



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 MARCH 31 PM 02:54
ORIGINAL POSTING NUMBER: T 295
ORIGINAL POSTING TIME: 2023 APRIL 03 PM 03:00
ORIGINAL POSTING NUMBER: T 300

RECEIVED
2023 APR 04 AM 10:58
NANTUCKET TOWN CLERK
Posting Number:T 303

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	Tuesday April 4, 2023, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 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/92280688302?pwd=aGs3K2tLSzFaOVpNbENTM0pHd28wUT09>

Meeting ID: 922 8068 8302 **Password:** 153126
Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126

To watch live meeting, click here:
<https://www.youtube.com/watch?v=xXBpRqY94Mc>

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 1992 & Building with Sconset in Mind- Sconset Trust
<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. COMMISSIONER’S DISCUSSION

- “Discussion of procedures under BWNIM Appendix C.”

IV. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	George Balboa	71R Cliff Rd	Revise COA 03-3087	30/160.1	Brook Meerbergen	HB
2.	Phil Allen	6 Deer Run Rd	As built stoop	57/14.5	Val Oliver	EM
3.	ACK 86 QR LLC	86 Quidnet rd.	Hardscape-driveway	21/102	Linda Williams	EM
4.	Michelle Whelan	13B Mary Ann Dr	Sunroom addition	68/222.2	Michelle Whelan	CT
5.	Margarette Andrews	23 Sesapana Dr	Demo shed	68/91	Thornewill Design	SW
6.	Margarette Andrews	23 Sesapana Dr	New shed	68/91	Thornewill Design	SW
7.	Rhodes Trust	125 Main St	Cottage rev 03-5838	42.3.3/49	Gryphon Architects	SW
8.	Still Dock Nt LLC	40 Tennessee Ave	Rev to 2022-02-5681	59.4/84	Botticelli + Pohl	SW
9.	34 Cannonbury Ln LLC	34 Cannonbury Lane	New main house	73/25	WAPD	SW
10.	30 Pearl LLC	30 India St	New shed	4.3.4/137	Botticelli + Pohl	SW
11.	30 N Beach St LLC	30 N Beach St BLD A	Fenestration & addition	29/130	Emeritus LTD	SW
12.	30 N Beach St LLC	30 N Beach St BLD C	Fenestration & Historic Deter	29/130	Emeritus LTD	SW
13.	Once Apon Atide	59r Madaquecham	Main house addition	88/65	NAG	SW
14.	LB Nantucket LLC	65 Old South Rd	Move off structure	68/158.1	Val Oliver	CT
15.	Gail & Richard Valero	7 Waydale Rd	Move on Structure	55/84	Val Oliver	CT
16.	308 Madaket Road LLC	308 Madaket Rd	Roof replacement	60.2.1/67	LINK	CT
17.	Gary Stahl	8 Austin Farm Rd	Window change revisions	56/367	Linda Williams	CT
18.	Ryan Murphy	Maple Lane Lot4	Add breezeway	67/303	Emeritus LTD	CT
19.	Brucebridge Young	7 Shawkemo rd.	Rvs to 2022-03-5905	43/5	Botticelli + Pohl	CT
20.	Martha Dragon	8 Field Ave	Solar roof cottage	80/167	Ack Smart	CT
21.	Martha Dragon	8 Field Ave	Solar roof main house	80/167	Ack Smart	CT
22.	Royal Mile LLC	9A Pilgrim Rd	Move shed off	41/217.5	Brian Harris	CT
23.	High Cliff Trust	11 E. Hallowell Ln	Rev to 2022-09-6986	30/17	Botticelli + Pohl	CT

V. 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.	John Barry	22 Eel Point Rd	New shed	40/45	Emeritus LTD	SW
						<ul style="list-style-type: none">• No pergola connector to garage.
2.	Rudy Valencia	33 Daffodil Ln	New structure	68/743	NAG	SW
						<ul style="list-style-type: none">• Conditions: North & South Elevations are reversed—correct thru staff for final set approval drawings; South Elevation (actual)—replace front door with 6-panel, and separate 2nd floor double-set of double-hung windows to create a structural mull width between the windows (adding a couple of inches to what’s shown).

