



## Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 APRIL 25 AM 10:10  
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**RECEIVED**  
2023 APR 26 AM 09:04  
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### TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, &amp; Time</b>	Thursday, April 27, 2023, at 1:00 pm*HYBRID
<b>Location / Address</b>	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM  Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	Ray Pohl, Chairman
<b>Please note:</b>	<b>IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.</b>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person:</b>	<b>Esmeralda Martinez, Land Use Specialist</b>

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. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Elaine Russell	2 Fairfield St.	Roof replacement	76.1.4/7	Elaine Russell	EM

**II. CONSENT WITH CONDITION**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Andrea Maher 04-8239	46a Macy’s Lane	Rooftop solar	68/961.1	Team Sunshine	RP
	• Not to be visible at time of inspection or in perpetuity.				

**III. 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. Shannon Hill 02-8009	12 Darling St	Color change	42.3.2/112	Shannon Hill	

**IV. 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. 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>				
2. Joshua Malitsky 01-7857	253 Madaket Rd	Rooftop solar array	59.4/210	ACK Smart	
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None Recused: None.</i>				

**V. 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. 39 Monomoy LLC	39 Monomoy Rd	Replace windows	54/79	Emeritus LTD	
2. Christopher Hurd	25 E Lincoln St	Renovate/move house on site	42.4.1/2	EMDA	
3. Jennifer & Dalton Frazier	5 Maple Ln lot 9	Rooftop solar array	67/303	ACK Smart	
4. Nicole & Phillip Hadley	4 Underhill Lane	Demo main house	73.3.2/86	WAPD	
5. Nicole & Phillip Hadley	4 Underhill Lane	Demo guest house	73.3.2/86	WAPD	
6. Nicole & Phillip Hadley	4 Underhill Lane	Demo shed	73.3.2/86	WAPD	
7. Nicole & Phillip Hadley	4 Underhill Lane	New main house	73.3.2/86	WAPD	
8. Nicole & Phillip Hadley	4 Underhill Lane	New Garage	73.3.2/86	WAPD	
9. Nicole & Phillip Hadley	4 Underhill Lane	New shed	73.3.2/86	WAPD	
10. 111 Cliff Rd Tr	111 Cliff Rd	Move demo structure	41/10	Emeritus LTD	
11. 7 White LLC	7 White St	New dwelling	80/9	Emeritus LTD	
12. 7 White LLC	7 White St	New Garage	80/9	Emeritus LTD	
13. 7 White LLC	7 White St	Chng doors, windows add covered porch	80/9	Emeritus LTD	
14. Caroline Fernandez	13 Academy Lane	Fence	42.4.3/112	Gryphon Architects	
15. Caroline Fernandez	13 Academy Lane	Hardscape	42.4.3/112	Gryphon Architects	
16. Timothy Moran	5 Lily St.	Addition	42.3.4/89	Linda Williams	

**VI. 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. 4 The Kids Realty 2022-07-6708	79 Pocomo Rd	Roof walk revision	15/5	CWA	
	• <i>Commissioners: Camp, Coombs, Welch, Oliver, Thornewill; Alternates: None, Recused: None.</i>				
2. Sweet Meadow 03-8078	74 W Chester St.	New shed	41/478	NAG	
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: Welch, Thornewill, Dutra; Recused: None.</i>				
3. Balaji Gandhi 01-7686	9 New Jersey Ave	MH addition	60.3.1/408	Shelter 7	
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Dutra; Recused: None.</i>				
4. Balaji Gandhi 01-7691	9 New Jersey Ave	Garage fenestration chng	60.3.1/408	Shelter 7	
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Dutra; Recused: None.</i>				
5. Kathryn Cook 10-7746	85 Low Beach Rd	New pool house	75/31.3	Rich Gammons	
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten. Recused: None.</i>				
6. Kathryn Cook 10- 7217	85 Low Beach Rd	New Garage	75/31.3	Rich Gammons	
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten. Recused: None.</i>				
7. Harold Brothers 01-7685	2 4 Highland Ave	New dwelling	30/ 187	Emeritus LTD	
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten, Dutra. Recused: None.</i>				
8. Harold Brothers 01-7684	6 Highland Ave	New dwelling	30/ 187	Emeritus LTD	

- *Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten, Dutra. Recused: None.*
9. \*NT Property Owner LLC      6 Beach Grass      Rev parking plan      38/860      Linda Williams
- *Commissioners: TO BE ADDED LATER*
10. \*Doherty ACK LLC **08-6941**      4 Mariner Way      Garage      55.1.4/72      Linda Williams
- *Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Dutra, Patten: Recused: None.*
11. \*Laura Bench **01-7798**      17 Pleasant St      New garage studio      42.3.3/17      Gryphon Architects
- *Commissioners: Camp, Coombs, Oliver, Thornewill, Patten: Alternates: Dutra, Recused: None.*

