



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 AUG 18 AM 03:21
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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 August 23, 2022, at 4:00pm *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=1BBUzk35Gpo>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

Associate Commissioners: Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Nicky Sheriff

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. DISCUSSION

- Discussion of recent disbandment of HDC advisory boards
- Discussion to request Select Board to formally reconstitute SAC under Town Charter provisions.
- Approval of Commissioner letter of Gratitude.
- HDC Workgroup Application & Mission
not anticipated by the chair within 48 hours

III. PUBLIC COMMENT

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kenneth A Gullicksen 08-6827	31 Easy St.	Projecting Sign	42.4.2/16	Kenneth Gullicksen
2.	Kenneth A Gullicksen 05-6829	31 Easy St.	Projecting Sign	42.4.2/16	Kenneth Gullicksen

V. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Guy Wisniski	13 Arkansas Ave	Roof replacement	59.4/158	NAG
2.	Kerry Propper	9 Hawks Circle	MH Trim Color change	74/37.1	Lowell Shay
3.	Kerry Propper	9 Hawks Circle	GH Trim Color change	74/37.1	Lowell Shay
4.	Kerry Propper	9 Hawks Circle	Garage Trim Color change	74/37.1	Lowell Shay
5.	Kerry Propper	9 Hawks Circle	Shed Trim Color change	74/37.1	Lowell Shay
6.	Chris Frenhenhiff	4 Middle Tawpawshaw	Fenestration, deck & porch	53/50	Normand Residential
7.	OkayOkay Café LLC 08-6775	15 Washington St	Revs (Window Changes)	42.3.1/99	BPC
8.	Doble John R Trustee	19 Low beach Rd	Driveway, patio & gate	74/83	Miroslava Ahern
9.	55 Eel Pt Holdings LLC	55 Eel Point Rd.	Add ext stairs rev 04-6096	32/47	Botticelli + Pohl
10.	Brian & Lori Ryder	3.5 Mary Ann Dr.	Egress stair rev 03-5976	68/988	Brook Meerbergen
11.	Jean Allen	13 Hooper Farm Rd.	Alterations, roof replacement	55/224	Val Oliver
12.	Ole Lokensgard	3 Derrymore Rd	Shed rev 10-4975	41/134	Ole Lokensgard
13.	Hugh Robbins	2 Starbuck rd.	New shed	59.3/65	Hugh Robbins

VI. 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.	Robert Bowman	14 Starbuck rd	Main house roof solar array	60/114	Ack Smart
	• Due to lack of visibility				
2.	Robert Bowman	14 Starbuck rd	Shed roof solar array	60/114	Ack Smart
	• Due to lack of visibility				
3.	Richard & Janine Hoff	26 Quidnet Rd	Main house roof solar array	21/35	Ack Smart
	• Due to lack of visibility				
4.	Jeremy Trottier	4 Windsor Rd	Add spa	49/193	Nantucket Spa
	• 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.				
5.	Michael Sweeney	1 Longwood Dr	New Pool , pergola & hardscape	71/54	Ben Champoux
	• 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.	Michael Sweeney	1 Longwood Dr	New spa	71/54	Ben Champoux
	• 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.				

VII. OLD BUSINESS 07/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	88 Pocomo Rd LLC 03-5885	88 Pocomo Rd	New dwelling	15/42	Emeritus LTD
	HOLD 08/30				
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
2.	88 Pocomo Rd LLC 04-6092	88 Pocomo Rd	New guest house	15/42	Emeritus LTD
	HOLD 08/30				
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
3.	88 Pocomo Rd LLC 05-6419	88 Pocomo rd.	Sport court	15/42	Ahern
	HOLD 08/30				
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
4.	88 Pocomo Rd LLC 05-6420	88 Pocomo rd.	Pool & hardscape	15/42	Ahern
	HOLD 08/30				

					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>
5.	Sandy Ack 04-6147	6 Sandy Dr.	New dwelling	29/76	NAG
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Oliver, Welch.</i>
6.	Jennifer Doble-Check 06-6553	1 Stone Post Way	Garage/ apartment	74/82	Val Oliver
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver.</i>
7.	India and Rose Tr 06-6484	28 India St	Fens Revs/ Patio Demo	42.3.4/108	Botticelli + Pohl
					<ul style="list-style-type: none"> <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>

