



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 MAR 29 AM 11:25
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2022 MAR 30 AM 10:38
NANTUCKET TOWN CLERK
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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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Thursday March 31, at 1:00PM
Location / Address	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD AND 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/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

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), Abby Camp (Vice-Chair), Diane Coombs, John McLaughlin, Val Oliver
Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill
Staff: Terry Norton, Holly Backus, Esmeralda Martinez, and Adrian Rodriguez

Historic Structures Advisory Board (HSAB), Sconset 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 the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mary Henderson Craig	23 Lyons Ln	Window Change/Move Fireplace Vent	71/11	Sandcastle Const.
2. Craig and Erin Majernik	63 Burnell St	New Shed	49.3.2/1.1	Workshop/ APD
3. David Deluca	67R Orange St	Roof Change (Asp. to Red Cedar)	55.4.1/79.1	Vasil Marinov
4. Joy St Realty Trust	4 Joy St	Re-roof	55.4.4/69	Joy St Realty Trust
5. Mark Myers	9 Prospect St	Roof replacement	55.4.4/41	Linda Williams
6. 22 Easton St LLC	22/24 Easton St	Guest house rev 05-3644	42.1.4/12 +12.1	Workshop/ APD

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. Jeremy and Sarah Trottier	4 Windsor Rd	Pool and Hardscape	49/193	Atlantic Landscaping

• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application.

IV. NEW BUSINESS 03/15/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 4170 & Down & Tellie LLC 02-5794	107 Tom Nevers Rd.	Utility Barn	91/25	Jesse Beacon
2. Mark Abbott 03-5825	8 Hulbert Ave.	Revisions to 12-0262 and 05-0904	29.2.3/7.2	MCA+
3. Rosenberg 03-5827	15 Hedgebury Ln	New Dwelling	41/602	Val Oliver
4. David & Delia Biddison 03-5826	22 Cannonbury Ln	Paint Chimney	74/15	Val Oliver
5. Graybury Ack Realty Trust	13 Hedgebury Ln.	Addition	41/599	Val Oliver
6. Edward Sanford 03-5840	12 Doc Ryder Dr.	New Garage	66/216	EMDA
7. 15 Flintrock Rd LLC 03-5846	15 Flintlock Rd	New Guest House	75/90	Liz Konetchy
8. 36 Essex Ack LLC 03-5850	36 Essex Rd	Tertiary Dwelling	67/262	Val Oliver
9. Taco 1 LLC 03-5849	24 Bartlett Farm Rd	Pool and Hardscape	65/76.1	Atlantic Landscaping
10. Taco 1 LLC 03-5848	22 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
11. Ocean Dojo LLC 03-5847	20 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
12. Bomeisler Stuart B. TR 03-5911	28 Crooked Ln	New Dwelling	41/333	Val Oliver
13. Young Bracebridge TR 03-5905	7 Shawkemo Rd	Addition	43/5	Botticelli + Pohl
14. 1641 Development 03-5897	Lot 10 – Maple Ln	New Dwelling	67/303	Brook Meerbergen
15. 1641 Development 03-5895	Lot 10 – Maple Ln	New 2 nd Dwelling	67/303	Brook Meerbergen
16. 1641 Development 03-5898	Lot 10 – Maple Ln	Pool and Hardscape	67/303	Brook Meerbergen
17. 1641 Development 03-5896	Lot 10 – Maple Ln	Gazebo	67/303	Brook Meerbergen
18. 71 N. Liberty Trust 03-5902	71 N. Liberty St	Addition	41/141.1	NAG
19. Mike and Gina Dubois 03-5835	5 Lilac Ct	New Dwelling	68/361	McMullen and Assoc.
20. Mike and Gina Dubois 03-5836	5 Lilac Ct	New Garage	68/361	McMullen and Assoc.
21. Mike and Gina Dubois 03-5837	5 Lilac Ct	Hardscape	68/361	McMullen and Assoc.
22. Danielle DeBenedictus Trust 03-5892	1 Magnolia Ave	Accessible Egress (Ramp/Steps)	73.3.1/123	Gryphon Architects
23. 88 Pocomo LLC 03-5885	88 Pocomo Rd	New Dwelling	14/42	Emeritus
24. 41 Monomoy LLC 03-5883	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
25. OHOM LLC 03-5870	28 Main St (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
26. Stephen Frowin 03-5873	32 N. Liberty St	Addition	41/1159	Emeritus
27. Sherburne TP LLC 03-5860	7 Sherburne TP	Landscape Amenities/ Pool and Spa	30/112	Jardin's Intl.
28. Robert Hockeeday 03-5899	3 New St (Sconset)	Roof Color Change	73.1.3/37	Thornewill Designs
29. Lions Foot LLC 03-5844	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
30. Lions Foot LLC 03-5909	9 Sherburne Way	Move off or Demo Garage	30/37	Topham Designs
31. NIR Retail LLC	Straight Wharf	Alteration	42.2.4/1	DTA
32. 3 Beaver St LLC 02-5785	3 Beaver St	Landscape/Hardscape	55.1.4/97	Polly Waldorf
33. Arthur Reader Jr Trust 03-5824	57 Union St	Like Kind Window Replacement	55.1.4/90	Nantucket Carpentry
34. Roy and Shelly Weedon	9 Twin St	Revisions to Foundation	55.4.1/7.1	Linda Williams