3. 30 N Beach St LLC 30 N Beach St BLD B Fenestration & Historic Deter 29/130 Emeritus LTD SW
- Minor modifications limited to new post and bracket work shown; application lists fenestration changes however none are apparent/bubbled within submission.

VI. OLD BUSINESS 02/14/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	1010 Wins LLC 10-7136	10 Lincoln Ave	Partial demo existing struc.	30/184	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				
2.	1010 Wins LLC 10-7317	10 Lincoln Ave	New garage	30/184	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				

VII. NEW BUSINESS 02/21/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stark Point LLC	16 Easton St	fenestration Rev22-04-6121	42.1.4/11	Botticelli + Pohl
2.	Kimberly Walin	56 Eel point rd.	Fenestration revision	32/27	CWA

VIII. OLD BUSINESS 03/07/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nicole Tirapelli 01-7714	18 Center St- Sconset	Driveway	73.1.6/105	Nicole Tirapelli
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
2.	Bob Risika 01-7714	18 Maclean Lane	Pool & hardscape	55/448	Atlantic Landscape
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None. Recused: None.</i>				
3.	8 Maple Lane LLC 01-7795	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
4.	8 Maple Lane LLC 01-7799	Maple Lane Lot 8	Garage	67/303	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
5.	Dave Yeager 01-7886	2 Howard Ct	Addition	42.3.4/36	Brook Meerbergen
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Dutra; Alternates: None. Recused: Oliver, Thornewill.</i>				

IX. NEW BUSINESS 03/14/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sweet Meadow Sylvia Ln	74 West Chester	New shed	41/478	NAG
2.	Karsten Reinemo	14 Roberts Lane	Rooftop solar	56/24	Cotuit Solar
3.	Gray Dinghy LLC	25 Willard St	Alterations/ raise structure	29/33	Emeritus LTD
4.	Janice Burke	36 N liberty St	Downsize add rev 68662	41/265	Val Oliver
5.	Robert Sarkisian	8 North Mill St	New dwelling	55.4.4/78.2	Topham Design
6.	Beach Nut LLC	16 Cannonbury Lane	Pool & hardscape	74/12	Adam Davis
7.	Denise Schwed	32 Vestal St	Post fire alterations	41/46	Val Oliver
8.	Kelly Burke	11 Spring St	Addition	55.1.4/108	BPC
9.	Naïve Melody LLC	3 Tetawkimmo Drive	New dwelling	53/30	BPC
10.	Naïve Melody LLC	3 Tetawkimmo Drive	Pool	53/30	BPC
11.	Amy & Ian Flinn	35 Morey Lane	Color chng, door & window	73.3.2/37.1	Sanne Payne
12.	David Butler	50 Walsh St	Renovation	29/100	CWA
13.	First Congregation	62 Centre st	Door replacement & trim repairs	42.4.3/16	JH Stover
14.	C Barg Tr.	19 W Chester st	Hardscape	42.4.3/7.2	Ahern
15.	Tyler Albright	11 Cannonbury Ln	Pool & hardscape	74/22	Ahern
16.	Tyler Albright	11 Cannonbury Lane	Pergola	74/22	Ahern
17.	Nantucket Land Bank 01-7730 <i>*not anticipated within 48 hours</i>	65 Easton St	Public Park	42.4.1/115	Eleanor Antonietti
18.	Nantucket Land Bank 01-7730 <i>*not anticipated within 48 hours</i>	67 Easton St	Public Park	42.4.1/115	Eleanor Antonietti

