



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 JUNE 23 am 09:42

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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)

| | |
|------------------------------|--|
| Committee/Board/s | Historic District Commission (HDC) – Old Business |
| Day, Date, & Time | Tuesday, June 27, 2023, at 4:00 pm*HYBRID |
| Location / Address | COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & 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 THE 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 Registration Link below:

https://us06web.zoom.us/webinar/register/WN_S5GxbiQRQNW03VSSy7giIq

To watch the live meeting, click here:

https://youtu.be/iZ74sb9TZ_o

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

The topics the Chair reasonably anticipates will be discussed at the meeting are listed below.

I. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|----------------------------|-----------------------|----------------------|-------------------|---------------|----|
| 1. Jeynny Vargas | 29 Beach Grass Rd | Fence & gate | 68/379 | Jeynny Vargas | em |
| 2. ACK 15 LLC | 8 Chuck hollow rd | Garage rev 7899 | 72/31 | Val Oliver | em |
| 3. P & M Reis | 10 Green Meadow | Duplex door rev | 67/382 | J. Martinez | em |
| 4. Lucia Lemus | 75a Bartlett RD | Egress window wells | 66/427 | Lucia Lemus | em |
| 5. Marshall Cohen | 32 Eel Point Rd | New cabana | 39/54 | Val Oliver | rp |
| 6. Linda Porter | 21 Keel Ln | New fence | 66/323 | Linda Porter | em |

II. CONSENTS WITH CONDITIONS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|--|-----------------------|----------------------|-------------------|----------------|----|
| 1. Marshall Cohen | 32 Eel Point Rd | Pool & hardscape | 39/54 | Val Oliver | rp |
| <ul style="list-style-type: none">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. | | | | | |
| 2. John Buttrick | 26 Warrens Landing | Pool & structure rev | 38/113 | Linda Williams | em |
| <ul style="list-style-type: none">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. | | | | | |

III. DISCUSSION FOR EVALUATION

- 7 Fair St- Window replacement
Not anticipated within the 48 hours.

IV. NEW BUSINESS 06/20/2023

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----------------------------|-----------------------|--------------------------------|-------------------|-----------------|
| 1. Paul Donovan 05-8486 | 89 Vestal ST | Fence | 56/251 | LINK |
| 2. Janet Bailey | 11 Mill St | Hardscape | 42.3.3/32 | Mark Godfrey |
| 3. Steamship Authority | 1 Steamboat Wharf | Fence/Gate | 42.4.2/101 | Michael Bentley |
| 4. 63 Hulbert LLC | 63 Hulbert St | MH Lift, addition, window door | 29/9 | Emeritus |
| 5. 63 Hulbert LLC | 63 Hulbert St | GH Lift, addition, window door | 29/9 | Emeritus |
| 6. 63 Hulbert LLC | 63A Hulbert St | Lift, addition, window door | 29/9.1 | Emeritus |
| 7. 1010 Wins LLC | 10 Lincoln Ave | Main house revision | 30/184 | Emeritus |

