



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 FEBRUARY 07 AM 10:15
ORIGINAL POSTING NUMBER: T 119

RECEIVED

2023 FEB 08 AM 10:14
NANTUCKET TOWN CLERK
Posting Number:T 123

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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, & Time	Thursday February 9, 2023, at 1:00pm *HYBRID
Location / Address	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	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/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: Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Fiona Johnson

Building With Nantucket in Mind <https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

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. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	INITIALS
1.	Susan Balling	11 Nobadeer way	Demo garage	68/14	Linda Williams	
2.	ACK 86 QR LLC	86 Quidnet Rd	Renovate/alter garage	21/102	Linda Williams	
3.	Susan O'Malley	10 New Mill St	New fence	55.4.4/9	Linda Williams	
4.	5 Hiller Ln LLC	5 Hillers Ln	Shed Chgn door rev 12-7533	42.3.2/118	JB Studio	
5.	5 Hillers Ln LLC	5 Hillers Ln	Driveway & fence	42.3.2/118	JB Studio	

IV. 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.	Kerlin & Jason Hempel 01-7761 HOLD FOR 02/14	17 Orange St	Windows chng	42.3.2/12	**Linda Williams	

V. OLD BUSINESS 01/17/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	K225 LLC 03-5944 HOLD FOR 02/14	126 Main St.	Main House revision	42.3.2/98	***Linda Williams	

- *Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none.*

VI. 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.	Kim Glowacki	5 Meader St	Window replacement	42.3.2/40	Val Oliver	
2.	White Elephant HOLD FOR 02/14	60 Easton St	Fence, gate, & arbors	42.4.1/60	Dennis Patnaude	
3.	Robert Rios	23 Tashama Ln	Add skylight	55/464	Thornewill Design	
4.	Kevin Gentzel	54 Orange St	Repair & replace deck	54/41/18	Gryphon Architects	
5.	Charles Bruno	10 Monohansett rd.	New barn	79/142	Linda Williams	
6.	Nicole Tirapelli	18 Center St	Driveway	73.1.3/105	Nicole Tirapelli	
7.	Bob Risika	18 Maclean Lane	New pool & hardscape	55/448	Atlantic Landscaping	
8.	Raul Alan	109 Main St	Fenestration, shed add rev 09-7131	42.3.3/150	JB Studio	
9.	Carleton Dafoe	102 Quidnet Rd	Fenestration roof & stairs	21/74	JB Studio	
10.	7 Loretta Lane LLC	7 Loretta Lane	New dwelling	14/53	S. Metz	
11.	7 Loretta Lane LLC	7 Loretta Lane	MH demo/ move off	14/53	S. Metz	
12.	7 Loretta Lane LLC	7 Loretta Lane	Shed demo/ move off	14/53	S. Metz	
13.	8 Maple LLC	Maple Ln Lot 8	New dwelling	67/303	Emeritus LTD	
14.	8 Maple LLC	Maple Ln Lot 8	New garage	67/303	Emeritus LTD	
15.	Bent Shimmo Nominee	4 South valley rd.	New dwelling	43/165 165.1	EMDA	
16.	Bent Shimmo Nominee	4 South Valley Rd	Demo/ move off bldg.	43/165 165.1	EMDA	
17.	Laura Bench	17 Pleasant St	New garage studio	42.3.3/77	Gryphon Architects	
18.	450 Green Park LLC	2 Stone Alley	Hardscape	39/24.1	Ahern	
19.	35 LBR LLC	35 Low Beach Rd	Addition	74/34	Gryphon Architects	
20.	J. Malitsky & A. Bryn	253 Madaket rd.	New 2 nd dwelling	59.4/210	LINK	

VII. OLD BUSINESS 01/31/23

	<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	Commercial bldg. LOT E	68/112	Linda Williams	
						• <i>Commissioners: Welch, Camp, Oliver, Thornewill, Dutra: Alternates: None Recused: None.</i>
2.	Fair City LLC 08-6887	115 Old South Rd	Commercial bldg. LOT F	68/112	Linda Williams	
						• <i>Commissioners: Welch, Camp, Oliver, Thornewill, Dutra: Alternates: None Recused: None.</i>
3.	Duncan Richardson 11-7494	21 Golfview Dr	Door & window revisions	66/174	SMRD	
						• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Thornewill, Dutra, Patten; Recused: None.</i>

4.	Horchow & Routman 06-6534	33 Cliff Rd	MH fenestration, ramp, dormer	42.4.4/5	CWA/Link
	• <i>Commissioners: Camp, Coombs Oliver, Thornewill; Alternates: None Recused: None.</i>				
5.	Horchow & Routman 06-6540	33 Cliff Rd	GH addition & renovation	42.4.4/5	CWA/Link
	• <i>Commissioners: Camp, Coombs Oliver, Thornewill; Alternates: None Recused: None.</i>				
6.	Horchow & Routman 06-6541	33 Cliff Rd	Garage revision	42.4.4/5	CWA/Link
	• <i>Commissioners: Camp, Coombs Oliver, Thornewill; Alternates: None Recused: None.</i>				
7.	J & B Leaf LLC 11-5037	43 Kendrick Ave	Guest house	76.4.3/31	CWA/Link
	• <i>Commissioners: Pohl, Camp, Coombs, Dutra; Alternates: None Recused: None.</i>				
8.	Tamara Wing 11-6510	52 West Chester st	Guest house	41/381	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver; Alternates Thornewill; Recused: None.</i>				
9.	John Hendricks 12-7586	1 Jefferson Ln	Door Change	55.4.1/74.1	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Thornewill; Alternates: Dutra; Recused: None.</i>				
10.	Ashkan Vaziri 01-7692	9 Woodbury Lane	New dwelling	41/551	Studio PPark
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Dutra; Alternates: Thornewill; Recused: None</i>				
11.	*Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				
12.	*Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				

