



# Updated Meeting Posting MEETING POSTING

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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 23, 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>	<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/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=pHhz1EPydX8>

**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. SIGNS</b>					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	St Paul Church <b>03-8167</b>	16 Fair St	Free Standing Sign	42.3.2/5	Rev. Marx Wolf
2.	Islander Realty Trust <b>05-8487</b>	12 Main St	Projecting Sign	42.3.180	Cara Marquis
3.	David Buckley <b>05-8457</b>	12 Main St	Projecting Sign	42.3.180	Cara Marquis
4.	Nantucket Glo LLC <b>05-8480</b>	12b Main St	Lighting plan	42.3.181.2	Heather Knox
5.	29 Center Street LLC <b>05-8461</b>	31 Center St	Projecting Sign	42.3.1/68	Cara Marquis
6.	Clack LLC <b>05-8464</b>	33 Main St	Projecting Sign	42.3.1/211	Willem Learn
7.	76 Main St LLC <b>05-8463</b>	76 Main St	Projecting Sign	42.3.1/111	SNH
8.	Patience Killen	1B Old North Wharf	Wall Sign	42.3.1/80.1	SNH
9.	Egan Maritime Ins <b>05-8465</b>	158 Polpis Rd	Temporary Sign	27/28	Carlisle Jensen
10.	Nantucket Atheneum <b>05-8479</b>	3 India St	Master sign	42.3.1/73	Ann Scott
11.	Nantucket Atheneum	3 India St	Free standing sign	42.3.1/73	Ann Scott

<b>II. CONSENTS</b>						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Garfield Bloise	42 Monohansett Rd	Color change rev 01-2798	79/55	Garfield Bloise	EM
2.	Mary Claws	2 Seven Mile Ln	Revise front door	72/52	LINK	EM
3.	Robert Newman	6 Topping Lift	Resite shed	66/308	SCI	EM
4.	Chris & Ashley Austin	Maple Lane Lot 7	2 <sup>nd</sup> dwelling rev 10-7271	67/303	Emeritus LTD	EM
5.	Dean Lampe	13 Aurora Way	New fence	56/48	Dean Lampe	EM
6.	Michael Altman	37 Sankaty Head Rd	Spa rev 01-7786	48/2	BPC	SW
7.	Crib LLC	12 Nobska Way	Dwelling alterations	67/103	Emeritus LTD	SW
8.	Ryan Lanagan	5 Bluet Court	New Dwelling	68/345	Val Oliver	SW
9.	Nantucket Sandpiper LLC	9 Gay St	Fence	42.4.3/34	Val Oliver	SW
10.	Pedestrian Fund LLC	35 Union St	New shed	42.3.2/147	Val Oliver	SW
11.	Kozak Mark Trust	31 Orange St	Roof replacement	42.3.2/134	Carey Company	SW
12.	Richard Leider	64 Sankaty Rd	Stair revisions	49/80.1	NAG	SW
13.	Martin Charns	26 Kendrick St	Baluster revisions	71.3.2/401	NAG	SW
14.	Nantucket Land Bank	166 Hummock Pond Rd	Remove/replace trim	65/13	Gryphon Architects	SW
15.	Nantucket Land Bank	125 Somerset Rd	New egress well	66/69	Gryphon Architects	SW
16.	Josiah Newman	1 Perry Lane	Solar rooftop array	67/902	Ack Smart	SW
17.	Evan Jones	21 Berkeley Ave	Pool cabana	43/165	Mark Avery	SW
18.	Nantucket Land Bank	21 Sesachacha Rd	Steps	21/17	Eleanor Antonietti	SW
19.	Nantucket Land Bank	27 Sesachacha Rd	ADA wooden boardwalk	21/17	Eleanor Antonietti	SW
20.	Balboa Island LLC	71r Cliff rd.	Apron	30/160.1	Atlantic Landscape	SW
21.	Brian Herlihy	3 Rudder Lane	Alterations	66/361	JB Studio	SW
22.	41 Hulbert LLC	41 Hulbert Ave	Gh rev 11-7516	29/18	Botticelli + Pohl	SW
23.	Richard Phillips	19 E Tristram Ave	Fenestration rev 07-6688	31/4.1	Botticelli + Pohl	SW
24.	Long Path Trust	87 Hummock Pnd Rd	New garage	56/310.1	Botticelli + Pohl	SW

<b>III. CONSENTS WITH CONDITIONS</b>						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nantucket Land Bank	160 Orange St	Gate	55/162.1	Eleanor Antonietti	SW
	• Subject to installation of unobtrusive posts, which posts are either to match or NTW.					
2.	Thomas Rhodes	125 Main st	Windows rev 05-5050	42.3.3/49	Gryphon Architects	SW
	• Due to extremely limited visibility; doors max 7'					
3.	Anton Dimov	25 Wappossett Circle	Extend east fence	67/578	Anton Dimov	SW
	• Modify CoA application to indicate fence is board fence, boards spaced approx. 3/4", having a Brosco 8276 fence cap (typically used w/Type 2 Picket assembly)					
4.	Conscious Living LLC	49 Fairgrounds Rd	Fence	67/306	Gryphon Architects	SW

- One section along Fairgrounds (vs. two), for a total of three sections each side of driveway.