X. OLD BUSINESS 03/21/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Laura Bench 01-7798	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten; Alternates: Dutra, Recused: None.</i>				
2.	Bent Shimmo Nominee 01-7759	4 South Valley Rd	New Dwelling	43/165 165.1	EMDA
	• <i>Commissioners- Camp, Coombs, Oliver, Thornewill, Dutra; Alternates: Patten. Recused; None.</i>				
3.	Robert Leaf 11-5037	43 Kendrick Rd	New guest house	76.4.3/31	CWA
	• <i>Commissioners: Pohl, Coombs, Camp, Dutra; Alternates: Patten. Recused; None.</i>				
4.	*Chris Tofalli	122 Main St	Fence replacement	42.3.3/100	Frank Daily
	• <i>Commissioners: TO BE ADDED LATER</i>				
5.	Little Nauti LLC 09-7134	1 Smooth Hummock	New dwelling & Fenestration	66/177	JB Studio
	• <i>Commissioners: Coombs, Oliver, Patten, Thornewill, Alternates; Welch, Recused: None.</i>				

6.	Little Nauti LLC 09-7130	1 Smooth Hummock	Pool & hardscape	66/177	JB Studio
	• <i>Commissioners: Pohl, Coombs, Oliver, Patten, Thornewill, Alternates: Welch, Recused: None.</i>				
7.	Dafoe Carleton 01-7788	102 Quidnet Rd	Fenestration & outdoor stairs	21/74	JB Studio
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten, Alternates: Dutra, Recused: None.</i>				
8.	Brett Fodiman 10-7279	111 Surfside Rd	Asbuilt MH shingles	80/70	Slacktide
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Dutra, Thornewill, Patten, Recused: None.</i>				
9.	Brett Fodiman 10-7281	111 Surfside Rd	Asbuilt GH shingles	80/70	Slacktide
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Dutra, Thornewill, Patten, Recused: None.</i>				
10.	Brett Fodiman 10-7280	111 Surfside Rd	Asbuilt garage shingles	80/70	Slacktide
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Dutra, Thornewill, Patten, Recused: None.</i>				
11.	63 Hulbert LLC	63 Hulbert Ave	Foundation, siding, windows	29/9	Emeritus LTD
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten: Alternates: None. Recused: None.</i>				

Approved Minutes -	March 7, 14, 16, & 21, 2023.
Review Minutes -	February 23, & March 9, 28, 30 2023.
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- APRIL 11TH at 4pm *HYBRID & IN-PERSON @ 2 FAIRGROUNDS RD. -COMMUNITY 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.*)

XI. NEW BUSINESS 03/28/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	John Manera	4 Larrabee Lane	Hardscape	55/102.2	Jose Martinez
2.	Marianne Hanley TR	86 Main St	As built shutter color chng	42.3.3/66	LINK
3.	P & M Reis Trucking Inc.	10 Green Meadows	New duplex	62/362	Linda Williams
4.	J & M Realty Holdings	1 Bayberry Ln	Resite garage rev	67/57.1	Linda Williams
5.	Brian Potter	32 Essex rd	Rooftop solar	67/628	Mass Renewables
6.	Mark Barber	11 S. Valley	Revise existing door	43/137	Mark Barber
7.	Mayer	307 Polpis Rd	Demo garage	25/39	LINK
8.	Jennifer Pincinci	4 Bloom St	Window revisions	42.3.3/143	Thornewill Design
9.	Cabko Inc	18B Bartlett Rd	Raise roof	67/113.1	NAG
10.	36 Lily St LLC	36 Lily St	Revs to main house	42.4.3/94	Botticelli + Pohl
11.	42 Easton St LLC	42 Easton St	Add gates	42.4.1/21	Emeritus LTD
12.	Jennifer Dolins	15 Stone Post	Alteration equipment shed	72.3.2/73	Todd Burns
13.	21A Pleasant St LLC	21 Pleasant St	As built foundation work	55.4.1/1	LINK
14.	Pour LaTable LLC	2a White Whale	New studio	66/538	Ed Lemberg
15.	Pour LaTable LLC	54 Skyline Dr.	New 3 rd dwelling	79/46	Ed Lemberg
16.	Pour LaTable LLC	54 Skyline Dr.	New studio	79/46	Ed Lemberg
17.	Pour LaTable LLC	54 Skyline Dr.	Pool & hardscape	79/46	Ed Lemberg
18.	Jamie Foster	6 Williams Ln	Roof solar	55/140	SunWind
19.	Nt Boys & Girls Inc	61 Sparks Ave	Roof solar	55/143	SunWind
20.	Nt Boys & Girls Inc	71 Sparks Ave	Roof solar	55/139	SunWind
21.	Nt Boys & Girls Inc	89 Sparks Ave	Roof solar	55/141	SunWind

