



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 JUNE 24 PM 02:09
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NANTUCKET TOWN CLERK
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TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agenda 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 28, 2022 at 5:00pm *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 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/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 live meeting, click here:

<https://www.youtube.com/watch?v=BiLSpiefqfg>

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 & 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.

II. PUBLIC COMMENT

III. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Christopher Maroney	9 Swift Rock	Extend Rear Deck	40/69	Peter Fernandes
2. Decatur XIX LLC	12 Westerwyck Wy	Alterations to Existing House	82/64	Val Oliver
3. Ocean Dojo LLC	20 Bartlett Farm Rd	Revisions to 5756	65/76	BPC
4. Julia Morash	18 ½ Gray Ave	Mainhouse Alteration	67/183.1	Thornewill Design
5. Julia Morash	18 ½ Gray Ave	New Shed	67/183.1	Thornewill Design
6. Tom Larrabee	101 Hummock Pond Rd	Revisions 1500	56/67	Val Oliver
7. Pensco Tr Company	27 S. Cambridge St	Heat Pump Condens./ Mini Split	59.3/30	S. Shore Climate Control
8. Green Family Trust	4 Doc Ryder Dr	Addition	66/220	Gryphon Architects
9. Patrick Quigley	10 Tashama Ln	Demo Shed	55/478	Patrick Quigley
10. Patrick Quigley	10 Tashama Ln	Addition	55/478	Patrick Quigley
11. Maureen Di Luca	6 Gold Star	Roof replacement	55/188	Trevor Johnson
12. 4.5 Cathcart LLC	4.5 Cathcart Rd	Driveway Change	54/82	David Nagys
13. Westmoor Club	105 West Chester St	Revisions prev. approved COA	41/805	JGGA
14. Westmoor Club	109 West Chester St	Revisions prev. approved COA	41/806	JGGA
15. Robert Frederick	25 Meadow View Dr	Addition/ Windows	56/284	NAG

IV. 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. Cary Akins 05-6318 • due to lack of visibility	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
2. Vanessa Traniello • due to lack of visibility	2 Seven Mile Ln	Add Spa	72/52	E. Kaminski
3. Kevin Hayes • due to lack of visibility	5 Fairfield St	Solar Roof Array	76.4.1/320	Ack Smart
4. Ack N. Star Property LLC • due to lack of visibility	11 Ellen's Wy	Solar Roof Array	81/188	Ack Smart
5. Ellen Hoeffel • due to lack of visibility	85 Cliff Rd	Garage/Studio	30/167	Val Oliver

V. 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 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver.</i>	5 Cudweed Road	Alterations	82/145	Val Oliver

VI. 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. 2 Chestnut LLC 04-6091 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>	2 Chestnut St	Color change	42.3.1/69	Emeritus
2. 88 Pocomo LLC 03-5885 • <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	88 Pocomo Rd.	Main House new dwelling	15/52	Emeritus
3. 88 Pocomo LLC 04-6092 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	88 Pocomo Rd.	New Guest house	15/52	Emeritus
4. Joe Minella 03-5939 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>	9 Gingy Lane	New dwelling	41/851	SCI
5. Joe Minella • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>	9 Gingy Lane	Main House Solar	41/851	SCI
6. Joe Minella 04-6078 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>	9 Gingy Lane	New 2 nd dwelling	41/851	SCI
7. Joe Minella 03-5937 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>	9 Gingy Lane	Pool & Hardscape	41/851	SCI
8. Joe Minella 03-5938 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>	9 Gingy Lane	Garage/Studio	41/851	SCI

VII. NEW BUSINESS 06/07/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 55 Road LLC	56 South Shore Rd	New Dwelling	80/114	EMDA
2. Sankaty LLC	49 Sankaty Rd	New Dwelling	49/66	Dustin Maury
3. Kathleen M. Cannon Trust	26 Liberty St	Move Windows & Add Door	42.3.4/115	NAG
4. P Fox Nantucket LLC	20 Orange St	Hardscape/ Fence	42.3.2/70	Ahern
5. Bank of America	65 Main St	Exterior Lighting	42.3.1/197	Bruce Bisbano
6. Bank of America	15 Sparks Ave	Exterior Lighting	55/177	Bruce Bisbano

