



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 JANUARY 24 PM 10:42  
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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 26, 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
<b>Please note:</b>	<b>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.</b>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person:</b>	<b>Esmeralda Martinez, Land Use Specialist</b>

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

<https://us06web.zoom.us/j/83220943929?pwd=VDVpNXQ4QkoxVXYwRDZINiBZMzBpZz09>

**Meeting ID: 832 2094 3929 Passcode: 319941**

*Phone dial in: 16469313860; Meeting ID: 832 2094 3929 ; 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 & Fiona Johnson

## 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 12/13/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Manganaro Margaret Tr <b>01-7750</b> <b>HELD FOR TUESDAY</b>	7 Summer St	Repair & replace	42.3.3/114	Ned Paul
<ul style="list-style-type: none"><li>• <i>Commissioners- TO BE ADDED LATER</i></li></ul>				
2. 41 Monomoy LLC <b>10-7246</b>	41 Monomoy Rd	Add roofwalk & fenestration	54/79.1	Emeritus LTD
<ul style="list-style-type: none"><li>• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Pohl, Thornewill, Patten; Recused: None.</i></li></ul>				
3. Scott O'Connor <b>01-7235</b>	2 Hussey st	Enclosed 2 <sup>nd</sup> fl porch	42.3.1/119	Emeritus LTD
<ul style="list-style-type: none"><li>• <i>Commissioners-, Welch, Coombs, Oliver, Dutra, Patten; Alternates: None; Recused: None.</i></li></ul>				

### IV. NEW BUSINESS 12/20/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. ACK 15 CHK LLC <b>01-7782</b>	8 Chuck Hollow	Pool & hardscape	72/31	Atlantic Landscaping
2. 2 Highland Ave LLC <b>01-7685</b>	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD
3. 2 Highland Ave LLC <b>01-7684</b>	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD
4. Kevin Davidson <b>01-7681</b>	4 Step Lane	Addition	42.4.2/82	Emeritus LTD

### V. 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. Tigerlily Nom <b>10-7289</b>	7 Barnabas Lane	New dwelling	41/563	Studio PPark
<ul style="list-style-type: none"><li>• <i>Commissioners- Welch, Coombs, Camp, Dutra, Thornewill; Alternates: Pohl, Oliver, Patten; Recused; None.</i></li></ul>				
2. Kathryn Cook <b>10-7257</b>	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
<ul style="list-style-type: none"><li>• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i></li></ul>				
3. Kathryn Cook <b>10-7217</b>	85 Low Beach Rd	New dwelling Garage	75/31.3	Michael Bard
<ul style="list-style-type: none"><li>• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i></li></ul>				
4. Kathryn Cook <b>01-7746</b>	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
<ul style="list-style-type: none"><li>• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i></li></ul>				
5. 10 York LLC <b>10-7291</b>	10 York St	Doors, windows, rear mass chgn	55.4.1/142	Thornewill Design
<ul style="list-style-type: none"><li>• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates; Dutra, Patten; Recused: None.</i></li></ul>				
6. 1010 Wins LLC <b>10-7136</b>	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
<ul style="list-style-type: none"><li>• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i></li></ul>				
7. 1010 Wins LLC <b>10-7317</b>	10 Lincoln Ave	New garage	30/184	Emeritus LTD
<ul style="list-style-type: none"><li>• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i></li></ul>				
8. 1010 Wins LLC	10 Lincoln Ave	Cabana	30/184	Emeritus LTD
<ul style="list-style-type: none"><li>• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i></li></ul>				
9. 1010 Wins LLC <b>10-7337</b>	10 Lincoln Ave	Hardscape; gate; pool & spa	30/184	Jardins Intl.
<ul style="list-style-type: none"><li>• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i></li></ul>				
10. SAWB Corp. <b>11-7453</b>	24 Cliff Rd	Addition	42.4.4/49	SCI
<ul style="list-style-type: none"><li>• <i>Commissioners- Pohl, Coombs, Camp, Thornewill; Alternates: None Recused: None.</i></li></ul>				
11. Reade, Gullicksen, Hanley & Gifford <b>04-6162</b>	42 Easton St	Hardscape, gate & paving	42.4.1/21	Sconset Gardener Inc.
<ul style="list-style-type: none"><li>• <i>Commissioners- Welch, Coombs, Camp, Thornewill; Alternates: None; Recused; None.</i></li></ul>				
12. John Mergrue <b>10-7341</b>	36 Easton St	New garage/apartment	42.1.4/19	EMDA
<ul style="list-style-type: none"><li>• <i>Commissioners- Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None.</i></li></ul>				

### VI. 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 <b>01-7689</b>	7 Barnabas Ln	New garage	30/132	Studio PPark
2. Tigerlily Nom Trust <b>01-7671</b>	7 Barnabas Ln	Pool & hardscape	30/132	Ahern
3. John & Kelly Lee <b>01-7807</b>	1 Ridge Lane	Addition	38/91	Gryphon Architects
4. Salisbury Cottage LLC <b>01-7737</b>	13 Academy Lane	Reno dwelling, add dormers	42.4.3/112	Gryphon Architects
5. Salisbury Cottage LLC <b>01-7734</b>	13 Academy Lane	New shed	42.4.3/112	Gryphon Architects
6. Mark Wilmot <b>01-7752</b>	35 Monomoy Rd	Add shutters, replace door rev	54/74	Gryphon Architects
7. Cynthia Nelson <b>01-7809</b>	30 King St	Demo/ move off	73.4.2/113	Gryphon Architects

