



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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, & Time	Tuesday, August 22, 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
Please note:	Ray Pohl, Chairman 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_W2aps40eTIWRqpXfOQEr9A

To watch the live meeting, click here:

<https://youtu.be/PdSqnZYhm1o>

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. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	29 Center st LLC	29 Center St	Projecting sign	42.3.1/122.2	Huw Collins
2.	29 Center st LLC	29 Center St	Window sign	42.3.1/122.2	Huw Collins

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Joseph Marchese	8 Winn St	Shed revision 11-5173	41/51.2	EMDA	
2.	Kathryn Cook	85 Low Beach Rd	MH color change	75/31.3	Rich Gammons	em
3.	Kathryn Cook	85 Low Beach Rd	Garage color change	75/31.3	Rich Gammons	em
4.	Kathryn Cook	85 Low Beach Rd	Cabana color change	75/31.3	Rich Gammons	em
5.	79 Polpis Rd RE LLC	79 Polpis rd.	Cabana rev	44/23.3	Reid Yenor	em
6.	Nancy Whelan	23 Masaquet Ave	Front door/color chng	80/139	Liza Ottani	em
7.	Frederic Schroeder	22 Exeter rd.	COA Renewal	76.4.2/339	Permits +	em
8.	Clay St Development	44 Skyline rd.	Move on shed	79/990	Structures Unlimited	em
9.	B Meyer	307 Polpis Rd	Move off shed to 44 skyline dr.	25/39	Structures Unlimited	em
10.	Dan & Anna Mooney	171 Orange St	Relocate shed	55/292	Val Oliver	em
11.	2 Mayflower LLC	2 Mayflower Cir	Addition to studio	68/728	LFW	em
12.	Tiny Sad Elves Realty Trust	11 Old South Rd	Add Porch/ Porch roof	55/186	Botticelli + Pohl	em
13.	2SP LLC	2 South Pasture rd.	Addition	80/297.2	Brook Meerbergen	em
14.	BWANA LLC	14 Correia Ln	New Dwelling	80/59.1	Brook Meerbergen	AC
15.	BWANA LLC	14 Correia Ln	New 2 nd Dwelling	80/59.1	Brook Meerbergen	AC
16.	BWANA LLC	14 Correia Ln	New Garage/studio	80/59.1	Brook Meerbergen	AC
17.	BWANA LLC	14 Correia Ln	New Pavilion	80/59.1	Brook Meerbergen	AC
18.	Richmond Great Pt	4 + 5 Violet Place	Roof hips reduce rev06-6536	68/56.1	KOH	AC
19.	Eric & Ann Baurmeister	4 Plainfield Rd	Cottage Solar rooftop	73.4.1/1	Ack Smart	AC
20.	Philip Taylor	21A Pine Grove Rd.	Rooftop Solar	67/420.2	Ack Smart	AC
21.	Tyler Albright	11 Cannonbury	Color change	74/22	Val Oliver	dc
22.	Brian McNeill	10 Mattapoissett rd.	Door change	82/117	Val Oliver	dc
23.	Cary, Donick	6 Dukes rd.	Deck/stairs relocate	41/189	Val Oliver	dc
24.	Devon Francis	2 Kinikinnik Way	Add shutters	80/422	Devon Francis	dc
25.	Bazhen Lapenko	4 First Way	Second floor deck	55/669	Linda Williams	jp
26.	51 Okorwaw LLC	51 Okorwaw Ave	Main house revisions	79/64	Linda Williams	jp
27.	51 Okorwaw LLC	51 Okorwaw Ave	Open Pavilion	79/64	Linda Williams	jp
28.	Emil Malfati	6 White Whale Ln	Rev to Duplex	66/536	Linda Williams	jp
29.	Thedan Holdings Inc	37 Milk St	Roof replacement	41/528	T&T Roofing	vo
30.	John Dean	6 Whitetail Circle	New Garage	71/24	Thornewill Design	vo
31.	Ack Long Pond LLC	35 Long Pond Dr	New Garage	59.4/12	EMDA	vo
32.	Kimberly Walin	56 Eel Point Rd	Fenestration chng rev7913	32/27	CWA	vo

III. 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.	Rios Kline	23 Tashama ln.	Plunge Pool	55/464	Thornewill Design	vo
			<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.	51 Okorwaw LLC	51 Okorwaw Ave	Pool & Hardscape	79/64	Linda Williams	jp
			<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. 			
3.	79 Polpis Rd RE LLC	79 Polpis rd.	Pool & Hardscape rev	44/23.3	Reid Yenor	jp
			<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.	42 Easton St LLC	42 Easton St	Hardscape rev 03-8175	42.4.1/21	Emeritus LTD	cp
			<ul style="list-style-type: none"> The type of stone curb to match existing to be indicated on the COA and with photo. 			
5.	7 Laurretta LLC	7 Laurretta Ln	Pool & Hardscape	14/53	Atlantic Landscaping	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. 			

6.	Susan Munn	6 Sconset Ave	Plunge Pool	49.3.2/12	Val Oliver	dc
						<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.
7.	BWANA LLC	14 Correia Ln	Pool & Hardscape	80/59.1	Brook Meerbergen	AC
						<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.
8.	BWANA LLC	14 Correia Ln	Sport Court	80/59.1	Brook Meerbergen	AC
						<ul style="list-style-type: none"> vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.
9.	BWANA LLC	14 Correia Ln	Solar ground array	80/59.1	Brook Meerbergen	AC
						<ul style="list-style-type: none"> vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.
10.	Erin Wilson	6 Swayze's Dr	Pool & hardscape	66/163	Atlantic Landscaping	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.

