



**Updated Meeting Posting**  
**MEETING POSTING**  
ORIGINAL POSTING TIME: 2023 MAY 05 PM 03:07  
ORIGINAL POSTING NUMBER: T 417

**RECEIVED**  
2023 MAY 08 PM 02:13  
NANTUCKET TOWN CLERK  
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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) – Old Business
<b>Day, Date, &amp; Time</b>	Tuesday, May 9, 2023, at 4:00 pm*HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 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>	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 the live meeting, click here:  
<https://www.youtube.com/watch?v=meFus1C4h4o>

**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.**

<b>I. RATIFY</b>					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	10 ½ Sherburne Tp LLC	10 ½ Sherburne Tp	spa & hardscape	30-175.1	Linda Williams

<b>II. SIGNS</b>					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	12 Straight Wharf	12 Straight Wharf	Master Sign	42.3.1/138	SHN
2.	12 Straight Wharf	12 Straight Wharf	Wall Sign	42.3.1/138	SHN
3.	Robert Sarkisian	30A Main St	Projecting Sign	42.3.1/215	SHN
4.	Kenneth Gullicksen	41 Main St	Projecting Sign	42.3.1/208	SHN
5.	Kenneth Gullicksen	41 Main St	Projecting Sign 2	42.3.1/208	SHN
6.	Community Foundation Nantucket	9B Bayberry Ct	Wall Sign	55/709.2	Botticelli & Pohl
7.	Charles River Realty	2 Broad St	Projecting Sign	42.4.2/66	Eaghmon Banks
8.	Charles River Realty	2 Broad St	Entry Wall Sign	42.4.2/66	Eaghmon Banks
9.	Charles River Realty	2 Broad St	Wall Sign	42.4.2/66	Eaghmon Banks
10.	Ack Attack LLC <b>01-7770</b>	7a Bayberry Ct	Wall Sign	55/707.1	Andrew Grattan
11.	NHA	15 Broad St	Temporary sign	42.4.2/61	Ashley Santos
12.	NHA	15 Broad St	Temporary sign	42.4.2/61	Ashley Santos

<b>III. CONSENTS</b>						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Houston Trust Co.	5 Stone Post Way	Porch railing	74/80	Linda Williams	HB
2.	Houston Trust Co.	5 Stone Post Way	New fence	74/80	Linda Williams	EM
3.	Okay Okay Café	15 Washington St	Gutters	55/9.7	BPC	EM
4.	Paul Kremer	42a Union St	New fence	42.3.2/28.2	Mohr Gardening	EM
5.	David Chapman	7 Angola St.	Add porches	55.4.4/108	Thornewill Design	EM
6.	Stoyan Popov <b>03-8164</b>	6a Park Circle	Change front door	69/216	Stoyan Popov	EM
7.	Adan Flores	16 Bailey Rd	Remove window & add slider	55/106	Linda Williams	EM
8.	Kim Glowacki	3B Miller Lane	Omit shed	68/120	Structures Untld	EM
9.	Gary Stahl	8 Austin Farm Rd	Dwelling color chng	56/367	Linda Williams	EM
10.	Gary Stahl	8 Austin Farm Rd	Garage color change	56/367	Linda Williams	EM
11.	Christine Saad-Keefe ETAL	5 Grove Lane	Outdoor shower	41/271	Billy Saad	EM
12.	Rosemary Topham <b>04-8238</b>	5 Hussey Farm Rd	Rooftop solar	56/14.3	Team Sunshine	SW
13.	Richard Prunier <b>04-8310</b>	49 Goldfinch Rd	House color chng	68/552	Richard Prunier	SW
14.	Bunting Joe ETAL <b>04-8311</b>	212 Polpis Rd	Deck enlargement rev 12-2579	26/18	Will Stephens	SW
15.	Gretchen Hull	8 Fourth Way	Garage apartment	67/123	Val Oliver	SW
16.	Nantucket Land Bank	17 Aurora Way	Boardwalk path	56/458	Normand Residential	SW
17.	Lisa Morse	199 Madaket Rd	New garage	59/58.1	NAG	SW
18.	Steven Bush	8 Grand Ave	Hardscape	73.3.1/118	Botticelli +Pohl	SW
19.	Robi Blumenstein	32 Squam Rd	Ground mount solar	21/120	SunWind	SW
20.	Nantucket Boys Girls Club	75 Sparks Ave	Rooftop solar	55/138.3	SunWind	SW
21.	5 Surfside Dr LLC	5 Surfside Rd	Demo exist building	67/251	Val Oliver	SW
22.	Lloyd Realty LLC	7 Heather Lane	MH window chng rev	30/24.2	S. Metz	SW
23.	15 CHR LLC	8 Chuck Hollow	Garage to Rev 02-7899	72/31	Val Oliver	SW
24.	James Carreio	3 Sparrow Dr	Rooftop solar	68/529	AckSmart	SW
25.	Hills & Valley Inc	14a Greglen Ave	Renew 72359	68/182	Emeritus LTD	SW
26.	L + W Berman	98 Tom Nevers Rd	Driveway & fence	91/40	Andria Filippone	SW

