



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 APRIL 13 PM 01:51
ORIGINAL POSTING NUMBER: T 338
ORIGINAL POSTING TIME: 2023 APRIL 14 AM 10:03
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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) – Old Business
Day, Date, & Time	Tuesday April 18, 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=3pZnQLk3Osk>

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. OTHER BUSINESS

- Discussion among sitting board members on 9 Sherburne Way vote on partial demolition of existing structure, March 28, 2023.
 - Motion to rescind
 - Motion to Amend Something Previously Approved

IV. 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.	K22s LLC 03-5944	126 Main St	Main house rev	42.3.3/98	Linda Williams
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Thornewill, Dutra: Recused: None.</i>				
2.	Doherty ACK LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Dutra, Patten: Recused: None.</i>				
3.	Doherty ACK LLC 08-6941	4 Mariner Way	Garage	55.1.4/72	Linda Williams
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Dutra, Patten: Recused: None.</i>				
4.	Doherty ACK LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Dutra, Patten: Recused: None.</i>				
5.	Doherty ACK LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.3	Linda Williams
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Dutra, Patten: Recused: None.</i>				
6.	Doherty ACK LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.3	Linda Williams
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Dutra, Patten: Recused: None.</i>				
7.	Brett Fodiman 10-7279	111 Surfside Rd	As-built MH shingles	80/70	Slacktide
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Dutra, Thornewill, Patten, Recused: None.</i>				
8.	Brett Fodiman 10-7281	111 Surfside Rd	as-built GH shingles	80/70	Slacktide
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Dutra, Thornewill, Patten, Recused: None.</i>				
9.	Brett Fodiman 10-7280	111 Surfside Rd	as-built garage shingles	80/70	Slacktide
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Dutra, Thornewill, Patten, Recused: None.</i>				

V. 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.	450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern
2.	Conway Family	4 Canonicus St	New dwelling	87/116	Val Oliver
3.	Conway Family	4 Canonicus St	New garage	87/116	Val Oliver
4.	David Baily	83 Sankaty Rd	New Dwelling	48/42	Design Associates
5.	David Baily	100 Baxter Rd	Move Off building	48/42	Design Associates
6.	David Baily	100 Baxter Rd	Move on & Addition	48/42	Design Associates
7.	Boathouse Realty	52 Warren’s Landing	Historic Determination	38/29	Design Associates
8.	Boathouse Realty	52 Warren’s Landing	Move structure	38/29	Design Associates
9.	Ready RE LLC	17 Cannonbury Lane	New dwelling	73/45	Val Oliver
10.	Ready RE LLC	17 Cannonbury Lane	New garage	73/45	Val Oliver

11. Ready RE LLC	17 Cannonbury Lane	New cabana	73/45	Val Oliver
12. Laura Ianetta	7 Paul Jones	Fenestration & chimney	30/68.1	Emeritus LTD
13. Marianne Hanley TR	86 Main St	As-built color sash	42.3.3/66	LINK

VI. 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. Demichelle Murphy TR 02-7889	2 Birdsong Ln	Hardscape	55.4.4/80.2	Linda Williams
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Thornewill, Dutra, Patten; Recused: None.</i>				
2. Edward Gilberth TR 10-7346	51 Walsh St	Roof walk revisions	29/61	Linda Williams
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Thornewill, Dutra, Patten; Recused: None.</i>				
3. Sachem Corner LLC 11-7426	1 E. Hallowell Ln	Demo Garage	30/100	Linda Williams
• <i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill. Alternates; Patten, Welch, Oliver . Recused: None</i>				
4. David Brownlee 03-8101	81 Main St	Dormer	42.3.4/11	Linda Williams
• <i>Commissioners: Welch, Camp, Coombs, Dutra, Patten. Alternates: None. Recused: Pohl, Oliver, Thornewill.</i>				
5. Ashkan Vaziri 01-7692	9 Woodbury Lane	New Dwelling	41/551	Studio Ppark
• <i>Commissioners: Pohl, Welch, Camp, Oliver, Dutra. Alternates: Coombs, Thornewill, Patten. Recused: None.</i>				
6. Ashkan Vaziri	9 Woodbury Lane	Pool & hardscape	41/551	Atlantic Landscaping
• <i>Commissioners: Pohl, Welch, Camp, Oliver, Dutra. Alternates: Coombs, Thornewill, Patten. Recused: None.</i>				
7. Robert Meyer	307 Polpis rd.	Demolition garage	25/39	Link
• <i>Commissioners: TO BE ADDED LATER</i>				
8. Jason Meldelson	69 Monomoy Rd	New Dwelling	43/102	Studio Ppark
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten. Alternates; None. Recused: None</i>				
9. Vanessa Halpert 2021-12-5448	73 Burnell St	New pool	49.3.28/1.2	Topham Design
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch. Alternates: Dutra, Thornewill. Recused: Oliver.</i>				
10. 256 Polpis LLC 02-7967	256 Polpis Rd	Move/reno renovation	25/25	Botticelli + Pohl
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten. Alternates: Thornewill; Recused: Pohl.</i>				
11. Holly Coburn 01-7695	5 North Beach	New Dwelling	42.4.1/92	Normand Design
• <i>Commissioners: Pohl, Camp, Coombs; Alternates: None Recused: None.</i>				
12. Joshua Malitsky 01-7857	253 Madaket Rd	Rooftop solar array	59.4/210	AckSmart
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None Recused: None.</i>				
13. SheepPond Prop LLC	14-16 Sheep Pond Rd	Add breezeway	63/29	Emeritus LTD
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None Recused: None.</i>				