5.	Janet Asher	1 Lily St	Arbor & fence	42.3.4/91	Janet Asher	SW
	<ul style="list-style-type: none"> <li>• West side, picket to be Type 2 painted white, arbor-gate to be installed on yard side of arbor (vs. coplanar to proposed Type 2 fence), arbor and gate to be painted white; south side, towards Liberty Street, omit 5' high x 6' long section of cedar fence; other than Type 2 fence, arbor and gate, proposed to be NTW.</li> </ul>					

6.	Philip Hadley	4 Underhill Ln	Pool & outdoor kitchen	73.3.2/58.1	Ahern LLC	SW
	<ul style="list-style-type: none"> <li>• Pool not visible at time of inspection or thereafter, no grade change from existing; pool equipment to be enclosed by a 5' NTW solid board fence with or w/out Type 2 Fence Cap. (It is suggested, but not required, that the interior of the fence enclosure be lined with a product such as Acoustifence® or PrivacyShield®.)</li> </ul>					

#### IV. VIEW TO BE HEARD

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	41 Hulbert LLC	41 Hulbert Ave	MH rev 11-7516	29/18	Botticelli + Pohl	

#### 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>	
2.	Lions Foot 02-7909	9 Sherburne Way	Site plan	30/37	Topham Design	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None Recused: None.</i></li> </ul>					

#### VI. 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.	Louis Breskman 04-8394	34a Grove Lane	Roof & window replacement	41/433	Louis Breskman	
2.	Nantucket Boys Girls Club 04-8408	69 Sparks Ave	Rooftop solar	55/139.2	SunWind	
3.	Nantucket Boys Girls Club 04-8410	67 Sparks Ave	Ground mount solar	55/139.4	SunWind	
4.	Nantucket Boys Girls Club 04-8406	61 Spark Ave	Rooftop solar revision	55/143	SunWind	
5.	30 North Beach St LLC 05-8458	30 N Beach St	Pool, & sport court	29/130	Ahern LLC	
6.	30 North Beach St LLC 05-8460	30 N Beach St	sport court	29/130	Ahern LLC	
7.	30 North Beach St LLC 05-8459	30 N Beach St	Gate, hardscape & deck	29/130	Ahern LLC	
8.	Ed Lemberg 05-8431	12 Skyline Dr.	New cabana	79/7	Ed Lemberg	
9.	Charles River Realty	2 Broad St	Trim & door Color chng	42.4.2/66	Eaghmon Banks	

#### VII. OLD BUSINESS 05/16/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Doherty ACK LLC 2022-08-6993	4 Mariner Way	Garage revisions	55.14/72	Linda Williams	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Patten; Recused; None</i></li> </ul>					
2.	Darlene DeMichele 02-7889	2 Birdsong Ln	Hardscape	55.4.4/80.2	Linda Williams	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Patten; Recused; None.</i></li> </ul>					
3.	Christopher Hurd 04-8250	25 E. Lincoln Ave	Renovate & move onsite	42.4.1/2	EMDA	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Patten Alternates: None; Recused: None.</i></li> </ul>					
4.	Richmond Great Pt. 2022-08-6784	7 Sandplain Dr.	New dwelling	68/350	KOH	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Welch, Coombs, Camp, Dutra, Thornewill; Alternates: None; Pohl, Oliver.</i></li> </ul>					
5.	7 White LLC 04-8244	7 White St	New dwelling	80/9	Emeritus LTD	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i></li> </ul>					
6.	7 White LLC 04-8245	7 White St	Chng windows, doors, add porch	80/9	Emeritus LTD	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i></li> </ul>					
7.	7 White LLC 04-8373	7 White St	New garage	80/9	Emeritus LTD	
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i></li> </ul>					

#### VIII. NEW BUSINESS 05/23/2023

	<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	16 Easton St	Garage rev 01-7747	42.4.1/11	Botticelli + Pohl	
2.	Michelle Kolbs	8 Maine Ave	Deck	60.3.1/435	Michelle Kolbs	
3.	Sazie House LLC	3 North Mill St	Alterations to trim/sidewall	55.4.4/50	Frederick Mueller	
4.	Laura Iannetta	7 Paul Jones Rd	Spa/ patio	30/68.1	Ahern LLC	
5.	Auburn Cottage LLC	46 Easton St	Fenestration rev 08-6920	41.4.1/22	Botticelli + Pohl	
6.	George Metri	12 Angola St	New dwelling	55.4.4/78	Topham Design	
7.	Matt White	33 Brewster Rd	Fence & parking	54/85	KM Landscape Design	
8.	111 Cliff Rd Trust	111 Cliff Rd	New dwelling	41/10	Emeritus LTD	
9.	Gardner McDonald	8 Priscilla Lane	Pool & hardscape	41/353	Waterscapes	
10.	Nantucket Land Bank	22 Broad St	2 <sup>nd</sup> story addition	42.4.3/34	Gryphon Architects	

#### IX. INCOMPLETE APPLICATIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Bent Shimmo NT	2 S Valley Rd	Pool & hardscape	43/165	Atlantic Landscape	
2.	Biff Folberth	58 Walsh St	Color change	29/97	Tim Rogovich	
3.	Paul Donarum Tr.	89 Vestal St	Fence	56/251	LINK	

**X. COMMISSIONER DISCUSSION AND VOTE**

- “Save our Sound Endorsement” discussion

Approved Minutes -	April 11, 13, & 27 & May 2, 9, & 11 2023
Review Minutes -	February 23, & March 9, 2023.
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- May 25<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>