	Replace deck w/ dormer	29/35	LINK
18.	6 Daisy LLC	6 Daisy Way	New commercial structure	68/241	Emeritus LTD
19.	40 OSR LLC	40 Old south rd lot 39/40	Mixed-use-retail revisions	69/10	Emeritus LTD
20.	Westmoor Club	10 Westmoor In	New dwelling	41/809	JGGA
21.	Westmoor Club	105 West chester lane	New garage	41/805	JGGA
22.	Nicholas Vita	9 Woodbury Lane	New dwelling	41/551	Studio PPark
23.	Nicholas Vita	9 Woodbury Lane	Pool & hardscape	41/551	Atlantic Landscaping
24.	*63 Hulbert LLC	63 Hulbert Ave	foundation, siding, windows	29/9	Emeritus LTD

### VII. OLD BUSINESS 12/13/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1.	7 New St <b>07-6611</b>	7 New St	Hardscape	55.4.1/37	AHERN
	• <i>Commissioners- Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
2.	41 Monomoy LLC <b>10-7246</b>	41 Monomoy Rd	Add roofwalk & fenestration	54/79.1	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates:Pohl, Thornewill, Patten; Recused: None.</i>				
3.	Scott O'Connor	2 Hussey st	Enclosed 2 <sup>nd</sup> fl porch	42.3.1/119	Emeritus LTD
	• <i>Commissioners- ,Welch, Coombs, Oliver, Dutra, Patten; Alternates: None; Recused: None.</i>				
4.	Eleven Lincoln Ave <b>08-6917</b>	32 Jefferson Ave	New dwelling rev 12-5457	30/132	Botticelli + Pohl
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten; Recused: Pohl..</i>				
5.	Eleven Lincoln Ave <b>10-7259</b>	32 Jefferson Ave	Hardscape	30/132	Ahern
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: Pohl..</i>				
6.	Lisa Lawler <b>08-6863</b>	80 Orange St	New garage studio	55.1.4/24	Gryphon Architect
	• <i>Commissioners-Pohl, Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				

Approved Minutes -	
Review Minutes -	January 3, 2023
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>January 17<sup>th</sup> at 4:00PM * HYBRID &amp; IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.</b></li> </ul>
<b>Future Action Items-</b>	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>

## Additional Future Action Items-

*(Not to be acted on current meeting.)*

<b>VIII. NEW BUSINESS 12/20/22</b>					
	<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1.	Chris Wolfe	68 Washington Ave	Sidewall/windows	42.2.3/15	Val Oliver/Rick Kalman
2.	Balaji Gandhi	9 New Jersey Ave	Addition to main house	60.3.1/408	Shelter 7
3.	Balaji Gandhi	9 New Jersey Ave	Fenestration chng garage	60.3.1/408	Shelter 7
4.	Balaji Gandhi	9 New Jersey Ave	New shed	60.3.1/408	Shelter 7
5.	*3 Wingspread Llc	3 Wingspread Lane	New garage	27/17.6	EMDA
6.	*Russell	5 Boston Ave	New fence	54/?	Edward Coffin
7.	Andrew Barrett	17 Pine Tree Rd	Addition	68/31	Topham Design
8.	NFI Realty Trust	169 Eel Point Rd	New garage/studio	33/5	MCA+
9.	Holly Coburn	5 North Beach St	Move off/ demo	42.4.1/92	Normand Residential
10.	Holly Coburn	5 North Beach St	New Dwelling	42.4.1/92	Normand Residential
11.	James Reyes	15 Walsh St	Fence replacement	42.4.1/51	Liz Konetchy
12.	2 Highland Ave LLC	2,4,6 Highland Ave	New dwelling	30/189	Emeritus LTD
13.	2 Highland Ave LLC	2,4,6 Highland Ave	New dwelling	30/189	Emeritus LTD
14.	Kevin Davidson	4 Step Lane	Addition	42.4.2/82	Emeritus LTD
15.	Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
16.	Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
17.	J. Malitsky & A. Bryn	253 Madaket rd	New 2 <sup>nd</sup> dwelling	59.4/210	LINK
18.	Heather Martin	19 Ridge lane	Fenestration chng	38/77	LINK
19.	StarkPoint LLC	16 Easton st	MH Rev 09-6993	42.1.4/11	Botticeli + Pohl
20.	*32 Hulbert Trust	32 Hulbert Ave	Rev 09-7037	29/72	Botticeli + Pohl

21.	*Lyubomir Lyubenov	7 Toombs Ct	Pool & hardscape	68/153.1	Atlantic Landscaping
22.	The Brant LLC	6 & 8 N Beach St	New pool	42.4.1/65.1	Linda Williams
23.	The Brant LLC	4 Dolphin Ct	New building	42.4.1/65.2	Linda Williams
24.	The Brant LLC	4 Dolphin Ct	Combine lots	42.4.1/65.2	Linda Williams
25.	John Buttrick	26 Warens Landing	Mh fenestration chng	38/11.3	Linda Williams
26.	John Buttrick	26 Warens Landing	Pool replacement & removal	38/11.3	Linda Williams
27.	John Buttrick	26 Warens Landing	New 2 <sup>nd</sup> dwelling	38/11.3	Linda Williams
28.	QV3 Nt	22 Vestal St	Move off cottage	41/39	Linda Williams
29.	Nt Quaker Project LLC	14 Quaker Rd	Move cottage on	41/176	Linda Williams
30.	Nt Quaker Project LLC	14 Quaker Rd	MH Window replacement	41/176	Linda Williams