<b>IV. CONSENTS WITH CONDITION</b>						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Bent Shimmo TR	4 South Valley	Garage	43/65.1	EMDA	SW
			<ul style="list-style-type: none"> <li>Lower grade at structure to 46", including as applicable by retainage of outer grounds; dormers, mulled windows to have structural mulls (min. 6" casing) or be separate by min. 6".</li> </ul>			
2.	5 Surfside Dr LLC	5 Surfside Rd	New building	67/251	Val Oliver	SW

- subject to more typical, traditional Nantucket-type overhead garage doors.
3. Caleb Kardell 14 Dennis Dr Addition 67/363 Caleb Kardell SW
    - subject to submission of floor plan that's not clipped on one edge.
  4. Tom Hanlon 20B Daffodil Lane Pool & hardscape 68/765.2 Linda Williams EM
    - pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

**V. 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.	Lions Foot <b>02-7909</b>	9 Sherburne Way	Site plan	30/37	Topham Design
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None Recused: None.</i>				
2.	Doherty ACK LLC <b>08-6941</b>	4 Mariner Way	Garage	55.1.4/72	Linda Williams
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				
3.	Laura Bench <b>01-7798</b>	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten; Alternates: Dutra, Recused: None.</i>				

**VI. 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.	Timothy Moran	5 Lily St.	Addition	42.3.4/89	Linda Williams
2.	Nantucket G & S LLC	81 Vestal St	Pergola	56/254	MCA+
3.	Nantucket Land bank	19 Wauwinet Rd	Rebuild greenhouse	20/35	Linda Williams
4.	Michael Altman	37 W Sankaty	Alterations to Main House	48/2	BPC
5.	Ack Attack LLC	7a Bayberry Ct.	Roof replacement & windows	55/707.1	Assoc. Roofing
6.	Marcus Mignone	10 Angola St	Hardscape	55.4.4/79	Val Oliver
7.	Jonathan Nyland ETAL	93 Sankaty Rd	Alterations & addition	49/182	Topham Design
8.	Carl Webster	24 Cliff Rd	Rooftop solar garage	42.4.4/49	Ack Smart
9.	Ack Pleasant	11 Pleasant St	Hardscaping	42.3.3/121	Atlantic Landscaping
10.	Arthur Levine <b>04-8231</b>	5 Pleasant st	Hardscaping	42.3.3/156	Lara Keller
11.	Sheep Pond Prop	14-16 Sheep Pond Rd	New dwelling	63/29	Emeritus LTD
12.	Richard Boehm	63 New Sconset St	New 2 <sup>nd</sup> dwelling	73/3	LINK
13.	Richard Boehm	63 New Sconset St	New Garage	73/3	LINK
14.	Redcliff LLC	40 Youngs Way	New Duplex	68/235.1	LINK
15.	Nantucket Development LLC	8 Sconset Ave	Exterior renovations	49.3.2/28	LINK
16.	Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
17.	Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
18.	Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design
19.	Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design
20.	Jason & Jenn Mendelson <b>04-8236</b>	69 Monomoy Rd	Move off/ demo shed	43/102	Studio PPark

