



MEETING POSTING

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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)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Thursday June 2, 2022 at 1:00pm *HYBRID
Location / Address	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD AND 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/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, Val Oliver, Stephen Welch

Associate Commissioners: 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. COMMISSIONER'S COMMENTS

II. PUBLIC COMMENT

III. DISCUSSION

IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Elena Mont	11 Perry Ln	Change 3 Tab to Arch.	67/112.6	Stegra Group
2. Amanda Keller	4 Kittiwake Ln	Shed	68/623	Structures Unlimited
3. Kathleen Krall	15 Masaquet Ave	New Cabana	80/141	Botticelli + Pohl
4. Joshua Dalton	2 Mikes Dr	MH Add Egress Windows	66/75	LINK
5. Island Living LLC	4A Wamasquid Pl	Main house Revisions 11-5150	56/113.9	JB Studio
6. Robert O'Day	13 Chatham Rd	Shed	54/125	Robert O'Day
7. Ethan Devine	Tuckernuck	Re-roof MH	94/21	Val Oliver
8. Afiz LLC	26 Naushon Way	Addition	80/190	Val Oliver
9. Sarah Bartlett	15 Arlington	Fencing Replacement	76.1.3/245	Sarah Bartlett
10. Robert and Kate Keith	2 Capaum Rd	Rev. to 02-5732 Fenestration Revs.	30/218	Botticelli + Pohl
11. 14 Bishops Rise LLC	14 Bishops Rise	Storage Shed	40/124	Emeritus
12. Wayne Berman	98 Tom Nevers Rd	New Shed	91/40	NAG
13. Wayne Berman	98 Tom Nevers Rd	New Cabana	91/40	NAG
14. Wooster Peter and Anne B Tr	7 Wood Lily Rd	Addition/ Shed	67/804	Topham Design
15. Bill & Andy Burke	54 Pochick	Relocate Garage rev 09-4591	79/128	Emeritus
16. Robert & Jody Newman	6 Topping Lift	Move/demo Shed	66/308	R. Newman
17. Beta & Kevin McNeen	10 Ackermuck Way	Add Pergola	41/618.1	Olson Twombly
18. Francis Farrell	4 Westmoor Ln	Move off to 10 Miller Lane	41/12	Val Oliver
19. Andrea Oshea	10 Miller Ln	Move on from 4 Westmoor Ln	68/757	Val Oliver
20. Robert & Jody Newman	6 Topping Lift	Revisions/ Solar Array rev 06-3972	66/308	R. Newman
21. Fleur-De-Lis Property LLC	8 Shimmo Pond	Pergola	54/258	Botticelli + Pohl
22. Fleur-De-Lis Property LLC	8 Shimmo Pond	New Shed	54/258	Botticelli + Pohl
23. Fleur-De-Lis Property LLC	8 Shimmo Pond	New Cabana	54/258	Botticelli + Pohl
24. Grey Lady LLC	32 Chuck Hollow Rd.	New Cabana	75/68	Normand Residential
25. Michael & Gina DuBois	5 Lilac Court	Garage rev 03-5836	68/361	McMullen & Assoc.

V. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Dean Cestari	2 Nautilus Ln	Pool & Hardscape	67/176.2	Waterscapes
• 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 application.				
2. Grey Lady LLC	32 Chuck Hollow Rd	Pool & Hardscape	75/68	Atlantic Landscaping
• 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 application.				
3. Meg Glidden	24 Rugged Rd	Solar Roof Array	67/164	Ack Smart
• Due to lack visibility.				
4. Fleur-De-Lis Property LLC	8 Shimmo Pond	Pool	54/258	Botticelli + Pohl
• 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 application.				

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. Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Sconset Gardener
2. High Cliff Trust	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
3. High Cliff Trust	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl

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. Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/145	Val Oliver
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver.</i>				
2. Arline Bartlett 12-5454	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
3. 450 Green Park LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
4. 31 Western LLC 03-6026	31 Western Ave	Hotel, fenestration, stairs & ramp	87/94	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: Oliver.</i>				
5. Victor Haley 03-5943	94 Orange St.	Addition	55.4.1/57	Paul Dreher
• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
6. Stephen Cherner	196 Hummock Pond Rd	New dwelling	65/30	Shelter 7
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				

