



# Updated Meeting Posting MEETING POSTING

**RECEIVED**  
2020 JAN 29 AM 10:00  
NANTUCKET TOWN CLERK  
Posting Number:T 1377

Original Posting Time: 2020 JAN 28 AM 10:02  
Original Posting Number: T 1366

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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

|                            |  |
|----------------------------|--|
| <b>Committee-Board-s</b>   | Historic District Commission (HDC) – NEW BUSINESS      |
| <b>Day, Date, and Time</b> | Thursday, January 30, 2020, <b>01:00pm</b>             |
| <b>Location - Address</b>  | PLUS Conference Room, 2 Fairgrounds Rd., Nantucket, MA |
|                            | Ray Pohl, Chairman                                     |

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: Cathy Flynn, Land Use Specialist**

**Please note: Thursday HDC meetings held at 2 Fairgrounds Road are not live stream. Recordings available upon request. Please inquire with Staff at 508-325-7587.**

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

To watch live feed, click here: <https://www.youtube.com/user/NCTV18>

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

**Associate Commissioners:** Stephen Welch, TJ Watterson, Jesse Dutra

**Staff:** Cathy Flynn, Terry Norton, Kadeem McCarthy

Historic Structures Advisory Board (HSAB), Seasnet Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

## AGENDA

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

**Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with staff on Wednesday after the Tuesday meeting for further information.**

### I. PUBLIC COMMENT

### II. CONSENT

|    | <u>Property owner name</u>        | <u>Street Address</u> | <u>Scope of work</u>                | <u>Map-Parcel</u> | <u>Agent</u>          |
|----|-----------------------------------|-----------------------|-------------------------------------|-------------------|-----------------------|
| 1. | Polpis Harbor, LLC <b>01-0555</b> | 250 Polpis Road       | Add 2 windows                       | 26-27             | Cheney Brothers       |
| 2. | Larkin, Brian <b>01-0544</b>      | 4B Gladlands Avenue   | 138sf 2 <sup>nd</sup> flr additions | 80-122.1          | McMullen & Associates |
| 3. | Fogarty, Brian <b>01-0508</b>     | 1 Wall Street         | Shed                                | 82-83             | Emeritus              |
| 4. | Fallon, Steve <b>01-0545</b>      | 37 Brewster Road      | Enlarge shed                        | 54-87             | Kevin Carroll         |
| 5. | Matson, Vern <b>01-0543</b>       | 30 Tashama Lane       | Rev 72287; garage                   | 55-455            | Val Oliver            |
| 6. | Held, Kathleen <b>01-0530</b>     | 8 Ahab Drive          | New dwelling                        | 65-64             | Val Oliver            |
| 7. | CEL ACK, LLC <b>01-0522</b>       | 5 Celtic Drive        | New dwelling                        | 67-659            | Val Oliver            |
| 8. | Hoffman, Mitchell <b>01-0511</b>  | 85 Somerset Road      | Addition/deck                       | 66-80             | Gryphon Architect     |

|   |                       |                           |             |                 |
|---|-----------------------|---------------------------|-------------|-----------------|
| 9. Barila, Anthony <b>01-0556</b>       | 11 Luff Road          | Addition                  | 66-354      | Permits Plus    |
| 10. Neel, Carlton <b>01-0514</b>        | 84 Pocomo Road        | Pool/spa/driveway/gate    | 15-40       | Ahern, LLC      |
| 11. Green, Marilyn <b>01-0515</b>       | 27 Westerwyck Way     | Remove chimney            | 82-400      | Kristo Rashkou  |
| 12. Friend, Scott <b>01-0516</b>        | 15 Head of Plains     | Rev 67356; garage         | 63-55       | Linda Williams  |
| 13. Friend, Scott <b>01-0518</b>        | 15 Head of Plains     | Rev 67355; pool house     | 63-55       | Linda Williams  |
| 14. McGowan, Martin <b>01-0531</b>      | 25 Millbrook Road     | Rev 73235; rotate bldg    | 56-67.2     | Sconset Gardner |
| 15. Villemejjane, Pierre <b>01-0524</b> | 18 Gladlands Avenue   | Garage-windows/stairs     | 80-221      | Emeritus        |
| 16. Egan Maritime <b>01-0534</b>        | 3B Freedom Square     | Front entry modifications | 55-703.2    | Emeritus        |
| 17. Perry, Teresa Gigure                | 80C Washington Street | Like-kind windows         | 42.2.3-20.2 | Carey Company   |

