



# MEETING POSTING

**RECEIVED**  
2022 APR 29 AM 11:37  
NANTUCKET TOWN CLERK  
Posting Number:T 421

## 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Thursday May 5, 2022 at 1:00pm *HYBRID
<b>Location / Address</b>	COFERENCE ROOM, 2 FAIRGROUNDS ROAD AND 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 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: Esmeralda Martinez, Land Use Specialist</b>	

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, Adrian Rodriguez and Nicky Sheriff

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. DISCUSSION

\*\*\* ATM solar panel warrant

\*Discussion on Article 80 – Home Rule Petition: Historic District Commission (Special Act) re: Solar

\*\*Reaffirm vote\*\*

**III. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Larry Goode	10 Grey Lady Lane	Hardscape	66/75	Val Oliver
2. Charles Bartholomae	52 Tennessee Avenue	Door Change (overhead to swing)	59.4/95	Gerardo Nolasco
3. Constance Thompson-Brett	60 Arkansas Avenue	Solar Roof Array	59.4/33	Ack Smart
4. 5 Sherburne Way LLC	5 Sherburne Way	MH Rev to 2021-10-4912	30/38	Botticelli + Pohl
5. Donick Cary Trust	6 Dukes Road	Rev to 2021-11-5113	41/189	Val Oliver
6. One Folger Road LLC	1 Folger Road	Hardscape/Driveway rev 05-3736	30/195.1	Renee Byers
7. Laundro Ack LLC	4 Hanabea Lane	Door Change rev 07-4122	69/15	Emeritus

**IV. NEW BUSINESS 04/12/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Joan Bunting	3 Pine Tree St	Pool and Hardscape	68/228	Linda Williams
2. Helen Dubois 03-6070	5 Stone Post	New Pool/Spa/Fencing	14/80	KM Designs
3. Candlewick Corner Vtt Ack LLC 04-6106	120 Old South Rd	New Commercial Bld	68/969	CWA
4. Candlewick Corner Vtt Ack LLC 04-6105	122 Old South Rd	New Commercial Bld	68/969.1	CWA
5. Candlewick Corner Vtt Ack LLC 04-6104	124 Old South Rd	New Commercial Bld	68/969.2	CWA
6. 55 Eel Point Holdings LLC 04-6096	55 Eel Point Rd	New Garage Apartment	32/47	Botticelli + Pohl
7. Stark Point LLC 04-6109	16 Easton St	Move Off/ Demo MH	42.1.4/11	Botticelli + Pohl
8. Stark Point LLC 04-6110	16 Easton St	Move Off/Demo Garage	42.1.4/11	Botticelli + Pohl
9. Stark Point LLC 04-6118	16 Easton St	New Dwelling	42.1.4/11	Botticelli + Pohl
10. Stark Point LLC 04-6120	16 Easton St	New Garage	42.1.4/11	Botticelli + Pohl
11. Stark Point LLC 04-6119	16 Easton St	New Cottage	42.1.4/11	Botticelli + Pohl
12. Stark Point LLC 04-6121	16 Easton St	New Gym	42.1.4/11	Botticelli + Pohl
13. Island Living LLC 04-6113	2B Longwood Dr.	New Main House	71/13.4	JB Studio
14. Island Living LLC 04-6111	2B Longwood Dr.	New Guest House	71/13.4	JB Studio
15. Island Living LLC 04-6112	2B Longwood Dr.	New Pool	71/13.4	JB Studio
16. Steven & Marian Wilson 04-6123	5 Surfside Rd	Addition & Lift	55/253	LINK
17. Steven & Marian Wilson	5 Surfside Rd	Historic Determination	55/253	LINK
18. Nt Lifesaving Museum 04-6124	158 Polpis Rd	Window Replacement	27/28	LINK

**V. OLD BUSINESS 04/19/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Melissa Sperau 12-5433	21 Bank St.	Rev 72714 2 <sup>nd</sup> floor addition	73.1.3/57	Gryphon Architect
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				
2. K225 LLC	126 Main St.	Move on site & renovations	42.3.3/98	Linda Williams/ JB Studio
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
3. 20A Bishops Rise 01-5590	20A Bishops Rise	Garage	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
4. 20A Bishops Rise 01-5594	20A Bishops Rise	New Pool	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
5. 20B Bishops Rise 01-5591	20B Bishops Rise	Main House	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
6. 20B Bishops Rise 01-5597	20B Bishops Rise	New Garage/Studio	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
7. 20B Bishops Rise 01-5593	20B Bishops Rise	New Pool	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
8. Scott Dehm 02-5644	8 Ash St.	Addition & shift arbor	42.4.2/94	SCI
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
9. Cordts-Pearce 02-5742	76 Pleasant St.	Addition	55/367	JB Studio
• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None.</i>				
10. 41 Monomoy Rd. LLC 03-5883	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None.</i>				
11. 88 Pocomo Rd LLC 03-5885	88 Pocomo Rd.	New Dwelling	15/42	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None.</i>				
12. Tack3 LLC 10-4863	26 Washington St.	Addition & removal of balcony	42.3.2/23	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
13. Ocean Dojo LLC 03-5847	20 Bartlett Farm Rd.	Pool & hardscape	65/76	Atlantic Landscape
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None.</i>				
14. Hoehn-Saric 10-4865	34 Easton St.	New Dwelling	42.1/14/18	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
15. Eleven Lincoln Trust 08-4451	32 Jefferson St.	Addition	30/132	Botticelli + Pohl
• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				