7.	Dan Schiff	22 Starbuck Rd	Fireplace Color Change	60/118	Dan Schiff
8.	John Kane	12 Pond Rd	Addition	56/295	Topham Design
9.	Jay Maroney	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
10.	Jay Maroney	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
11.	Bertyl Johnson	250 Madaket Rd	Addition	59.4/213	Brook Meerbergen
12.	Faberia Biff	58 Walsh St	Roof replacement	29/97	Emeritus
13.	Jamie Kaplan	6 Joy St	Hardscape	55.4.4/32.2	Elaine Johnson
14.	Jody & Robert Newman	6 Topping Lift	New Garage/Studio w/ solar panels	66/308	SCI
15.	31 Old South Rd LLC	31 Old South Rd	Commercial Mixed-Use Building	68/3	Val Oliver
16.	Caleb Cressman	300 Polpis Rd	Demo Barn	20/11	Thornewill Design
17.	Melissa Kreiser	89 Washington St	Front house Trim Color change	55.1.4/81	Melissa Kreiser
18.	Melissa Kreiser	89 Washington St	Back house Trim color change	55.1.4/81	Melissa Kreiser
19.	Thomas/Margaret Montgomery	33 N. Liberty St	Outdoor Shower/ Arbor	41/157	Thomas/ Margaret
20.	Rubinstein Bistany	51 Tennessee Ave	Demo or Move Garage	59.4/202	Brook Meerbergen
21.	Rubinstein Bistany	51 Tennessee Ave	Guest House (Move or Modify)	59.4/202	Brook Meerbergen
22.	Rubinstein Bistany	51 Tennessee Ave	New Main Dwelling	59.4/202	Brook Meerbergen
23.	Rubinstein Bistany	51 Tennessee Ave	New Garage	59.4/202	Brook Meerbergen
24.	Rubinstein Bistany	51 Tennessee Ave	New Pool/ Deck	59.4/202	Brook Meerbergen
25.	Okay Okay Café LLC	15 Washington St	Addition	42.3.1/99	BPC
26.	Ack Tack LLC	19 Bishops Rise	Secondary Dwelling	40/31.3	Chris Hall Architects
27.	Auburn Cottage LLC	46 Easton St	MH Add/Reno	42.4.1/22	Botticelli + Pohl
28.	44 Monomoy LLC	44 Monomoy Rd	New Garage/ Studio	54/72	WAPD
29.	88 Pocomo LLC	88 Pocomo Rd	Sports Court	15/42	Ahern
30.	88 Pocomo LLC	88 Pocomo Rd	Pool/Hardscape	15/42	Ahern

VIII. OLD BUSINESS 06/14/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lions Foot LLC 03-5844 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None.</i>	9 Sherburne Way	MH move off or Demo	30/37	Topham Designs
2.	Ocean Dojo LLC 03-5847 • <i>Commissioners: Pohl, Camp, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i>	20 Bartlett Farm Rd.	Pool & Hardscape	65/76	Atlantic Landscaping
3.	Bishop Rise LLC 01-5597 • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>	20B Bishop Rise Rd.	Garage/cottage	40/127	Topham Designs
4.	The Iren Hollo 05-6268 • <i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: Thornewill; Recused: Pohl</i>	31 Low Beach RD	Add/move on site	74/36	Botticelli + Pohl
5.	Juraj Bencat 03-5957 • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
6.	Arline Bartlett 12-5454 • <i>Commissioners: Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>	21 Pleasant St.	Windows, doors, sm addition	55.4.1/1	LINK
7.	Amanda & Kevin Jacobs 04-6226 • <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: Oliver; Recused: None</i>	4 Rays Court	Addition & Historical Reno	42.3.2/3	Design Assoc Inc.