Approved Minutes -	January 3,10 2023
Review Minutes -	January 31, 2023, February 2, 2023
Other Business -	<ul style="list-style-type: none"> Next HDC Meeting- February 14th at 4pm *HYBRID & IN-PERSON @ 2 FAIRGROUND RD. -CONFERENCE RM.
Future Action Items-	<ul style="list-style-type: none"> Classification of street trees & vegetating mapping Discussion of Wind Turbines Section 106 – Sunrise Wind Farm Project, Intro (update as needed) Review policy of Move/Demo hearings in relation to new dwellings Hardscaping Discussion of salvaging demos Discussion of options for house moves

Additional Future Action Items-

(Not to be acted on current meeting.)

VIII. NEW BUSINESS 02/07/23					
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Mike Romano	55 Easton St	Addition rev 05-6245	42.4.1/86	Shelter 7
2.	Maria Mitchell	3 Vestal St	Outdoor shower	42.3.3/146	J. Finger
3.	Joseph Tirone	25 Honey Suckle Dr	New shed	68/389	Joseph Tirone
4.	Thomas Nelson	129 Polpis Rd	Deck- rev 2021-08-4468	44/19.5	Seth Gottlieb
5.	Marty McGowan	25 Millbrook Rd	Move on	56/67.2	Topham Design
6.	One Chester Smiley LLC	1 Chester St	Hardscape	42.4.3/18	Normand Residential
7.	Matthew Rubin	5 Tashama Ln	Addition	55/473	EMDA
8.	Matthew Manera	15 Morey ln	Move & rotate house	73.3.1/38	EMDA
9.	Keith Roe	51 Center St	Repair & replace roofwalk	42.4.3/27	Michael Sweeney
10.	Gary Stahl	8 Austin Farm rd.	Main house addition	56/367	JB studio
11.	Gary Stahl	8 Austin Farm rd.	New cabana	56/367	JB studio
12.	Gary Stahl	8 Austin Farm rd.	New pool	56/367	JB studio
13.	14 Hussey St LLC	14 Hussey St	Door & window changes	42.3.4/132	EMDA
14.	Mark Poor	8 Deer Run Rd	Solar ground array	57/14.3	ACK Smart
15.	Jessica Torres	108 Surfside Rd	New dwelling	80/5	Val Oliver
16.	Jessica Torres	108 Surfside Rd	New garage	80/5	Val Oliver

17. Tic Tac Toe LLC	13 Fawn In	Spa to pool rev 09-7120	68/976	Brook Meerbergen
18. Christine Sanford	1r Old South Wharf	Like kind sidewall	42.3.1/80	Permit plus
19. Tyler Albright	11 Cannonbury Lane	New dwelling	74/22	Val Oliver
20. Island Orange Group	129 Orange St	Addition for storage	55/147	Val Oliver
21. Josh Malitsky	253 Madaket Rd	Roof top solar	59.4/210	Ack Smart Energy
22. Sheep Pond Prop Gr LLC	14-16 Sheep Pond Rd	Garage	63/29 30	Emeritus LTD
23. Harry Ryan	29 Longwood Dr	Roof replacement MH	76/19	Mike Freedman
24. Harry Ryan	29 Longwood Dr	Roof replacement garage	76/19	Mike Freedman
25. 36 Lily St LLC	36B Lily St	Demo studio	42.4.3/94	Botticelli + Pohl
26. 36 Lily St LLC	36B Lily St	New studio	42.4.3/94	Botticelli + Pohl
27. 36 Lily St LLC	36B Lily St	MH Rev04-3416	42.4.3/94	Botticelli + Pohl
28. 41 Hulbert LLC	41 Hulbert Ave	Rev 22-09-7036	29/18	Botticelli + Pohl
29. *Sarah Powers	27 Tashama Lane	New gable & enclosed porch new windows	5/462	Sarah Powers
30. *63 Hulbert LLC	63 Hulbert Ave	foundation, siding, windows	29/9	Emeritus LTD
31. *Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
32. *Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
33. *Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimited
34. *121 Orange LLC	121 Orange St	Demo barn	55/389	LINK
35. *121 Orange LLC	121 Orange St	Demo shed	55/389	LINK
36. *Thomas Kilgarriff	24 Rudder Lane	Replace windows	66/331	LINK
37. *Erik Junghans	26 Equator Dr	New shed	56/343	LINK
38. *K. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA
39. *Brett Fodiman	27 Cato Lane	Revision	55/18	CWA
40. *John Brazilian Tr.	34 Easton st	Revision	42.1.4/18	CWA
41. *Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
42. *Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	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 1st 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.*