**VII. OLD BUSINESS 05/02/23**

	<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 <b>02-7988- HOLD</b>	16 Easton st	New studio	42.4.1/11	Botticelli + Pohl
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Patten; Recused: Pohl.</i>				
2.	David Butler <b>03-8084</b>	50 Walsh st	Renovation	29/100	CWA
	• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Thornewill; Alternates: Camp, Dutra, Patten; Recused: None.</i>				
3.	Jensen-Barnes Trust <b>11-7518</b>	58 Cliff Rd	Garage	41/24.1	Val Oliver
	• <i>Commissioners: Pohl, Welch, Camp, Dutra, Thornewill; Alternates: None; Recused: Oliver.</i>				
4.	Tyler Albright <b>03-8106</b>	11 Cannonbury Ln	Pool & hardscape	74/22	Ahern
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				
5.	Charles Pastore <b>04-8288</b>	35 Sankaty Rd	Pool & hardscape	49.23/46	Atlantic Landscape
	• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				
6.	Kelly Burke <b>03-8075</b>	11 Spring St	Addition	55.1.4/108	BPC
	• <i>Commissioners: Pohl, Welch, Coombs, Thornewill, Dutra; Alternates: Camp, Oliver, Patten; Recused: None.</i>				
7.	Gray Dinghy LLC <b>03-8055</b>	25 Willard st	Alterations & raise structure	29/33	Emeritus
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Thornewill, Patten; Recused: None.</i>				
8.	Gray Dinghy LLC	25 Willard st	Detached garage	29/33	Emeritus
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Thornewill, Patten; Recused: None.</i>				
9.	Amy & Ian Flinn <b>03-8084</b>	35 Morey Lane	Color chng, revisions	72.3.2/37.1	Sanne Payne
	• <i>Commissioner: Pohl, Welch, Coombs, Dutra, Patten; Alternates: Oliver, Camp, Thornewill; Recused: None.</i>				
10.	*NT Property Owner LLC	6 Beach Grass	Rev parking plan	38/860	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				

**VIII. NEW BUSINESS 05/09/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Horchon & Routman	33 Cliff Rd	New pool	42.4.4/5	CWA
2. Jeanette & Bob LLC	43 Kendrick Rd	Main house revisions	76.4.3/31	CWA
3. Margaret Coffin LLC	54 Center St	Roof replacement	42.4.3/30	T & T Roofing
4. Wayne Morris	62 Somerset rd	New shed	66/136	Andrea Morris
5. Russell Simpson	22 Bailey Rd	New front door & window	55/504	Russell Simpson
6. Tom McGrath	71 Hummock Pond	Rooftop solar	56/320.1	Cotuit Solar
7. Greg Spiry	34 Main st	Fence	73.3.1/45	Linda Williams
8. Greg Spiry	1 Morey Ln	Fence	73.3.1/45.1	Linda Williams
9. Greg Spiry	3 Morey Ln	Fence	73.3.1/45.2	Linda Williams
10. Catherine Shulman	48 W Miacomet Rd	Pool	86/4	Linda Williams
11. Richmond Great PE	4 Bluet Ct	New dwelling	68/348	Linda Williams
12. QV3 NT	22 Vestal St	New Dwelling	41/39	Linda Williams
13. NT Property Owner	11 Honeysuckle	Rev 22-03-599	68/872	Linda Williams
14. Sam Shamoun	9 Field Ave	Chng color door rev 01-5571	80/162.1	Linda Williams
15. Louis Breskman	34a Grove Lane	Roof & window replacement	41/433	Louis Breskman
16. Nantucket Boys Girls Club	69 Sparks Ave	Rooftop solar	55/139.2	SunWind
17. Nantucket Boys Girls Club	67 Sparks ave	Ground mount solar	55/139.4	SunWind
18. Nantucket Boys Girls Club	61 Spark Ave	Rooftop solar revision	55/143	SunWind
19. Olwen Pongrace	78 Polpis Rd	New fence	44/25.7	EMDA