### 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. O'Riordan, Kate <b>01-0539</b>  | 51A Madaket Road      | Pool                     | 41-325            | Val Oliver       |
| • Pool must not be visible at time of inspection and in perpetuity               |                       |                          |                   |                  |
| 2. Callahan, David <b>01-0542</b>  | 30 Huntington Street  | Ground solar array       | 76.4.2-97         | Karen Allence    |
| • Ground solar array must not be visible at time of inspection and in perpetuity |                       |                          |                   |                  |
| 3. Capizzo, Scott <b>01-0552</b>   | 26B Miacomet Road     | Rev 71670; redesign shed | 67-956            | Brook Meerbergen |
| • Due to lack of visibility  |                       |                          |                   |                  |
| 4. Villemejjane, Pierre <b>01-0521</b>   | 18 Gladlands Avenue   | Gazebo                   | 80-221            | Emeritus         |
| • Due to lack of visibility  |                       |                          |                   |                  |
| 5. 77 Pocomo, LLC <b>01-0507</b>   | 77 Pocomo Road        | Gazebo                   | 15-6              | Emeritus         |
| • Due to lack of visibility  |                       |                          |                   |                  |

### IV. BRIEF DISCUSSION WITH HOLLY BACKUS; PRESERVATION PLANNER ON UPCOMING TOPICS

- Discussion/Vote on Certaineed Nickel Gray Roof Shingles
- HDC support for Zoning Bylaw Amendment regarding Driveway Access
- Historic Preservation Guidelines consultant meeting February 14, 2020
- Brief overview of CAMP training

### V. OLD BUSINESS CARRIED OVER FROM 1/21/20

| <u>Property owner name</u>   | <u>Street Address</u> | <u>Scope of work</u> | <u>Map-Parcel</u> | <u>Agent</u>      |
|--|-----------------------|----------------------|-------------------|-------------------|
| 1. Kaschuluk, Jeff <b>01-0461</b>  | 27 N. Liberty Street  | Addition/move on lot | 41-453            | LINK              |
| <i>Commissioners: Coombs (acting Chair), McLaughlin, Oliver, Welch; Alternates: Watterson, Dutra; Mullin: Camp</i> |                       |                      |                   |                   |
| 2. Leichtmn-Levine <b>12-0402</b>  | 26 Milk Street        | Demo/move off        | 42.3.3-37         | Botticelli & Pohl |
| <i>Commissioners: Camp (acting Chair), McLaughlin, Oliver, Watterson; Alternates: None; Recused: Pohl</i>          |                       |                      |                   |                   |
| 3. Reinemo Family <b>01-0458</b>   | Tuckernuck            | New dwelling         | 95-19             | Val Oliver        |
| <i>Commissioners: Pohl, McLaughlin, Watterson, Dutra; Alternates: None; Recused: Oliver</i>                        |                       |                      |                   |                   |