### IX. OLD BUSINESS 01/03/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jason Mendelson <b>10-7302</b>	7a Sherburne Turnpike	New studio	31/112.1	Studio PPark
	• <i>Commissioners- Pohl, Coombs, Camp, Oliver, Patten; Alternates Dutra, Thornewill, Welch; Recused: None.</i>				
2.	Sherburne TPK LLC <b>10-7305</b>	7A Sherburne TP	Pool & Hardscape	30/112.1	Atlantic Landscaping
	• <i>Commissioners- Pohl, Coombs, Camp, Oliver, Patten: Alternates: Dutra, Thornewill, Welch; Recused: None.</i>				
3.	Tigerlily Nom <b>10-7289</b>	7 Barnabus lane	New dwelling	41/563	Studio PPark
	• <i>Commissioners- Welch, Coombs, Camp, Dutra, Thornewill; Alternates: Pohl, Oliver, Patten; Recused; None.</i>				
4.	Kathryn Cook <b>10-7257</b>	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
	• <i>Commissioners- to be added later.</i>				
5.	Kathryn Cook <b>10-7217</b>	85 Low Beach Rd	New dweling Garage	75/31.3	Michael Bard
	• <i>Commissioners- to be added later.</i>				
6.	Kathryn Cook	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
	• <i>Commissioners- to be added later.</i>				
7.	•				
8.	10 York LLC <b>10-7291</b>	10 York St	Doors, windows, rear mass chgn	55.4.1/142	Thornewill Design
	• <i>Commissioners- to be added later.</i>				
9.	1010 Wins LLC <b>10-7136</b>	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
	• <i>Commissioners- to be added later.</i>				
10.	1010 Wins LLC <b>10-7317</b>	10 Lincoln Ave	New garage	30/184	Emertus LTD
	• <i>Commissioners- to be added later.</i>				
11.	1010 Wins LLC <b>10-7337</b>	10 Lincoln Ave	Hardscape; gate; pool & spa	30/184	Jardins Intl.
	• <i>Commissioners- to be added later.</i>				
12.	SAWB Corp. <b>11-7453</b>	24 Cliff Rd	Addition	42.4.4/49	SCI
	• <i>Commissioners- to be added later.</i>				
13.	Reade, Gullicksen Hanley & Gifford <b>04-6162</b>	42 Easton St	Hardscape, gate & paving	42.4.1/21	Sconset Gardener Inc.
	• <i>Commissioners- Welch, Coombs, Camp, Thornewill; Alternates: None ; Recused; None.</i>				
14.	John Mergue <b>10-7341</b>	36 Easton St	New garage/apartment	42.1.4/19	EMDA
	• <i>Commissioners- Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None..</i>				
15.	*Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	• <i>Commissioners- to be added later</i>				
16.	*Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Linda Williams
	• <i>Commissioners- to be added later</i>				

### X. NEW BUSINESS 01/10/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tigerlily Nom Trust	7 Barnabus Ln	Pool & hardscape	30/132	Ahern
2.	John & Kelly Lee	1 Ridge Lane	Addition	38/91	Gryphon Architects
3.	Sailsbury Cottage LLC	13 Academy Lane	Reno dwelling, add dormers	42.4.3/112	Gryphon Architects
4.	Sailsbury Cottage LLC	13 Academy Lane	New shed	42.4.3/112	Gryphon Architects
5.	Mark Wilmot	35 Monomoy Rd	Fenestration change	54/74	Gryphon Architetes
6.	Cynthia Nelson	30 King St	Demo/ move off	73.4.2/113	Gryphon Architects
7.	Cynthia Nelson	30 King St	New studio	73.4.2/113	Gryphon Architects
8.	Carlin Gifford	4 Head Of Plains	New dwelling	63/7	Gryphon Architects
9.	Carlin Gifford	4 Head Of Plains	New garage	63/7	Gryphon Architects
10.	NT Land Bank	19 Wauwinet Rd	Farmhouse addition	20/35	Normand Residential
11.	NT Land bank	19 Wauwinet Rd	Stream bridge	20/35	Normand Residential
12.	Liza Ottani	4 Jonathan Way	Addition	75/47	SCI
13.	Gelnbeigh LLC	33 Nonantum	New garage/studio	87/49	Thornewill Design
14.	NT Land Bank	32 Western Ave	Hardscaping	87/81	Eleanor Antonietti
15.	NT Land Bank	67 Easton St	Public Park	42.4.1/115.1	Eleanor Antonietti