**VII. PUBLIC COMMENT**

**VIII. COMMISSIONER'S COMMENTS**

Approved Minutes -	March 28, 30, & April 4, 11, and 13, 2023.
Review Minutes -	February 23, & March 9 & April 18, 2023.
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- May 2 at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM.</b></li> </ul>
Future Action Items-	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>

**Additional Future Action Items-**  
*(Not to be acted on current meeting.)*

**IX. NEW BUSINESS 04/25/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kara Roger	32 Lyons Ln	New dwelling	71/6	SMRD
2.	Nantucket Land Bank	18 Ocean Ave	Rebuilt beach stairs	73.2.4/16	Normand Residential
3.	14 Hussey LLC	14 Hussey St	Door & window change	42.3.4/132	EMDA
4.	Nantucket G & S LLC	81 Vestal St	Pergola	56/254	MCA+
5.	Branden Scimone	6 Sandpiper Way	Addition	76/89	Sandcastle Const.
6.	Ted & Amy Orenstein	5 Crow's Nest Way	Demo /move-off dwelling	12/22.2	Sandcastle Const
7.	Ted & Amy Orenstein	5 Crow's Nest Way	New dwelling #2	12/22.2	Sandcastle Const
8.	17 Ranger Rd LLC	17 Ranger Rd	New cottage	39/28	Sandcastle Const
9.	Bistany & Rubinstein	51 Tennessee Ave	Connector revisit rev 05-6400	59.4/202	Brook Meerbergen
10.	Nantucket Land bank	19 Wauwinet Rd	Rebuild garage	20/35	Linda Williams
11.	Houston Trust Co.	5 Stone Post Way	Porch railing	74/80	Linda Williams
12.	Houston Trust Co.	5 Stone Post Way	New fence	74/80	Linda Williams
13.	Okay Okay Café	15 Washington St	Gutters	55/9.7	BPC
14.	Michael Altman	37 W Sankaty	Alterations to Main House	48/2	BPC
15.	Talbot Elizabeth ETAL	7 Pond View Drive	New garage/studio	81/20	A-Frame Studio
16.	Paul Kremer	42a Union St	New fence	42.3.2/28.2	Mohr Gardening
17.	Aaron Panner	6 Hickory Meadow Ln	New fence & gate	41/205	Scott Fritz
18.	Town Line LLC	4 Field Ave	Move side door & deck	80/171	Abigail Rose
19.	Housing Nantucket	73b Old South Rd	Roof replacement	68/248	Stegra Corp
20.	Ack Attack LLC	7a Bayberry Ct.	Roof replacement & windows	55/707.1	Assoc. Roofing
21.	David Chapman	7 Angola St.	Add porches	55.4.4/108	Thornewill Design

22. Old-Salt Trust	12 Rudder Ln.	2 <sup>nd</sup> -floor dormers	66/339	Val Oliver
23. Marcus Mignone	10 Angola St	Hardscape	55.4.4/79	Val Oliver
24. Stoyan Popov	6a Park Circle	Change front door	69/216	Stoyan Popov
25. Jonathan Nyland ETAL	93 Sankaty Rd	Alterations & addition	49/182	Topham Design
26. Carl Webster	24 Cliff Rd	Rooftop solar garage	42.4.4/49	Ack Smart
27. Ack Pleasant	11 Pleasant St	Hardscaping	42.3.3/121	Atlantic Landscaping
28. Sheep Pond Prop	14-16 Sheep Pond Rd	New dwelling	63/29	Emeritus LTD
29. Dylan Wallace	19 Nobadeer Farm Rd	Greenhouse	69/83	Dylan Wallace
30. 11 Wanoma Way LLC	11 Wanoma Way	Ground mount solar	92.4/299	Team Sunshine
31. Laura Wasserman	31 Hussey Rd.	Roof replacement	42.3.4/92	Laura Wasserman
32. Richard Boehm	63 New Sconset St	New 2 <sup>nd</sup> dwelling	73/3	LINK
33. Richard Boehm	63 New Sconset St	New Garage	73/3	LINK
34. Redcliff LLC	40 Youngs Way	New Duplex	68/235.1	LINK
35. Nantucket Development LLC	8 Sconset Ave	Exterior renovations	49.3.2/28	LINK
36. Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
37. Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
38. Erik Junghans	26 Equator Dr	New shed	56/343	LINK
39. Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
40. Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
41. 5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
42. Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
43. Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
44. Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design
45. Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design