IX. NEW BUSINESS 06/21/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Cornell French	35 Main St (Sconset)	Porch Rails Change	73.3.1/7	Normand Residential
2.	Sam Phelan	65 Pleasant St	New Fence	55/36.2	Sam Phelan
3.	18 Sherburne TP Nominee Tr	18 Sherburne TP	New Dwelling	30/196	S. Metz
4.	Anna & Daniel Day	7 Bayberry	New Dwelling	67/61 (lot A)	Val Oliver
5.	Lisa Dobue Holby	19 Low Beach Rd	2 nd Dwelling	74/83	Val Oliver
6.	308 Madaket Rd LLC	308 Madaket Rd	Addition	60.2.1/67	EMDA
7.	Elizabeth Dorn	23 Front St	Roof Change (3 tab – Arch)	73.1.3/92	James Lydon
8.	4.5 Cathcart LLC	4.5 Cathcart Rd	Demo Widows Walk	54/82	David Nagys
9.	Hospital Thrift Shop Inc	17 India St	Deck Removable Bridge	42.3.1/117	EMDA
10.	Charles Dermody	11 Hydrangea Ln	New Shed	73/93	Structures Unlimited
11.	Jim & Cindy Helfrich	37 Fair St	Alterations/ Add Covered Porch	42.3.2/212	Emeritus
12.	Richmond Great Point Pt	1 Violet Pl	New Commercial Building	68/340	KOH
13.	Richmond Great Point Pt	2 Violet Pl	New Commercial Building	68/340	KOH
14.	Richmond Great Point Pt	3 Violet Pl	New Commercial Building	68/340	KOH
15.	Julia Morash	18 ½ Gray Ave	New Cottage	67/183.1	Thornewill Design
16.	Cailen Casey	77 Sparks Ave	Hardscape/ Driveway	55/138.1	Cailen Casey
17.	Jennifer Dobue Cheul	1 Stone Post Wy	Garage Apt	74/82	Val Oliver
18.	26 Pine Crest LLC	26 Pine Crest	New Dwelling	68/426	EMDA
19.	18 Center St LLC	18 Center St (Sconset)	Addition/ Raise Roof	73.1.3/105	Twig Perkins
20.	Susan O'Malley	10 New Mill St	New Deck	59.4.4/9	Boris Nikolov
21.	Susan O'Malley	10 New Mill St	Fence	59.4.4/9	Boris Nikolov
22.	Horchow & Routman	33 Cliff Rd	MH Fenestration, Ramp, Dormer	42.4.4/5	CWA

23.	Horchow & Routman	33 Cliff Rd	Guest House, Addition/ Fenest.	42.4.4/5	CWA
24.	Horchow & Routman	33 Cliff Rd	Garage	42.4.4/5	CWA
25.	Clarke Browne	23 Ocean Ave	Addition	73.3.1/19	Angus Macleod
26.	India & Rose Tr	28 India St	Fenestration Rev 02-5776	42.3.4/108	Botticelli + Pohl
27.	Frank Rovinski	33 Main St (Sconset)	Reno/ Alteration	73.4.2/34	Emeritus
28.	Chicken Box	12 Dave St (Bldg. 1)	New Dwelling	55/158	Emeritus
29.	Chicken Box	12 Dave St (Bldg. 2)	New Dwelling	55/158	Emeritus
30.	Glidden	24 Rugged Rd	Move off Dwelling	67/164	Emeritus
31.	HMSW LLC	25 Sankaty Head	MH Addition/ Demolition	48/3	Emeritus
32.	HMSW LLC	25 Sankaty Head	New Shed	48/3	Emeritus
33.	Guy Wisinski	13 Arkansas Ave	Solar Roof Array	59.4/158	Ack Smart
34.	Sergey & Yuliya Chumak	8 Parson Ln	New Pool/ Cabana	75/97	WAPD
35.	Ack N Back LLC	33 Quidnet Rd	Move Off/ Demo	21/27.2	WAPD
36.	Ack N Back LLC	33 Quidnet Rd	Primary Dwelling	21/27.2 - 27.4	WAPD
37.	Ack N Back LLC	33 Quidnet Rd	Garage Studio	21/27.4	WAPD
38.	Ack N Back LLC	33 Quidnet Rd	Pool Cabana	21/27.4	WAPD
39.	Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
40.	Nantucket Shire LLC	30 Dukes Rd	Move Shed & Addition	56/189	Linda Williams