**VI. NEW BUSINESS 04/26/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 5 Martins LLC	5 Martins Lane	Mini split heat pump	42.3.2/132	South Shore Climate
2. Julia Brondi	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes
3. Sandy Ack LLC	6 Sandy Drive	Move Off	29/76	NAG
4. Sandy Ack LLC	6 Sandy Drive	New Dwelling	29/76	NAG
5. Peter Michalowski	9R Bayberry Ln	New Dwelling	67/62	Brook Meerbergen
6. Peter Michalowski	9R Bayberry Ln	Garage/Cabana	67/62	Brook Meerbergen
7. Peter Michalowski	9R Bayberry Ln	Pool Hardscape	67/62	Brook Meerbergen
8. Wianno Family Nantucket	27 Brewster Rd.	Porch	54/173	NAG
9. Afiz LLC	26 Naushon Way	Poolhouse/Gym	80/190	Val Oliver
10. Fitzpatrick	4 Grey Lady Lane	Shed	66/702	Val Oliver
11. Dan Driscoll	15 Madaket Road	Roof Change (Cedar to Asphalt)	41/299.3	Gerardo Nolasco
12. 31 Western LLC	31 Western Avenue	Shed	87/94	Emeritus
13. David Pekarckik	52 Hooper Farm Road	Roof Change	67/316	David Pekarckik
14. Piya Phattanaphuti	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
15. Peter Locthefeld	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
16. Kevin Jacobs	1 Judith Chase Lane	Roof Change (3Tab-Arch)	42.3.2/4.1	T&T Roofing
17. Costaves Akiana	8A Toombs Court	New Dwelling	68/153.3	Val Oliver
18. High Tide Partners	8 Ackermuck	Rev & Window Change Color	41/618	Linda Williams
19. Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
20. Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
21. Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC
22. High Tide Partners LLC	26 Douglas Way	New Dwelling	39/41	BPC
23. High Tide Partners LLC	26 Douglas Way	Garage	39/41	BPC
24. High Tide Partners LLC	26 Douglas Way	Shed	39/41	BPC
25. High Tide Partners LLC	26 Douglas Way	Gazebo	39/41	BPC
26. High Tide Partners LLC	26 Douglas Way	Pool	39/41	BPC
27. Pamela Alexander	4 Mayhew Road	Cottage	92.4/221	SMRD
28. Pamela Alexander	4 Mayhew Road	Pool	92.4/221	SMRD
29. Pamela Alexander	4 Mayhew Road	Shed	92.4/221	SMRD
30. Kraig & Helen Syracuse	2 L Street	New Porch Roof	59.4/261	LINK
31. Michael & Lily Springer	3 West Dover	Addition	55.4.1/170	LINK
32. High Cliff Trust	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
33. High Cliff Trust	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
34. John H Reilly Trust	113 Main Street	Hardscape,Driveway,Fencing,Gates	42.3.3/105	Jardins Intl
35. John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
36. Stephen Cherner	196 Hummock Pond Road	New Dwelling	65/30	Shelter 7
37. NOTSOEASY LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
38. NOTSOEASY LLC	26 Easy Street	Door Change/Replace	42.4.2/23	Emeritus
39. Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Associates Inc.
40. Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Associates Inc.
41. Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
42. Jean Moran <b>01-5620</b>	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
43. Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
44. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
45. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
46. N.T. Historical Assoc. <b>02-5779</b>	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

**VII. OLD BUSINESS 05/03/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 34B Walsh St <b>01-5568</b>	34B Walsh St	Addition	29/104	Studio Ppark
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>				
2. 6 Clara Drive LLC <b>03-6038</b>	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: Oliver.</i>				
3. Ocean Health LLC	9 Falmouth Ave	Deck & fenestration	82/423	JN Design
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: Oliver.</i>				
4. Tom Kershaw	121 Washington St	Deck	55.1.4/14	Val Oliver
• <i>Commissioners: to be added</i>				
5. Arline Bartlett <b>12-5454</b>	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
6. Kathleen Psaradelis <b>03-6017</b>	7 Dooley CT	New Dwelling	68/153	David Nagys
• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
7. Juraj Bencat <b>03-5957</b>	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				

- |     |   |                |                                    |            |                  |
|-----|---|----------------|------------------------------------|------------|------------------|
| 8.  | 1 Caroline Way LLC <b>12-5414</b>   | 1 Caroline Way | Pool & hardscape                   | 82-59      | Ahern            |
|     | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i> |                |                                    |            |                  |
| 9.  | Waterfront Pocomo LLC   | 17 Laretta Way | New Dwelling                       | 14/10.2    | Brook Meerbergen |
|     | • <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i> |                |                                    |            |                  |
| 10. | 450 Green Park LLC <b>11-5272</b>   | 2 Stone Alley  | Adtn, alter & foundation           | 42.3.1/103 | Emeritus         |
|     | • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>           |                |                                    |            |                  |
| 11. | 31 Western LLC <b>03-6026</b>   | 31 Western Ave | Hotel, fenestration, stairs & ramp | 87/94      | Emeritus         |
|     | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: Oliver.</i>            |                |                                    |            |                  |
| 12. | Victor Haley <b>03-5943</b>   | 94 Orange St.  | Addition                           | 55.4.1/57  | Paul Dreher      |
|     | • <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i> |                |                                    |            |                  |

Approved Minutes -	April 19 & 21, 2022
Review Minutes -	April 26 & 28, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>May 10<sup>th</sup>, at 5:00PM * HYBRID &amp; IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.</b></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>
Commission Comments	