



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 APRIL 10 AM 10:34
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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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, & Time	Thursday April 13, 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 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. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Mark Barber	11 S. Valley	Revise existing door	43/137	Mark Barber	EM

IV. RATIFY

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	450 Green Park LLC	2 Stone Alley	Determination	42.3.1/102	Emeritus LTD

- Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: None Recused: None.*

V. 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 Hold for Tuesday 04/18	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.	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>
3.	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>
4.	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>
5.	450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern
					<i>Commissioners: Camp, Coombs, Oliver, Thornewill, Dutra: Alternates; Patten. Recused: None.</i>

VI. 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.	Nt Boys & Girls Inc	61 Sparks Ave	Roof solar	55/143	SunWind
2.	Nt Boys & Girls Inc	71 Sparks Ave	Roof solar	55/139	SunWind
3.	Nt Boys & Girls Inc	89 Sparks Ave	Roof solar	55/141	SunWind
4.	21A Pleasant St LLC	21 Pleasant St	As built foundation work	55.4.1/1	LINK
5.	Pour LaTable LLC	2a White Whale	New studio	66/538	Ed Lemberg
6.	Pour LaTable LLC	54 Skyline Dr.	New Dwelling	79/46	Ed Lemberg
7.	Pour LaTable LLC	54 Skyline Dr.	New 3 rd dwelling	79/46	Ed Lemberg
8.	Pour LaTable LLC	54 Skyline Dr.	New studio	79/46	Ed Lemberg
9.	Conway Family	4 Canonicus St	New dwelling	87/116	Val Oliver
10.	Conway Family	4 Canonicus St	New garage	87/116	Val Oliver
11.	Bartlett Farm LLC	53 Bartlett Farm Rd	Move on garage	65/16.1	SMRD
12.	David Baily	83 Sankaty Rd	New Dwelling	48/42	Design Associates
13.	David Baily	100 Baxter Rd	Move building	48/42	Design Associates
14.	David Baily	100 Baxter Rd	Addition	48/42	Design Associates
15.	Boathouse Realty	52 Warren’s Landing	Historic Determination	38/29	Design Associates
16.	Boathouse Realty	52 Warren’s Landing	Move structure	38/29	Design Associates
17.	Ready RE LLC	17 Cannonbury Lane	New dwelling	73/45	Val Oliver
18.	Ready RE LLC	17 Cannonbury Lane	New garage	73/45	Val Oliver
19.	Ready RE LLC	17 Cannonbury Lane	New cabana	73/45	Val Oliver

20. Laura Ianetta	7 Paul Jones	Fenestration & chimney	30/68.1	Emeritus LTD
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VII. 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. David Brownlee • <i>Commissioners: TO BE ADDED LATER</i>	81 Main St	Dormer	42.3.4/11	Linda Williams
4. Ashkan Vaziri 01-7692 • <i>Commissioners: Pohl, Welch, Camp, Oliver, Dutra. Alternates: Coombs, Thornewill, Patten. Recused: None.</i>	9 Woodbury Lane	New Dwelling	41/551	Studio Ppark
5. Jason Meldelson • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten. Alternates: None. Recused: None</i>	69 Monomoy Rd	New Dwelling	43/102	Studio Ppark
6. Vanessa Halpert 2021-12-5448 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch. Alternates: Dutra, Thornewill. Recused: Oliver.</i>	73 Burnell St	New pool	49.3.28/1.2	Topham Design
7. 256 Polpis LLC 02-7967 • <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten. Alternates: Thornewill; Recused: Pohl.</i>	256 Polpis Rd	Move/reno renovation	25/25	Botticelli + Pohl
8. Holly Coburn 01-7695 • <i>Commissioners: Pohl, Camp, Coombs; Alternates: None Recused: None.</i>	5 North Beach	New Dwelling	42.4.1/92	Normand Design
9. Joshua Malitsky 01-7857 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None Recused: None.</i>	253 Madaket Rd	Rooftop solar array	59.4/210	AckSmart
10. SheepPond Prop LLC • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None Recused: None.</i>	14-16 Sheep Pond Rd	Add breezeway	63/29	Emeritus LTD

Approved Minutes -	
Review Minutes -	February 23, & March 9, 28, 30 2023.
Other Business -	<ul style="list-style-type: none"> Next HDC Meeting- APRIL 18TH at 4pm *HYBRID & IN-PERSON @ 4 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.)