V. OLD BUSINESS 03/22/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Bean 01-5616	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None				
2. Bolthole LLC 02-5701	10 Quince St.	Color Revision	42.3.4/103	NAG
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None				
3. Theodorakos Vaios Trust	79 Pocomo Rd.	New Dwelling	15/15	CWA
• Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None				
4. Scott Dehm 02-5644	8 Ash St.	Addition	42.4.2/94	SCI
• Commissioners: Camp, Coombs, Oliver, Welch, McLaughlin; Alternates: None; Recused: None				
5. 1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & Hardscape	85/58	Ahern
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None.				
6. Ocean Heath LLC	9 Falmouth Ave.	Decks & fenestration	82/423	JN Design
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: Oliver.				
7. Plamen Dimitrov 02-5661	3 Weatherly Place	New 2 nd Dwelling	67/950	Plamen Dimitrov
• Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None.				

8. Eleven Lincoln Ave TR 12-5451 32 Jefferson Ave Addition 30/132 Botticelli + Pohl
 - *Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Pohl, Oliver.*
9. Kingfisher Realty Trust 01-5596 278 Polpis Rd. Roof walk Fenestration 25/2 Gryphon Architect
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver*
10. Anthony Noto 11-5270 10 Lincoln Ave Addition & Reno 30/184 Emeritus
 - *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None*
11. Olsen Family 12-5425 28 Prospect St. New Dwelling 55.4.4/77 Val Oliver
 - *Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.*
12. 34B Walsh St 01-5568 34B Walsh St. Addition 29/104 Studio Ppark
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None*
13. Ali & Zach Smith 12-5312 232 Madaket Rd. Garage Revisions 59.4/120.1 JN Design
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.*

