



Updated Meeting Posting
MEETING POSTING
 ORIGINAL POSTING TIME: 2023 JULY 21 PM 02:12
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RECEIVED
 2023 JUL 25 AM 09:40
 NANTUCKET TOWN CLERK
 Posting Number:T 673

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, July 25, 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_NoTN3k_uQ6y1Tra3p1nP1g

To watch the live meeting, click here:

<https://youtu.be/6JZ1Q5kaTQQ>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
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.

I. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Robert Mello	41 Wigwam Rd	Add screening Rev 06-6577	77/7.1	Julius Pasy	EM
2.	Chris & Ashley Austin	Maple Ln Lot 7	Main house revisions	67/303	Emeritus	EM
3.	Doug Carson	2 Blueberry Ln	New Cabana	80/178	Val Oliver	EM
4.	Sheep Pond Property LLC	14-16 Sheep Pond	Rev rotate Garage rev 02-7860	63/29&30	Emeritus	EM
5.	Sheep Pond Property LLC	14-16 Sheep Pond	Rotate dwelling rev 02-7979	63/29&30	Emeritus	EM
6.	Stobie/ Dorset	60 Hulbert Ave	Garage/ Apt	29/58-58.1	Thornewill Design	RP
7.	Lynn Taliento	12 Madaquecham V.	Move shed on site	89/12	Structures Unltd.	RP
8.	Eleven Lincoln Ave Tr	32 Jefferson Ave	GH Rev 7051	30/132	Botticelli + Pohl	CT
9.	WSTT Holding LLC	9 Miller Ln	Cabana	68/123	Emeritus	JP
10.	WSTT Holding LLC	9 Miller Ln	Garage	68/123	Emeritus	JP
11.	WSTT Holding LLC	9 Miller Ln	Main House color	68/123	Emeritus	JP
12.	22N LLC	22 Nonantum Ave	Hardscape	87/19	Ahern LLC	VO
13.	22N LP	22 Nonantum Ave	Pool House Rev	87/19	Botticelli + Pohl	VO
14.	22N LP	22 Nonantum Ave	GH Addition	87/19	Botticelli + Pohl	VO
15.	ETG Nominee Trust	6 Old Harbor Rd	Renew Coa 2020-10-2162 MH	40/95	Botticelli + Pohl	SW
16.	ETG Nominee Trust	6 Old Harbor Rd	Renew Coa 2020-10-2163 Garage	40/95	Botticelli + Pohl	SW
17.	ETG Nominee Trust	6 Old Harbor Rd	Renew Coa 2020-10-2164 Cabana	40/95	Botticelli + Pohl	SW
18.	Ack North Star Dev LLC	26 Douglas Way	Solar Array	39/41	Brook Meerbergen	SW
19.	32 Bartlett LLC	32 Bartlett Rd	Roof solar array	66/19	Sunwind	DC
20.	Louie Dog LLC	15 Tomahawk Rd	Rev door and window	69/359	EMDA	DC
21.	Folger Block Condominium	58 Main St	Historic Determination	42.3.1 219	Anne Dougherty	DC
22.	Lubin Richard K Trust	6 Hinckley Ln	Move existing Garage On-site	30/78	Emeritus	CP

II. 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.	73 Hulbert Nom Trst	73 Hulbert Ave	New Pool	29/5	Ahern LLC	CP
			<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.	Ack North Star Dev LLC	26 Douglas Way	Pool House/ 2 nd Dwell	39/41	Brook Meerbergen	SW
			<ul style="list-style-type: none"> Reduce overall height by one foot (w/out changing roof pitches) 			
3.	Ack North Star Dev LLC	26 Douglas Way	Pool/hardscape	39/41	Brook Meerbergen	SW
			<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. 			
4.	Surfside Beach Ventures LLC	9 Auriga Way	Deck outdoor shower, add stairs	87/113.1	JB Studio	VO
			<ul style="list-style-type: none"> Dimensions are to be added to the plan, & deck should be 8' on the second floor without a cantilever. 			
5.	Johannesen Renee Trust	9 Carew Ct	New shed	73.3.2/23	JB Studio	VO
			<ul style="list-style-type: none"> revised site plan meeting setbacks (for placement). 			
6.	22N LP	22 Nonantum Ave	New Garage	87/19	Botticelli + Pohl	VO
			<ul style="list-style-type: none"> Downsize By 1/2 Or Remove Cupola 			
7.	Eleven Lincoln Ave Tr	32 Jefferson Ave	MH Rev 6917	30/132	Botticelli + Pohl	CT
			<ul style="list-style-type: none"> second floor deck on the front porch is no deeper than 8'. 			
8.	Robert Lapiene	13 Bayberry Ln	Roof solar array	67/64	Sunwind	AC
			<ul style="list-style-type: none"> vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter. 			
9.	87 Bartlett LLC	87 Bartlett Rd	Roof solar array	66/407	Sunwind	AC
			<ul style="list-style-type: none"> vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter. 			
10.	Stobi/Dorset	60 Hulbert Ave	Shed Demo- Move off	29/58-58.1	Thornewill Design	RP
			<ul style="list-style-type: none"> need historic information on shed. 			