VIII. NEW BUSINESS 05/10/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason & Jennifer Mendelson	7a Sherburne TP	New dwelling	30/112	Studio Ppark
2. Robert Moore	29 Cliff rd.	Addition dormer	42.4.4/6	NAG
3. Kevin and Kelly Purcell	32 Dukes Rd	New Dwelling	56/188	Topham Designs
4. Michael & Ivelina Eldridge	23 Beach Grass Rd	New Dwelling	68/382	Val Oliver
5. Lewis Kelsey	14 Darling St	Change Color	42.3.2/114	Lewis Kelsey
6. David Pekarcik	52R Hooper Farm Rd	New Dwelling	67/767.1	David Pekarcik

7.	David Pekarcik	52 Hooper Farm Rd	New Dwelling	67/316	David Pekarcik
8.	Ann Swart	94 Quidnet Rd	Main house Roof replacement	21/107	Thornewill Designs
9.	Ann Swart	94 Quidnet Rd	Garage Roof replacement	21/107	Thornewill Designs
10.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Dwelling	67/693	Normand Residential
11.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Garage/Studio	67/693	Normand Residential
12.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	Pool and Hardscaping	67/693	Normand Residential
13.	11 Hulbert LLC	11 Hulbert Ave	Fence and Driveway	29.2.3/2	Val Oliver
14.	Pelican Lake LLC	50 West Chester St	Gate, Fencing, Hardscaping	41/382	Jardin's International
15.	The Iren Hollo Zolo Family Tr	31 Low Beach Rd	Addition & move on site	74/36	Botticelli + Pohl
16.	16 Western Ave	16 Western Ave	Fence	87/72	Botticelli + Pohl
17.	Frank Twarog	18B Atlantic Ave	Brick Patio, Fence, Shell Driveway	55/24.2	Todd Farrell
18.	Milton Rowland	18 Mt. Vernon St	Roof change & rev 05-3784	55.4.4/32.1	Milton Rowland
19.	Sacha Ross	110 Surfside Rd	New Dwelling	80/6	SMRD
20.	Sacha Ross	110 Surfside Rd	Studio	80/6	SMRD
21.	Sacha Ross	110 Surfside Rd	Garage	80/6	SMRD
22.	Sacha Ross	110 Surfside Rd	Move-Off/ Demo Exist Garage	80/6	SMRD
23.	Mike Romano	55 Easton St	Addition to Existing Dwelling	42.4.1/68	Shelter 7
24.	Stephen Cherner	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
25.	David Gray	17 Clarendon St	New Garage	76.1.3/92	David Gray
26.	David and Kerry McElroy	14 North Star Ln	Fence	30/205	Sandcastle Contruc.
27.	Grey Lady LLC	32 Chuck Hollow Rd.	Move/Demo Garage	75/68	Normand Residential
28.	Cohen Steven L Tr	8 Sachem Rd	New Garage/ Studio	30/239	Workshop APD
29.	8 Red Mill Ln LLC	8 Red Mill Ln	New dwelling	55/928	EMDA
30.	8 Red Mill Ln LLC	8 Red Mill Ln	New Guest House	55/928	EMDA
31.	Mathew Dacey	14 Plover Ln	New dwelling	12/53	EMDA
32.	Oceanview Hydroponics	33 Bartlett Farm Rd	Hydroponics Growing Factory	82/503	John Bartlett
33.	Pocomo 53 Nominee Tr	53 Pocomo Rd	Move or Demo	15/17	Robert Paladino
34.	Pocomo 53 Nominee Tr	53 Pocomo Rd	New dwelling	15/17	Robert Paladino
35.	Pocomo 53 Nominee Tr	53 Pocomo Rd	New House Garage	15/17	Robert Paladino
36.	Michael Altman	37 Sankaty Head Rd	Move MH	48/2	BPC
37.	Michael Altman	37 Sankaty Head Rd	Move GH	48.2	BPC
38.	31 Western Ave LLC	31 Western Ave	Hardscape	82/94	Ahern
39.	Ack 71 Orange St LLC	71 Orange St	New Garage	55.4.1/167	LINK
40.	17 Ranger Rd LLC	17 Ranger Rd	Demo/ Move off Existing Garage	39/28	LINK
41.	17 Ranger Rd LLC	17 Ranger Rd	New Garage	39/28	LINK
42.	Johnson J Seward Jr Tr	73 Hulbert Ave	Cottage/ Window Replacement	29/5	Shelter 7
43.	Eileen Harkness	5 Gardner Perry	Roof Change	55/32.1	Thornewill Design
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