### 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. Cederview Point, LLC <b>01-0529</b>  | 40 Shawkemo Road      | Porch/fenestration          | 27-4              | Botticelli & Pohl |
| 2. Glowacki, Greg <b>01-0540</b>        | 2 Beverly Court       | New dwelling                | 68-186.2          | Linda Williams    |
| 3. Scarlett O'Hara, LLC <b>01-0491</b>  | 43 Nobadeer Farm      | New Commercial bldg.        | 69-17             | Robert Reid       |
| 4. Rudofsky, Sendra <b>01-0493</b>      | 12 Nanahumacke Lane   | Wood roof and solar         | 65-79             | Sun Wind          |
| 5. Truyma, Isaiah <b>01-0551</b>        | 10 Polliwog Road      | Lift hse/add basemnt egress | 55-423.4          | Self              |
| 6. Ryder/Marks <b>01-0553</b>           | 16 Mary Ann Drive     | Lift/first floor addition   | 68-445            | Brook Meerbergen  |
| 7. Travaglione, Rich <b>01-0490</b>     | 29 Tomahawk Road      | Roof top solar              | 69-322            | ACK Smart         |
| 8. Charns, Martin <b>01-0549</b>        | 26 Kendrick Street    | Roof top solar              | 71.3.2-401        | ACK Smart         |
| 9. Silva, David <b>01-0536</b>          | 11 Upper Tawpawshaw   | Window/deck changes         | 53-45             | Self              |
| 10. Bogan, Pauline <b>01-0550</b>       | 15 Warren Street      | Rev 73358; shutters/chmy    | 55.4.1-41         | Val Oliver        |
| 11. Tormay, Joe <b>01-0523</b>          | 3 Friendship Lane     | New dwelling                | 66-248            | Val Oliver        |
| 12. Pongrace, Olwen <b>01-0554</b>      | 16 Warren Street      | Rev 11-0234; color chg      | 55-43.3           | Ethan McMorrow    |
| 13. Pongrace, Olwen <b>01-0557</b>      | 16 Warren Street      | Shed                        | 55-43.3           | Ethan McMorrow    |
| 14. Pongrace, Olwen <b>01-0558</b>      | 16 Warren Street      | Fence                       | 55-43.3           | Ethan McMorrow    |
| 15. Petrocelli, Brigitte <b>01-0532</b> | 2 N Beach Street      | Gas fireplace vent          | 42.4.1-64         | Steve Boucher     |
| 16. McCaffrey, Cara <b>01-0559</b>      | 57 Orange Street      | Hardscape                   | 42.3.2-37.2       | Tidal Henry       |

|  |                      |                         |            |              |
|--|----------------------|-------------------------|------------|--------------|
| 17. Walker, Jon <b>01-0512</b>           | 112 Wauwinet Road    | Cottage                 | 11-20      | Permits Plus |
| 18. Parotto, Linda <b>01-0535</b>        | 3 Coon Street        | Roof shingles           | 55.1.4-84  | George Wing  |
| 19. Schroeter, Robert <b>01-0526</b>     | 2 Cranberry Lane     | Patio-shed              | 67-834     | Ahern, LLC   |
| 20. REC 21 WP, LLC <b>01-0525</b>        | 21 Washing Pond Road | Pool/patio/outdr kit    | 31-31      | Ahern, LLC   |
| 21. MacKenzie, Ian <b>01-0541</b>        | 4 Howard Court       | Rev11-0163; wind/chimny | 42.3.4-36  | Emeritus     |
| 22. Ash, Diane <b>01-0546</b>            | 23 Pine Street       | Rev 11-.244;            | 42.3.2-113 | Emeritus     |
| 23. Wilner, Sheila Trust <b>01-0548</b>  | 10 Beach Street      | Move off/demo dwelling  | 73.2.4-10  | Emeritus     |
| 24. Wilner, Sheila Trust <b>01-0547</b>  | 10 Beach Street      | New dwelling            | 73.2.4-10  | Emeritus     |
| 25. Lyubenov, Lyubomir <b>01-0527</b>    | 7 Toombs Court       | New dwelling            | 68-153.1   | JB Studios   |
| 26. Sullivan-Krueger, LLC <b>01-0538</b> | 6 New Lane           | Window changes          | 41-294     | BPC          |
| 27. ACK Properties, LLC <b>01-0533</b>   | 7 & 9 Hussey Street  | Pergola/outdr shwr      | 42.3.4-64  | BPC          |

## VII. OTHER BUSINESS

|                     |   |
|---------------------|---|
| Approve Minutes -   | January 2, 7 & 14, 2020   |
| Review Minutes      | January 21, 2020  |
| Other Business -    | <ul style="list-style-type: none"> <li>• Mission Statement for Town Website vote</li> <li>• 112 Wauwinet Road appeal - Select Board meeting 02/05/20</li> <li>• Certainteed 3-tab Nickel Gray</li> <li>• Section 106 Update</li> <li>• Discussion of time management</li> <li>• Discussion of SDL guidance in the OHD/SOHD</li> <li>• Application pictures</li> <li>• Roof plans: threshold</li> <li>• Plans: Scale of Elevations, Floor &amp; Roof Plans</li> <li>• Application checklist: Differentiation between complex/simple; minimum standards</li> <li>• Application as Master Sheet</li> <li>• Discussion of Net Zero Stretch Code and impacts to HDC</li> <li>• Discussion and update of Sidewalk Work Group</li> </ul> |
| Commission Comments |   |

CANCELLED