IV. OLD BUSINESS 08/15/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	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>
2.	George Metri 05-8496	12 Angola St	New dwelling	55.4.4/78	Topham Design	
						<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Dutra, Patten; Recused; Oliver.</i>
3.	More than enough	30 Russell's Way	New dwelling	77/8.1	CWA	
						<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul; Recused; None.</i>
4.	1010 Wins LLC 06-8669	10 Lincoln Ave	Main house rev11-5270	30/184	Emeritus LTD	
						<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Coombs, Oliver, Paul; Alternates; Camp, Patten, Thornewill; Recused; None</i>
5.	Harold Bros. Realty 06-8707	2 4 Highland Ave	Guest House (formerly known as Cabana)	30/187 & 289	Emeritus LTD	
						<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates; Patten, Paul; Recused; None</i>
6.	16 Quaker LLC	16 Quaker St	Hardscape	41/39	Linda Williams	
						<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul; Recused; None.</i>

V. NEW BUSINESS 08/22/2023

	<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	16 Broad St	Windows replacement	42.4.2/30	SMRT/ LFW	
2.	Stoyan Ivanov	18 South Shore rd.	Demo/ move off Dwelling	80/66	Linda Williams	
3.	Stoyan Ivanov	18 South Shore rd.	New Dwelling	80/66	Linda Williams	
4.	Stoyan Ivanov	18 South Shore rd.	Pool & Hardscape	80/66	Linda Williams	
5.	Bazhen Lapenko	4 First Way	Pool & Hardscape	55/669	Linda Williams	
6.	51 Okorwaw LLC	51 Okorwaw Ave	New Garage	79/64	Linda Williams	
7.	12 Sankaty LLC	12 W Sankaty Rd	M.H. Relocate on site	73.4.2/82	Normand Residential	
8.	22 Easton St LLC	22/24 Easton St	MH move window	42.1.4/12,12.1	WAPD	
9.	22 Easton St LLC	22/24 Easton St	GH add rail	42.1.4/12,12.1	WAPD	
10.	22 Easton St LLC	22/24 Easton St	Garage Barn door	42.1.4/12,12.1	WAPD	
11.	22 Easton St LLC	22/24 Easton St	Studio window	42.1.4/12,12.1	WAPD	
12.	14 Hussey St LLC	14 Hussey St	Window revision	42.3.4/132	EMDA	
13.	Christopher Hurd	25 E Lincoln Ave	Reduce size revision	42.4.1/2	EMDA	
14.	Carl & Sharon Nilsen	2 Cabot Ln	Addition	30/254	EMDA	
15.	John Ward	44 Monohansett Rd	New Garage	68/700	EMDA	
16.	Mayra Escobar	3 Macy Ln	Color change window	68/40.1	Mayra Escobar	
17.	Mayra Escobar	5 Macy Ln	Color change clapboard	68/40.1	Mayra Escobar	
18.	Robert Stock	50 Squam Rd	As-built Fence	13/31	Robert Stock	
19.	Chris O'Connell	3 Upper Tawpawshaw	Rooftop solar	53/41	Cotuit Solar	
20.	George Ray	55 Union St	Curb cut	55.1.4/89	Matthew Brannon	
21.	Dean Lampe	13 Aurora Way	New dwelling	56/448	Dean Lampe	
22.	Dean Lampe	13 Aurora Way	New Pool	56/448	Dean Lampe	
23.	Dean Lampe	13 Aurora Way	New Shed	56/448	Dean Lampe	
24.	42/44 ARB Way LLC	9 Arbour Way	Demo	29/137	Botticelli + Pohl	
25.	42/44 ARB Way LLC	9 Arbour Way	New Dwelling	29/137	Botticelli + Pohl	
26.	RUD1250W Nom Trust	19a West Chester St.	Fenestration Revs	42.4.3/7.1	Botticelli + Pohl	
27.	Ramsey & Geoffrey Trussell	26 Rabbit Run Rd	Reno & Addition	29/9	SCI- Robert Newman	
28.	Burr Sullivan	6 Towaddy Ln	Demo house	49.3.2/15.6	Gryphon Architects	
29.	Burr Sullivan	6 Towaddy Ln	New dwelling	49.3.2/15.6	Gryphon Architects	
30.	8 Maple LLC	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD	

31. 8 Maple LLC	Maple Lane Lot 8	New Shed	67/303	Emeritus LTD
32. McCarthy Nantucket House	12 Coffin St	Addition	42.3.2/77	Emeritus LTD
33. 450 Green Park LLC 8882	2 Stone Alley	Rev Fenestration	42.3.1/102	Emeritus LTD
34. John Brazilian Trust	34 Easton St	Parking/ OD shower	42.1.4/18	David Bartsch
35. Matthew & Marta Judson 8877	143 Orange St	Addition	55/154	Permit +
36. Katherine Potter 8866	14 Berkley St	Addition	76.1.3/233	JN Design

VI. COMMISSIONER'S DISCUSSION

- Exploration of HDC-recommended, zoning overlay district: "Ranch Protection Overlay District – Hooper Farm Area
Not anticipated within 48 hours

Approved Minutes –	July 11 & 18 2023.
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Discussion of Previously Approved Best Practices. • Next HDC Meeting- August 29th 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