IX. OLD BUSINESS 05/17/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maxwell House LLC 02-5805	15 Cliff Rd.	Addition & renovation	42.4.4/56	MCA+
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
2.	OHOM LLC 03-6026	28 Main St Sconset	Gate	73.3.1/47	EMERITUS
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: None</i>				
3.	Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
	• <i>Commissioners: Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
4.	God Bless Dad LLC 03-6059	76 Baxter Rd.	Pool & hardscape	49/42	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver Alternates: Welch, Thornewill; Recused: None.</i>				
5.	Melissa Sperau 12-5433	21 Bank St. Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
6.	41 Monomoy LLC 03-5883	41 Monomoy Rd.	New dwelling	57/79.1	EMERITUS
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: None.</i>				
7.	55 Eel Point Holding LLC	55 Eel Point Rd	New garage	32/47	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Pohl</i>				
8.	Stark Point LLC 04-6118	16 Easton St.	New dwelling	42.1.4/11	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
9.	Steven Cohen Trust 03-6013	12 Codfish Park Rd.	Dormers & fenestration revision	73.2.4/9	Shelter 7
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None.</i>				

X. NEW BUSINESS 05/24/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	James Sulziek/ Barbara Elder	12 Back St	Addition	55/35.2	Thornewill Design
2.	Cary Akins	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
3.	Martin Howard	2 Back St	Rooftop Solar	55/359	Karen (Cotuit Solar)

4.	Bob Harrington	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA
5.	Maple Lane LLC	2 Maple Ln	New Dwelling	67/303	Dustin Maury
6.	JK Baxter LLC	114 Baxter Rd	Extended 2 nd Floor Deck	48/35	Thornewill Design
7.	Sarah Murphy	Maple Ln (lot 4)	New main dwelling	67/303	Emeritus
8.	Sarah Murphy	Maple Ln (lot 4)	New 2 nd Dwelling	67/303	Emeritus
9.	Sarah Murphy	Maple Ln (lot 4)	New Garage	67/303	Emeritus
10.	Peter Anastos	21 Union St	Alteration	42.3.2/137	Topham Design
11.	John Wise	10 Starbuck Rd	New Shed	59.3/62	Emeritus
12.	John Wise	10 Starbuck Rd	New Pool	59.3/62	Emeritus
13.	John Wise	10 Starbuck Rd	New Garage	59.3/62	Emeritus
14.	One Chester Smiley LLC	1 Chester St	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
15.	Cannonbury Ln Holdings 1 LLC	30 Cannonbury Ln	New Patio	73/23	Ahern
16.	David Pekarcik	52 Hooper Farm Rd	New Garage	67/316	David Pekarcik
17.	David Pekarcik	52R Hooper Farm Rd	New Garage	67/767.1	David Pekarcik
18.	Richard Kotalac Jr.	156 Miacomet Rd	Solar Roof Array	81/129	Ack Smart
19.	9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
20.	9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
21.	Gail Johnson	21 S Water St	Repair Sidewalk	42.4.2/102	CWA
22.	Swedish Foster LLC	18 Cannonbury Ln	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
23.	Bryan & Toni Franz	10 Cannonbury Ln	New Shed	74/9	Workshop APD
24.	Jeffrey Greenburg	30 Orange St.	New Stoop and Roof Walk Revision	42.3.2/176	Emeritus
25.	NHA Properties Inc	31 Fairgrounds Rd (lot 1)	Add Copula and Vert. Siding	67/149	Emeritus
26.	NHA Properties Inc	31 Fairgrounds Rd (lot 8)	Add Copula and Vert. Siding	67/149	Emeritus
27.	Michael Ruby	31 Fairgrounds Rd	Exterior Fenestration	55/70	Emeritus

XI. OLD BUSINESS 05/31/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/	Concept Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>				
2.	Joe Minella 03-5939	9 Gingy Lane	New dwelling	41/851	Robert Newman
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
3.	Nick & Kacie Pappas 03-6067	7 Beaver St	Addition	55.1.4/82	Val Oliver
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Welch, Thornewill; Alternates: Dutra; Recused: Oliver, Camp</i>				
4.	2 Chestnut LLC 04-6091	2 Chestnut St	Color change	42.3.1/69	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
5.	88 Pocomo LLC 03-5885	88 Pocomo Rd.	Main House new dwelling	15/52	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
6.	88 Pocomo LLC 04-6092	88 Pocomo Rd.	New Guest house	15/52	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				

Approved Minutes -	May 17 & 19, 2022
Review Minutes -	May 24 & 26, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-June 7th, at 5:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM. • 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