8. Cynthia Nelson <b>01-7808</b>	30 King St	New studio	73.4.2/113	Gryphon Architects
9. Carlin Gifford <b>01-7767</b>	4 Head of Plains	New dwelling	63/7	Gryphon Architects
10. Carlin Gifford <b>01-7816</b>	4 Head of Plains	New garage	63/7	Gryphon Architects
11. NT Land Bank <b>01-7812</b>	19 Wauwinet Rd	Farmhouse addition	20/35	Normand Residential
12. NT Land Bank <b>01-7753</b>	19 Wauwinet Rd	Barn fenestration chng	20/35	Normand Residential
13. NT Land bank <b>01-7814</b>	19 Wauwinet Rd	Stream bridge	20/35	Normand Residential
14. Glenbeigh LLC <b>01-7687</b>	33 Nonantum Rd	New garage/studio	87/49	Thornewill Design
15. Melissa Neier <b>01-7725</b>	11 Prospect St	Roof replacement	55.4.4/42	Twig Perkins
16. Mike Romano <b>01-7815</b>	55 Easton St	Window alts rev05-6245	42.4.1/86	Shelter 7
17. Robert McCrewsky <b>01-7670</b>	1a Yawkey Way	As-built New shed	69/19.1	Nate Barber
18. Burton & Martello <b>01-7773</b>	55 Meadow View Dr.	New 2 <sup>nd</sup> dwelling	56/170	MCA+
19. Burton & Martello <b>01-7667</b>	55 Meadow View Dr.	New Pool	56/170	MCA+
20. Chris O'Connell <b>01-7679</b>	3 Upper Tawpawshaw	New dwelling	53/41	EMDA
21. Keegan Hodges <b>01-7780</b>	32 Union St	New garage	42.3.2/85	Thornewill Designs
22. Malcolm George <b>01-7666</b>	76 Baxter Rd	New shed	49/42	Nate Barber
23. 41 WMR Trust <b>01-7785</b>	41 W Miacomet	Replace foundation & addition	86/31.1	Emeritus LTD
24. 41 WMR Trust <b>01-7672</b>	41 W Miacomet	Pool & hardscape	86/31.1	Jardins Intl.
25. Stark Point LLC <b>01-7747</b>	16 Easton St	alterations Rev04-6120	42.1.4/11	Botticelli + Pohl
26. 30 Pearl LLC <b>01-7776</b>	30 India St	Add window Rev07-6593	42.3.4/137	Botticelli + Pohl
27. Kerlin & Jason Hempel <b>01-7761</b>	17 Orange St	Windows chng	42.3.2/12	Stephen & Company
28. Patrick & Carolyn DePalma	3 Westerwick Drive	Pool & hardscape	73/37	Carolyn DePalma

Approved Minutes -	January 3 & 10, 2023
Review Minutes -	January 12 & 17, 2023
Other Business -	<ul style="list-style-type: none"> <li>Next HDC Meeting- <b>January 31<sup>st</sup> at 4pm * 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>VII. OLD BUSINESS 01/17/23</b>					
	<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1.	Matt & Caroline Manera <b>10-7351</b>	15 Morey Lane	New garage	73.3.1/38	EMDA
	<ul style="list-style-type: none"> <li><i>Commissioners; Pohl, Coombs, Camp, Thornewill; Alternates; None Recused: None.</i></li> </ul>				
2.	13 Commercial Wharf LLC <b>09-6996</b>	13 Commercial Wharf	Rev- shorten structure	42.2.4/10	NAG
	<ul style="list-style-type: none"> <li><i>Commissioners- Pohl, Welch, Coombs, Cap, Oliver; Alternates: Dutra, Thornewill, Patten. Recused: none.</i></li> </ul>				
3.	Little Nauti LLC <b>09-7134</b>	1 Smooth Hummock Wy	New dwelling- masing, fenestration	66/177	JB Studio
	<ul style="list-style-type: none"> <li><i>Commissioners- to be added later</i></li> </ul>				
4.	Little Nauti LLC	1 Smooth Hummock Wy	New pool	66/177	JB Studio
	<ul style="list-style-type: none"> <li><i>Commissioners- to be added later</i></li> </ul>				
5.	K225 LLC	126 Main St.	Main House revision	42.3.2/98	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners- to be added later</i></li> </ul>				
6.	*Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners- to be added later</i></li> </ul>				
7.	*Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Linda Williams