**IX. COMMISSIONER DISCUSSION AND VOTE**

- “Sign Advisory Council (SAC)- Interim Extension Request”8
- “Save our Sound Endorsement” discussion

Approved Minutes -	March 28, 30, & April 4, 11, 13, 18, & 25, 2023.
Review Minutes -	February 23, & March 9, 2023.
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- May 11<sup>th</sup> at 1pm *HYBRID &amp; IN-PERSON @ 2 FAIRGROUNDS RD. -CONFERENCE RM.</b></li> </ul>
<b>Future Action Items-</b>	<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.)*

**X. NEW BUSINESS 05/09/23**

20. Aurelia Hidalgo	28a Evergreen Way	Outdoor shower	68/713.2	Aurelia Hidalgo
21. Thomas Wroe TR	4 Westerwick Dr	Garage	73/32	EMDA
22. 4 Rays Ct Nom TR	4 Rays Ct	Hardscape & fence	43.3.2/3	Julie Jordin
23. Rednor Robin	2 Anns Lane	Pool & hardscape	49/59.1	Julie Jordin
24. Matt Maryanski	1 Maclean Lane	New 3 <sup>rd</sup> dwelling	55/489	NAG
25. Evan & Cynthia Jones	21 Berkeley Ave	Pool & hardscape	54/160	Jardins Intl.
26. Fox Grape LLC	10 Fox Grape Lane	Pool & hardscape	67/805	Jardins Intl.
27. Glidden & Glidden	60 Walsh St	Fence & gate	29/85.2	Jardins Intl.
28. Joe Manning	17 Beach Grass Rd	New Duplex	68/393	Val Oliver
29. Fleur-De-Lis Property	8 Shimmo Pond Rd	Garage rev 06-6456	54/258	Botticelli + Pohl
30. Doble-Check	1 Stone Post Way	Rev to 06-6553	74/82	Val Oliver

31. Jim Houghton	12Upper Tawpawshaw	Rev to 21-07-4186	53/58	Jim Houghton
32. Harrier Investment	1 Elbow Lane	Addition, add roofwalk	73.2.4/28	Emeritus LTD
33. Davkim Smiley LLC	10-12 Davkim Ln	New storage facility	68/61&62	Emeritus LTD
34. Denice Kronan	5 Old Quidnet Milk Rte	Pickleball court	20/54.1	Atlantic Landscaping
35. Kevin Gentzel	54 Orange St	New garage doors	55.4.1/18	Gryphon Architects
36. 32 Hulbert Trust	32 Hulbert Ave	Fence, gate & hardscape	29/72	Ahern LLC
37. 34 Cannonbury Ln LLC	34 Cannonbury Ln	Pool & hardscape	73/25	Ahern LLC
38. 30 North Beach St LLC	30 N Beach St	Pool, & sport court	29/130	Ahern LLC
39. 30 North Beach St LLC	30 N Beach St	Gate, hardscape & deck	29/130	Ahern LLC
40. 11 Wanoma Way LLC	11 Wanoma Way	Ground mount solar	92.4/299	Team Sunshine
41. Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
42. Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
43. Erik Junghans	26 Equator Dr	New shed	56/343	LINK
44. Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
45. Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
46. 5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
47. Ed Lemberg	12 Skyline Dr.	New cabana	79/7	Ed Lemberg

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