III. TOWN BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Town of Nantucket	20 South Water	Windows	42.4.2/29	SMRT	
2.	Town of Nantucket	16 Broad St	Window replacement	42.4.2 30	SMRT	

IV. NEW BUSINESS 07/11/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nicholas Tesino 07-8786	74 Arkansas Ave	As-built Fence	59.4/41	Nicholas Tesino	

V. OLD BUSINESS 07/18/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	CCTACK LLC04-6106	120 Old South Rd	New structure	68/969	CWA	

- *Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.*
2. CCTACK LLC **04-6105** 122 Old South Rd New structure 68/969 CWA
 3. CCTACK LLC **04-6104** 124 Old South Rd New structure 68/969 CWA
- *Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.*

VI. NEW BUSINESS 07/25/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stobie/Dorset	60 Hulbert Ave	Additions to Main House	29/58-58.1	Thornewill Design
2.	Keegan Hodges	32 Union St	Historic structure color chng	42.3.2/85	Thornewill Design
3.	James Abbott	6 Chester St	New Pergola	42.4.3/65	Thornewill Design
4.	Gentzel	54 Orange St	Windows Repair/ Replace	55.4.1 18	Gryphon Architects
5.	Starbuck Ct Nominee Trust	1r Old North Wharf	Fenestration Alt	42.3.1/80	Emeritus LTD
6.	Carolina Save	4 Birdsong Lane	Rev 4338 Sunroom/ door windows	55.4.4/80.1	Thornewill Design
7.	Ack North Star Dev LLC	26 Douglas Way	New Dwelling	39/41	Brook Meerbergen
8.	Ack North Star Dev LLC	26 Douglas Way	Studio Garage	39/41	Brook Meerbergen
9.	2 Corby Way LLC	2 Corby Way	Rev Redesign new dwelling	67/3	EMDA
10.	22N LP	22 Nonantum Ave	MH Addition	87/19	Botticelli + Pohl
11.	256 Polpis LLC	256 Polpis Rd	Demo Shed	25/25	Botticelli + Pohl
12.	Laura Jan Hedrick	10 Everett Lane	Move off Garage	73.3.2/3	Laura Jan Hedrick
13.	Laura Jan Hedrick	10 Everett Lane	Move on Cottage	73.3.2/3	Laura Jan Hedrick
14.	Ready RE Trust	17 Cannonbury Ln	New Pool	73/45	Val Oliver
15.	Jeff Morash	8b Bayberry Ln	Roof solar array	67/72	AckSmart
16.	Melissa Neier	11 Prospect st	New Shed	55.4.4/42	Twig Perkins
17.	Gifford Benjamin	4 Head of Plains	Rev to dwelling	63/7	Gryphon Architects
18.	Geaux Dahlin LLC	12 Darling St	Window Rev	42.3.2/115	Gryphon Architects
19.	Bank of Boston/America	65 Main St	Windows replace	42.3.1/197	B Bisbano
20.	Town of Nantucket	10 Sun Island	New Dorm	69/3.1	Gryphon Architects
21.	8 High Brush Path LLC	8 High Brush Path	Addition	56/370	Emeritus
22.	Starbuck Court Nom Trust	1r Old North Wharf	Fenestration Alter	42.3.1/80	Emeritus
23.	Soros Jeffery Trst	47 Baxter Rd	Rev add window	49/14	JB Studio
24.	Miroslava Ahern HOLD UNTIL 08/01	38 Appleton Rd	Garage renovation & addition	66/42	Ahern LLC
25.	Harold Brothers Realty LLC HOLD UNTIL 08/01	2-4 Highland Ln	Pool Hardscape	30/289	Jardins Intl.
26.	Harold Brothers Realty LLC HOLD UNTIL 08/01	6 Highland Ln	Sports Court	30/288	Jardins Intl.

Approved Minutes –	
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- August 1st at 4pm *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