VII. 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. Sleeping Indian LLC	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. 111 Cliff Rd Tr	111 Cliff Rd	Move demo structure	41/10	Emeritus LTD
22. 7 White LLC	7 White St	New dwelling	80/9	Emeritus LTD
23. 7 White LLC	7 White St	New garage	80/9	Emeritus LTD
24. Caroline Fernandez	13 Academy Lane	Fence	42.4.3/112	Gryphon Architects
25. Caroline Fernandez	13 Academy Lane	Hardscape	42.4.3/112	Gryphon Architects

26. Timothy Moran	5 Lily St.	Addition	42.3.4/89	Linda Williams
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Approved Minutes -	
Review Minutes -	February 23, & March 9, 28, 30 2023.
Other Business -	<ul style="list-style-type: none"> Next HDC Meeting- APRIL 25TH 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. OLD BUSINESS 04/18/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	2 Highland Ave LLC	2 4 6 Highland Ave	New dwelling 1	30/ 187	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
2.	2 Highland Ave LLC	2 4 6 Highland Ave	New dwelling 2	30/ 187	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
3.	NT Property Owner LLC	6 Beach Grass	Rev parking plan	38/860	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				
4.	Laura Bench 01-7798	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten: Aliernates: Dutra, Recused: None.</i>				
5.	Theodorakos Vaois	79 Pocomo Rd	Roof walk revision	15/5	CWA
	• <i>Commissioners: TO BE ADDED LATER</i>				
6.	Sweet Meadow	74 W Chester St.	Connect shed to house	41/478	NAG
	• <i>Commissioners: TO BE ADDED LATER</i>				
7.	Balaji Gandhi	9 New Jersey Ave	MH addition	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
8.	Balaji Gandhi	9 New Jersey Ave	Garage fenestration chng	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
9.	Kathryn Cook	85 Low Beach Rd	New pool house	75/31.3	Rich Gammons
	• <i>Commissioners: TO BE ADDED LATER</i>				
10.	Kathryn Cook	85 Low Beach Rd	New garage	75/31.3	Rich Gammons
	• <i>Commissioners: TO BE ADDED LATER</i>				

INCOMPLETE APPLICATIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
2.	Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
3.	Erik Junghans	26 Equator Dr	New shed	56/343	LINK
4.	Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
5.	Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
6.	5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
7.	Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
8.	Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
9.	Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design

10. Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design
11. Nicole & Phillip Hadley	4 Underhill Lane	Demo main house	73.3.2/86	WAPD
12. Nicole & Phillip Hadley	4 Underhill Lane	Demo guest house	73.3.2/86	WAPD
13. Nicole & Phillip Hadley	4 Underhill Lane	Demo shed	73.3.2/86	WAPD
14. Nicole & Phillip Hadley	4 Underhill Lane	New main house	73.3.2/86	WAPD
15. Nicole & Phillip Hadley	4 Underhill Lane	New garage	73.3.2/86	WAPD
16. Nicole & Phillip Hadley	4 Underhill Lane	New shed	73.3.2/86	WAPD