V. OLD BUSINESS 06/27/2023

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|--|-----------------------|----------------------------|-------------------|----------------------|--|
| 1. Charles Pastore 04-8288 | 35 Sankaty Rd | Pool & hardscape | 49/46.2.3 | Atlantic Landscaping | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Coombs, Oliver, Dutra; Alternates: Patten, Thornewill; Recused: None.</i> | | | | | |
| 2. Biff Folbert 05-8495 | 58 Walsh st | Color chng/as built alter. | 29/97 | Tim Rogovich | |
| <ul style="list-style-type: none"><i>Commissioners: Welch, Camp, Coombs, Patten; Alternates: None; Recused: None.</i> | | | | | |
| 3. Ashkan Vaziri 01-7699 | 9 Woodbury Lane | Pool & hardscape | 41/551 | Atlantic Landscaping | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Oliver, Thornewill, Dutra; Alternates: Coombs, Patten; Recused: None.</i> | | | | | |
| 4. Joshua Malitsky 01-7857 | 253 Madaket rd | Solar roof array | 59.4/210 | Ack Smart | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None; Recused: None.</i> | | | | | |
| 5. *Sachem Corner 11-7426 | 1 E Hallowell | Move off garage | 30/100 | Linda Williams | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, Camp, Dutra, Thornewill; Alternates: Patten, Welch, Oliver; Recused: None.</i> | | | | | |
| 6. Champoux Housing LLC | 4 Raceway Drive | Move on garage | 66/271 | Linda Williams | |
| <ul style="list-style-type: none"><i>Commissioners: New Business submission to track 1 East Hallowell.</i> | | | | | |
| 7. Bistany- Rubestein 04-8279 | 51 Tennessee rd. | Connector | 59.4/202 | Brook Meerbergen | |
| <ul style="list-style-type: none"><i>Commissioners: Welch, Coombs, Oliver, Thornewill, Patten; Alternates: None; Recused: None.</i> | | | | | |
| 8. Brandon Scimone 04-8324 | 6 Sandpiper Way | Addition | 76/89 | SCI- Robert Newman | |
| <ul style="list-style-type: none"><i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i> | | | | | |
| 9. 17 Ranger LLC 04-8303 | 17 Ranger Rd | New cottage | 39/28 | SCI- Robert Newman | |
| <ul style="list-style-type: none"><i>Commissioners: Welch, Camp, Coombs, Thornewill, Patten; Alternates: Oliver; Recused: None.</i> | | | | | |
| 10. Conway Family LLC | 4 Canonicus St. | New dwelling | 87/116 | Val Oliver | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, Camp, Thornewill, Patten; Alternates: None; Recused: Oliver.</i> | | | | | |
| 11. SeaHero 05-8447 | 12 Pilgrim Rd | New dwelling | 41/476 | Linda Williams | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i> | | | | | |
| 12. SeaHero 05-8450 | 12 Pilgrim Rd | New shed | 41/476 | Linda Williams | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i> | | | | | |
| 13. SeaHero 05-8448 | 12 Pilgrim Rd | Pool & Hardscape | 41/476 | Linda Williams | |
| <ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i> | | | | | |
| 14. Carleton Dufoe 01-7788 | 102 Quidnet Rd | Outdoor stair rev | 21/74 | JB Studio | |
| <ul style="list-style-type: none"><i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten; Alternates: None; Recused: None.</i> | | | | | |
| 15. Balaji Gandhi 01-7686 | 9 New Jersey Ave | MH Addition & Reno | 60.31/408 | Shelter 7 | |

| | | | | | | |
|-----|---------------------------------------|--------------------|-----------------------|-------------|---------------------|---|
| | | | | | | <ul style="list-style-type: none"> Commissioners: Welch, Camp, Coombs, Patten; Alternates: None; Recused: None. |
| 16. | Warrens Landing 04-8222 | 40 Warrens Landing | Move off cottage | 38/45 | Normand Residential | |
| | | | | | | <ul style="list-style-type: none"> Commissioners: Pohl, Welch, Oliver, Thornewill, Dutra; Alternates: Coombs, Patten; Recused: None. |
| 17. | DeMichelle 02-7889 | 2 Birdsong Lane | Hardscape | 55.4.4/80.2 | Brook Meerbergen | |
| | | | | | | <ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None |
| 18. | 111 Cliff Rd Trust | 111 Cliff Rd | Garage | 41/10 | Emeritus | |
| | | | | | | <ul style="list-style-type: none"> Commissioners: Pohl, Welch, Coombs, Camp, Dutra; Alternates: Thornewill, Patten; Recused: None. |
| 19. | 111 Cliff Rd Trust 04-8482 | 111 Cliff Rd | New dwelling | 41/10 | Emeritus | |
| | | | | | | <ul style="list-style-type: none"> Commissioners: Pohl, Welch, Coombs, Camp, Dutra; Alternates: Thornewill, Patten; Recused: None. |
| 20. | *Nantucket Develop LLC 04-8363 | 8 Sconset Ave | Addition & Renovation | 49.3.2/28 | LINK | |
| | | | | | | <ul style="list-style-type: none"> Commissioners: Welch, Camp, Coombs, Patten, Thornewill; Alternates: Pohl, Dutra; Recused: Oliver. |
| 21. | Bob & Jeanette LLC | 43 Kendrick Rd. | New dwelling revision | 76/4.3 | CWA | |
| | | | | | | <ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Dutra, Patten, Thornewill; Recused: None. |

VI. DISCUSSION AND VOTE

- Save Our Sound Endorsement
- HDC schedule for July- October 2023.

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| Approved Minutes – | |
| Review Minutes - | May 30 & June 6, 8, 13, 2023 |
| Other Business - | <ul style="list-style-type: none"> NO HDC MEETING THE WEEK OF JULY 4TH. Next HDC Meeting- July 11 at 4 pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid |
| Potential Items for Discussion- | <ul style="list-style-type: none"> Classification of street trees & vegetating mapping 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 |