16.	NT Land Bank	65 Easton St	Public Park	42.4.1/115	Eleanor Antonietti
17.	Melissa Neier	11 Prospect St	Roof replacement	55.4.4/42	Twig Perkins
18.	Mike Romano	55 Easton St	Window alterations	42.4.1/86	Shelter 7
19.	37 Pocomo Realty	37 Pocomo Rd	Garage add solar	14/38	Workshop/APD
20.	37 Pocomo Realty	37 Pocomo Rd	MH Cedar trim chng	14/38	Workshop/APD
21.	Robert McCrewsky	1a Yawkey Way	Asbuilt New shed	69/19.1	Nate Barber
22.	Burton & Martello	55 Meadow View Dr.	New 2 <sup>nd</sup> dwelling	56/170	MCA+
23.	Burton & Martello	55 Meadow View Dr.	Pool	56/170	MCA+
24.	Chris O'Connell	3 Upper Tawpawshaw	New dwelling	53/41	EMDA
25.	Keegan Hodges	32 Union St	New garage	42.3.2/85	Thornewill Designs
26.	Malcolm George	76 Baxter Rd	New shed	49/42	Nate Barber
27.	2538970 Ontario Inc	5 Coffin St	Pool & hardscape	73.1.4/21	Jardins Intl.
28.	41 WMR Trust	41 W Miacomet	Replace foundation & addition	86/31.1	Emeritus LTD
29.	41 WMR Trust	41 W Miacomet	Pool & hardscape	86/31.1	Jardins Intl.
30.	3 Step Lane LLC	3 Step Lane	New Commercial building	42.4.2/44	EMDA
31.	Stark Point LLC	16 Easton St	Rev 22-04-6120	42.1.4/11	Botticelli + Pohl
32.	30 Pearl LLC	30 India St	Windows Revs 2-07-6593	42.3.4/137	Botticelli + Pohl
33.	Kerlin & Jason Hempel	17 Orange St	Windows chng	42.3.2/12	Stephen & Company
34.	Patrick & Carolyn DePalma	3 Westerwick Drive	Pool & hardscape	73/37	Carolyn DePalma
35.	*Town of Nantucket	16 Broad St.	Alterations	42.4.2/30	SMRT Architects
36.	*Town of Nantucket	20 South Water St.	Alterations Bld 1	42.4.2/29	SMRT Architects
37.	*Town of Nantucket	20 South Water St.	Alterations Bld 2	42.4.2/29	SMRT Architects
38.	*Richmond Great Pt <b>08-6789</b>	5 Sandplain Dr.	New Dwelling	68/349	KOH
39.	*Joanne Tobin <b>10-7283</b>	33B Washington St	New shed	42.3.2/191	G. Harrington
40.	*Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimited
41.	*121 Orange LLC	121 Orange St	Demo barn	55/389	LINK
42.	*121 Orange LLC	121 Orange St	Demo shed	55/389	LINK
43.	*Thomas Kilgarriff	24 Rudder Lane	Replace windows	66/331	LINK
44.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
45.	*K. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA
46.	*Brett Fodiman	27 Cato Lane	Revision	55/18	CWA
47.	*John Brazilian Tr.	34 Easton st	Revision	42.1.4/18	CWA



## NANTUCKET HISTORIC DISTRICT COMMISSION Conduct of Application Hearings (adopted 11/17/22)

The HDC's role is to review and deliberate on the appropriateness of structures and architectural elements (consistent with its mission under its Act, its guidelines including Building with Nantucket in Mind, and its established policies). With respect to consistently functional meetings: i) the HDC functions under Robert's Rules and all meeting participants are expected to act accordingly, and ii) applicants and their agents are expected to provide application materials timely (to allow Commissioner preview and for abutter and public viewing). In addition, the following protocols shall be observed:

- 1) The Chairperson opens the application hearing and announces the sitting board.
- 2) Subject to a time allotment (2 minutes for applicant and their agent, 1 minute per for 1<sup>st</sup> three abutters randomly selected; thereafter, 30 seconds per):
  - a) Applicant or agent provides a description of matters in front of the Commission.
  - b) The Commissioners, through the Chair, may ask questions to solidify their understanding of matters at hand.
  - c) Commission receives staff comments.
  - d) Abutters and public may then speak for or against the matters at hand.
  - e) The applicant or agent is allowed a rebuttal.
- 3) The Commissioners deliberate on the merits only. Note: Except for questions arising of the Commission's deliberations, no further applicant, agent nor public comments are received by the Commission.
- 4) Through the Chair, Commission makes its determination; where applicable, its decision is recorded on the application (including as fitting, through use of an Exhibit).
- 5) In each of the foregoing, comments of Commissioners, applicants, agents, abutters, and the public, are reserved to the *merits of the design with respect to appropriateness*. And, unless as a Point of Information through the Chair, no comments (Commissioner, applicant, agent, abutters, or public) are to involve policy or procedure—under Robert's Rules, such matters are properly addressed as separate, noticed agenda items. *And, throughout each hearing, both off-topic and redundant comments are strongly discouraged.*