VI. NEW BUSINESS 03/29/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Steven Bush	8 Grand Ave	New Foundation/ Reno	73.3.1/118	NAG
2.	Thairatana Patama TRST	108.5 Old South Rd	New Dwelling	68/491	Brook Meerbergen
3.	Joseph Hegenbart	6 Walsh St	Hardscape – Renew COA	42.4.1/84	Atlantic Landscaping
4.	Tom Kershaw	121 Washington St	Decks	55.1.4/14	Valerie Oliver
5.	Richard Rosenbaum	16 Cliff Rd	Fence/Apron/Gate Relocate	42.4.4/69	Thornewill Design
6.	Eric Tanenblatt	16 Gardner Rd	Shutters and House	43/93	EMDA
7.	Eric Tanenblatt	16 Gardner Rd	New Building	43/93	EMDA
8.	Eric Tanenblatt	16 Gardner Rd	New Shed	43/93	EMDA
9.	Soren Sorensen	51 Fair St	Changing Paint Color	42.3.2/40	Soren Sorensen
10.	One Chester Smiley LLC	1 Chester St	Revisions to existing COA	42.4.3/18	Normand Residential
11.	JK Baxter LLC	114 Baxter Rd	Addition	48/35	Luke Thornewill
12.	Maury and Associates	81 Polpis Rd	Demo or Move Off	44/23.4	Valorie Oliver
13.	Maury and Associates	81 Polpis Rd	New Dwelling	44/23.4	Valorie Oliver
14.	Maffeo Vincent A Trust	28 Liberty St	Change Roof Shin. (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
15.	Jeff Laliberte	18 Bishops Rise	Solar Ground Array	40/126	Ack Smart
16.	Joanne Love	36 Hooper Farm Rd	Remove Exterior Chimney	67/130	NAG
17.	Ken Musi	20 Willard St.	Add Mini Split Heatpump/AC	29/78	George Wing
18.	Grampietro	71 Vestal St	Exterior Porch Added	56/467	Thornewill Design
19.	Stacey McEacher/ Abigail Shaw	15 Harbor View	Detached Walk-in Refrigerator	42.4.2/9	Mr. Winter Equipment
20.	Claire Lower / Brandon Wilson	146 Main St	New Gate	41/518	Valorie Oliver
21.	Kathleen Reagan	49 Pleasant St	Window Replacement – Int. Change	55/19	Paul Dreher
22.	Haley Victor	94 Orange St	Addition	55.4.1/47	Paul Dreher
23.	Lindsey Matthews	37 W. Chester St	Addition	41/150	NAG
24.	Joseph Minella	9 Gingly Ln	New Dwelling	41/851	Sandcastle Const.
25.	Joseph Minella	9 Gingly Ln	New Pool and Hardscape	41/851	Sandcastle Const.
26.	Joseph Minella	9 Gingly Ln	New Garage/ Studio	41/851	Sandcastle Const.
27.	Maryann Jones	6 E. Lincoln Ave	Demo or Move Shed	42.4.1/49.1	Structures Unlimited
28.	Juraj Bencat	15 Wappossett Cir	M.H.Solar Roof Array	67/571	Ack Smart
29.	Juraj Bencat	15 Wappossett Cir	Shed Solar Roof Array	67/571	Ack Smart
30.	Tanya Peterson	6 King St (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
31.	Ack Livin II LLC	2 Hedgebury Ln	Driveway Change	41/593	Atlantic Landscaping
32.	Waterfront Pocomo LLC	17 Lauretta Ln.	New Dwelling	14/10.2	Brook Meerbergen
33.	Waterfront Pocomo LLC	17 Lauretta Ln.	New Garage/ Studio	14/10.2	Brook Meerbergen
34.	Waterfront Pocomo LLC	17 Lauretta Ln.	New Shed	14/10.2	Brook Meerbergen
35.	Steven Cohen Trust	12 Codfish Park Rd	Fenestration Changes	73.2.4/9	Shelter 7
36.	Kathleen T. Paradelis	7 Dooley Ct	New Dwelling	68/153	David Nagys
37.	Matt and Stephanie Gattuso	2 Spindrift Cir	Addition to Dwelling	66/316	Thornewill Design
38.	Nt Land Bank	321 Polpis Rd.	Move off or demo dwelling	25/8	John Kuszpa
39.	HMSW LLC	25 Sankaty Head	Demo/Addition/Fenes. Change	48/3	Emeritus
40.	6 Old Westmoor Farm LLC	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
41.	Jennifer Fraizer	Maple Ln (Lot 9)	Front Porch	67/303	Emeritus
42.	OHOM LLC	28 Main St (Sconset)	Gate	73.3.1/47	Emeritus
43.	Housing Nantucket	Honeysuckle Dr	Move Building to Site	68/890	Emeritus
44.	31 Western Ave LLC	31 Western Ave	Fenestration/ Hostel	87/94	Emeritus
45.	31 Western Ave LLC	31 Western Ave	Cabin	87/94	Emeritus
46.	31 Western Ave LLC	31 Western Ave	Dorm and Stairs	87/94	Emeritus
47.	Bartlett Farm LLC	19 Bartlett Farm Rd	Move to 19 Golfview	65/16.1	SMR
48.	Bartlett Farm LLC	22 Bartlett Farm Rd	Move off to BFR (19)	65/76.1	SMR
49.	Bartlett Farm LLC	19 Bartlett Farm Rd	Move on from BFR (22)	65/16.1	SMR
50.	Boyers Way LLC	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox

51. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
52. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
53. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
54. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
55. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
56. N.T. Historical Assoc. 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

Approved Minutes -	March 15 & 17, 2022
Review Minutes -	March 22 & 24, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday, April 5th at 5:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM. • Discussion of Advisory Board review • 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
Commission Comments	