22.	Conway Family	4 Canonicus St	New dwelling	87/116	Val Oliver
23.	Conway Family	4 Canonicus St	New garage	87/116	Val Oliver
24.	Bartlett Farm LLC	53 Bartlett Farm RD	Move on garage	65/16.1	SMRD
25.	David Baily	83 Sankaty Rd	New Dwelling	48/42	Design Associates
26.	David Baily	100 Baxter Rd	Move building	48/42	Design Associates
27.	David Baily	100 Baxter Rd	Addition	48/42	Design Associates
28.	Boathouse Realty	52 Warren's Landing	Historic Determination	38/29	Design Associates
29.	Boathouse Realty	52 Warren's Landing	Move structure	38/29	Design Associates
30.	Ready RE LLC	17 Cannonbury Lane	New dwelling	73/45	Val Oliver
31.	Ready RE LLC	17 Cannonbury Lane	New garage	73/45	Val Oliver
32.	Ready RE LLC	17 Cannonbury Lane	New cabana	73/45	Val Oliver
33.	Stark Point LLC	16 Easton St	New studio	42.4.1/11	Botticelli + Pohl
34.	Laura Ianetta	7 Paul Jones	Fenestration & chimney	30/68.1	Emeritus LTD
35.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
36.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
37.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
38.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
39.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
40.	*Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
41.	*Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
42.	*Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design
43.	*Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design
44.	*5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK

XII. OLD BUSINESS 04/04/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NT Property Owner LLC • <i>Commissioners: TO BE ADDED LATER</i>	6 Beach Grass	Rev parking plan	38/860	Linda Williams
2.	Sachem Corner LLC • <i>Commissioners: TO BE ADDED LATER</i>	1 E. Hallowell Ln	Demo Garage	30/100	Linda Williams
3.	Ashkan Vaziri • <i>Commissioners: TO BE ADDED LATER</i>	9 Woodbury Lane	New Dwelling	41/551	Studio Ppark
4.	Jason Meldelson • <i>Commissioners: TO BE ADDED LATER</i>	69 Monomoy Rd	Move off/ demo dwelling	43/102	Studio Ppark
5.	450 Green Park LLC • <i>Commissioners: TO BE ADDED LATER</i>	2 Stone Alley	Hardscape	39/24.1	Ahern
6.	Vanessa Halpert • <i>Commissioners: TO BE ADDED LATER</i>	73 Burnell St	Pool revision	49.3.28/1.2	Topham Design
7.	256 Polpis LLC • <i>Commissioners: TO BE ADDED LATER</i>	256 Polpis Rd	Move/reno renovation	25/25	Botticelli + Pohl
8.	David Brownlee • <i>Commissioners: TO BE ADDED LATER</i>	81 Main St	Dormer	42.3.4/11	Linda Williams
9.	Holly Coburn • <i>Commissioners: TO BE ADDED LATER</i>	5 North Beach	New Dwelling	42.4.1/92	Normand Design
10.	Joshua Malitsky • <i>Commissioners: TO BE ADDED LATER</i>	253 Madaket Rd	Rooftop solar array	59.4/210	AckSmart
11.	SheepPond Prop LLC • <i>Commissioners: TO BE ADDED LATER</i>	14-16 Sheep Pond Rd	Add breezeway	63/29	Emeritus LTD