IX. OLD BUSINESS 06/28/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lindsay Matthews 03-5955	37 W Chester St	Addition	41/150	NAG
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
2.	Milestone Property M.	28A Evergreen Way	Guest House	68/713.2	BPC
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None.</i>				
3.	Maple Lane LLC	Maple Lane Lot 1	New Dwelling	67/303	Val Oliver/ Maury
	• <i>Commissioners: to be added.</i>				
4.	Pocomo 53 Trust 05-6289	53 Pocomo Rd	Main House	15/17	Mellows & Paladino
	• <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>				
5.	Pocomo 53 Trust 05-6291	53 Pocomo Rd	Guest House	15/17	Mellows & Paladino
	• <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>				
6.	31 Western Ave LLC 05-6312	31 Western Ave	Pergola & Hardscape	87/94	Ahern
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
7.	Victor Haley 03-5943	94 Orange St	Addition	55.4.4/47	Paul Dreher
	• <i>Commissioners: Camp, Coombs, Welch, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
8.	K225 LLC	126 Main St	Renovation	42.3.2/98	Linda Williams
	• <i>Commissioners: to be added.</i>				
9.	Mike Romano 05-6245	55 Easton St	Addition	42.4.1/68	Shelter 7
	• <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
10.	Erik Gersten 03-6027	25 India St	Skylight	42.3.4/106	Linda Williams
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None.</i>				
11.	High Tide Partners LLC 04-6196	26 Douglas Way	New dwelling	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
12.	High Tide Partners LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
13.	High Tide Partners LLC 04-6173	26 Douglas Way	Gazebo	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
14.	High Tide Partners LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
15.	High Tide Partners LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
16.	450 Green Park LLC 11-5272	2 Stone Alley	Addition, alteration & foundation	42.3.1/103	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
17.	17 Ranger Rd LLC	17 Ranger Rd	New garage	39/28	LINK
	• <i>Commissioners: to be added.</i>				
18.	ACK 71 Orange St LLC	71 Orange St	New garage	55.4.1/167	LINK
	• <i>Commissioners: to be added.</i>				
19.	High Cliff Trust 04-6202	11 East Hollowell Ln	Mh addition & renovation	30/17	Botticelli + Pohl
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>				
20.	High Cliff Trust 04-6191	11 East Hollowell Ln	New garage	30/17	Botticelli + Pohl
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>				
21.	Stark Point LLC 04-6118	16 Easton St	New dwelling	42.1.4/11	Botticelli + Pohl
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>				
22.	Nantucket 62 Walsh St LLC 04-3608	62 Walsh St	Rev 12-2551 siding change	29/85	Botticelli + Pohl

- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl.*
- 23. 32 Hulbert Trust **11-5220** 32 Hulbert Ave New dwelling 29/72 Botticelli + Pohl
- *Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.*
- 24. Sarah Murphy **05-6351** Maple Lane Lot 4 New Dwelling 67/303 Emeritus
- *Commissioners: Pohl, Camp, Coombs, Welch; Alternates: Oliver; Recused: None.*
- 25. Sarah Murphy **05-6380** Maple Lane Lot 4 New Guest house 67/303 Emeritus
- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.*
- 26. John Wise **05-6346** 10 Starbuck rd. New shed 59.3/62 Emeritus
- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch, Thornewill; Alternates: Camp; Recused: None.*
- 27. Jeffrey Greenberg **05-6381** 30 Orange St New stoop & revise roofwalk 42.3.2/176 Emeritus
- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.*

Approved Minutes -	June 14 & 16, 2022
Review Minutes -	June 21 & 23, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- June 30th, at 1:00PM * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE 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