VIII. NEW BUSINESS 04/11/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Warrens Landing NT	40 Warrens Landing Rd	Move off/ demo	38/45	Normand Residential
2. Warrens Landing NT	40 Warrens Landing Rd	New dwelling	38/45	Normand Residential
3. Warrens Landing NT	40 Warrens Landing Rd	New guest house	38/45	Normand Residential
4. Warrens Landing NT	40 Warrens Landing Rd	New gazebo	38/45	Normand Residential
5. Warrens Landing NT	40 Warrens Landing Rd	New shed	38/45	Normand Residential
6. Warrens Landing NT	40 Warrens Landing Rd	Grading & hardscape	38/45	Normand Residential
7. Klepper	80 Cliff rd.	Fence & gate	30/607	Topham Design
8. Ack Hang 10 LLC	21 Meader St	New dwelling	42.2.3/44	Val Oliver
9. Ack Hang 10 LLC	21 Meader St	New dwelling	42.2.3/44	Val Oliver

10.	Ashkan Vaziri	9 Woodbury Lane	New garage	41/551	Studio Ppark
11.	39 Monomoy LLC	39 Monomoy Rd	Replace windows	54/79	Emeritus LTD
12.	Christopher Hurd	25 E Lincoln St	Renovate/move house on site	42.4.1/2	EMDA
13.	Charles Pastore	35 Sankaty Rd	Pool & hardscape	49/46.2.3	Atlantic Landscaping
14.	Charles Krueger	4 Weweeder Ave	New shed	80/102	Structures Unltd
15.	Kara Roger	32 Lyons Ln	New dwelling	71/6	SMRD
16.	AF15CHR LLC	8 Chuck Hollow Rd	New Cabana	72/31	Val Oliver
17.	Kevin Carroll	4 Shimmo Pond Rd	Addition	54/256	Thornewill Design
18.	Jennifer & Dalton Frazier	5 Maple Ln lot 9	Rooftop solar array	67/303	AckSmart
19.	Justin Geagan	13A Pine Tree Rd	2 nd addition dormer, roof	68/102	JB Studio
20.	Lindsey Torpey Cross	7 Green Lane	Shutter, color change	42.3.3/86	Nate Barber
21.	Nicole & Phillip Hadley	4 Underhill Lane	Demo main house	73.3.2/86	WAPD
22.	Nicole & Phillip Hadley	4 Underhill Lane	Demo guest house	73.3.2/86	WAPD
23.	Nicole & Phillip Hadley	4 Underhill Lane	Demo shed	73.3.2/86	WAPD
24.	Nicole & Phillip Hadley	4 Underhill Lane	New main house	73.3.2/86	WAPD
25.	Nicole & Phillip Hadley	4 Underhill Lane	New garage	73.3.2/86	WAPD
26.	Nicole & Phillip Hadley	4 Underhill Lane	New shed	73.3.2/86	WAPD
27.	111 Cliff Rd Tr	111 Cliff Rd	Move demo structure	41/10	Emeritus LTD
28.	7 White LLC	7 White St	New dwelling	80/9	Emeritus LTD
29.	7 White LLC	7 White St	New garage	80/9	Emeritus LTD
30.	Fernandez	13 Academy Lane	Fence	42.4.3/112	Gryphon Architects
31.	Fernandez	13 Academy Lane	Hardscape	42.4.3/112	Gryphon Architects
32.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
33.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
34.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
35.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
36.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
37.	*5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
38.	Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
39.	Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
40.	Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design
41.	Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design