**IX. NEW BUSINESS 01/24/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Boys & Girls INC	67 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
2.	Boys & Girls INC	69 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
3.	Boys & Girls INC	71 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
4.	Boys & Girls INC	75 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
5.	Boys & Girls INC	89 Pleasant St	Rooftop Solar	55/139.4	Sunwind
6.	Kim Glowacki	5 Meader St	Window replacement	42.3.2/40	Val Oliver
7.	Sun Island Nm Trust	5a Sun Island Rd	Resurface walls	69/29.3	Val Oliver
8.	Sun Island Nm Trust	9 Sun Island Rd	Resurface walls	69/29.2	Val Oliver
9.	White Elephant	60 Easton St	Fence, gate, & arbors	42.4.1/60	Dennis Patnaude
10.	Rob & Lydia Petty	27 Sankaty Rd	Hardscape- new patio	73.4.2/7.1	Hristo Rashkov
11.	Ken Gullicksen	18 Pondview Dr	Rooftop solar	80/50	Cotuit Solar
12.	Robert Rios	23 Tashama Ln	Add skylight	55/464	Thornewill Design
13.	Kevin Gentzel	54 Orange St	Repair & replace deck	54/41/18	Gryphon Architects
14.	Charles Bruno	10 Monohansett	New barn	79/142	Linda Williams
15.	Susan Balling	11 Nobadeer way	Demo garage	68/14	Linda Williams
16.	ACK 86 QR LLC	86 Quidnet Rd	Renovate/alter garage	21/102	Linda Williams
17.	Susan O'Malley	10 New Mill St	New fence	55.4.4/9	Linda Williams
18.	Nita Morse	25 Milk St	Outdoor shower	42.3.3/89	B.S. LLC
19.	Nicole Tirapelli	18 Center St	Driveway	73.1.3/105	Nicole Tirapelli
20.	Adam Kessler	12 Derrymore Rd	Pool, fence & hardscape	41/241	KMLD
21.	Hannah Claren	17 Pine St	Roof replacement	42.3.2/26	Stegra Corp
22.	James Burruss	5 Ishmael rd.	MH ground solar array	82/7	Ack Smart
23.	James Burruss	5 Ishmael rd.	Cottage ground solar array	82/7	Ack Smart
24.	Kelly Purcell	32 Dukes Rd	Alteration revision	56/188	Topham Design
25.	Raul Alan	109 Main St	Shed rev 09-7131	42.3.3/150	JB Studio
26.	Carolyn Haley	8 Ipswich St	Demo roofwalk & add door	71.3.2/118	JB Studio
27.	5 Hillers Ln LLC	5 Hillers Ln	Driveway & fence	42.3.2/118	JB Studio
28.	5 Hiller Ln LLC	5 Hillers Ln	Chgn storm door	42.3.2/118	JB Studio
29.	Carleton Dafoe	102 Quidnet Rd	Fenestration roof & stairs	21/74	JB Studio
30.	7 Lauretta Lane LLC	7 Lauretta Lane	New dwelling	14/53	S. Metz
31.	7 Lauretta Lane LLC	7 Lauretta Lane	MH demo/ move off	14/53	S. Metz
32.	7 Lauretta Lane LLC	7 Lauretta Lane	Shed demo/ move off	14/53	S. Metz
33.	8 Maple LLC	Maple Ln Lot 8	New dwelling	67/303	Emeritus LTD
34.	8 Maple LLC	Maple Ln Lot 8	New garage	67/303	Emeritus LTD
35.	Bent Shimmo Nominee	4 South valley rd	New dwelling	43/165 165.1	EMDA
36.	Bent Shimmo Nominee	4 South Valley Rd	Demo/ move off bldg.	43/165 165.1	EMDA
37.	Bench	17 Pleasant St	New garage studio	42.3.3/77	Gryphon Architects
38.	HMSW LLC	25 Sankaty Rd	Addition revision	49.2.3/17	Emeritus LTD
39.	450 Green Park LLC	2 Stone Alley	Hardscape	39/24.1	Ahern
40.	35 LBR LLC	35 Low Beach Rd	Addition	74/34	Gryphon Architects
29.	*63 Hulbert LLC	63 Hulbert Ave	foundation, siding, windows	29/9	Emeritus LTD
30.	*Town of Nantucket	16 Broad St.	Alterations	42.4.2/30	SMRT Architects
31.	*Town of Nantucket	20 South Water St.	Alterations Bld 1	42.4.2/29	SMRT Architects
32.	*Town of Nantucket	20 South Water St.	Alterations Bld 2	42.4.2/29	SMRT Architects
33.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
34.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
35.	*Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimited
36.	*121 Orange LLC	121 Orange St	Demo barn	55/389	LINK
37.	*121 Orange LLC	121 Orange St	Demo shed	55/389	LINK
38.	*Thomas Kilgarriff	24 Rudder Lane	Replace windows	66/331	LINK
39.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
40.	*K. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA
41.	*Brett Fodiman	27 Cato Lane	Revision	55/18	CWA
42.	*John Brazilian Tr.	34 Easton st	Revision	42.1.4/18	CWA
43.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
44.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
45.	*J. Malitsky & A. Bryn	253 Madaket rd	New 2 <sup>nd</sup> dwelling	59.4/210	LINK
46.	*Heather Martin	19 Ridge Lane	Fenestration chng	38/77	LINK



## 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.*