VIII. NEW BUSINESS 08/02/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Land Bank 07-6718	19 Wauwinet Rd	Demolition of Storage Building	20/35	Normand Residential
2.	Nantucket Land Bank 07-6720	19 Wauwinet Rd	Move/ Demo Gazebo	20/35	Normand Residential
3.	Nantucket Land Bank 07-6719	19 Wauwinet Rd	Demo Pool, Remove Fencing	20/35	Normand Residential
4.	Caleb Cressman 07-6737	300 Polpis Rd	New barn	20/11	Thornewill Design
5.	US FED Aviation Admin 07-6741	Squam Rd	Demo shed	21/120.1	Kevin Grant
6.	Zero India St LLC 07-6713	1 Cambridge st.	Historic Determination	42.3.1/130.2	Emeritus LTD
7.	Brandon Casement 07-6722	6 New St	Dormer	55.4.1/34	Brandon Casement
8.	Gregory & Aileen Tourto 07-6726	20 Midland Ave	Move Off/ Demo House	59.3/164	Gryphon Architects
9.	Gregory & Aileen Tourto 07-6727	20 Midland Ave	New Dwelling	59.3/164	Gryphon Architects
10.	Gregory & Aileen Tourto 07-6728	20 Midland Ave	New Garage/ Studio	59.3/164	Gryphon Architects
11.	Lisa McKechnie 07-6729	6 South Water St	Fence	42.3.1/130.1	Lisa McKechnie
12.	Jonathan Pressement 07-6733	2 Ash Ln	Change Deck Steps	42.4.2/93	Thornewill Design
13.	Jonathan Pressement 07-6734	2 Ash Ln	Fence, Gates, and Arbor	42.4.2/93	Thornewill Design
14.	Roberta Brown 07-6721	9 Beach St (Sconset)	Main House Addition	73.1.3/24	Topham Design
15.	Chicken Box 07-6731	12 Dave St (Band house)	Move off/ Demo	55/158	Emeritus LTD
16.	Chicken Box 07-6744	12 Dave St	Partial Demo	55/158	Emeritus LTD
17.	Hesham & Gwendoline Elnaggar 08-6792	30 Union St	New Garage	42.3.2/143	Gryphon Architects
18.	12 Pilgrim Rd LLC 07-6768	12 Pilgrim Rd	Demo Concrete House	41/476	Val Oliver
19.	HMSW LLC 08-6771	25 Sankaty Head	Demo, Addition, and Fenes.	48/3	Emeritus LTD
20.	51 Fair St LLC 08-6770	51 Fair St	Addition/ Alteration	42.3.2/40	Emeritus LTD
21.	NHA Properties Inc 07-	27 Dartmouth St (Apt A)	Solar Roof Array	76.4.2/363	ACK Smart
22.	NHA Properties Inc 07-6765	27 Dartmouth St (Apt B)	Solar Roof Array	76.4.2/363	ACK Smart
23.	NHA Properties Inc 07-6767	18 Irving St	Solar Roof Array	79/158	ACK Smart
24.	Richmond Great Pt 08-6778	4 Blue Ct	New Dwelling	68/348	KOH
25.	Richmond Great Pt 08-6779	5 Blue Ct	New Dwelling	68/345	KOH
26.	Richmond Great Pt 08-6777	7 Blue Ct	New Dwelling	68/344	KOH
27.	Richmond Great Pt 08-6788	8 Blue Ct	New Dwelling	68/347	KOH
28.	Richmond Great Pt 08-6787	9 Blue Ct	New Dwelling	68/343	KOH
29.	Richmond Great Pt 08-6786	11 Blue Ct	New Dwelling	68/342	KOH
30.	Richmond Great Pt 08-6789	5 Sandplain	New Dwelling	68/349	KOH
31.	Richmond Great Pt 08-6784	7 Sandplain	New Dwelling	68/350	KOH
32.	Richmond Great Pt 08-6783	21 Beach Grass Rd	New Dwelling	68/387	KOH
33.	Decatur XIX LLC 08-6791	12 Westerwyck Wy	Demo/ Move Garage	82/64	Val Oliver
34.	Brandon Lower 08-6790	146 Main St	New Garage, Patio, and Pergola	41/518	Matthew Rider
35.	Brandon Lower 08-6781	146 Main St	Clapboard, Pergola, Trim Color	41/518	Matthew Rider
36.	Ack N Back LLC 08-6785	33 Quidnet rd.	Pool and Hardscape	21/27.2	Ahern
37.	5QPR LLC 08-6782	5 Quaise Pasture Rd	New Barn	26/21	Botticelli + Pohl
38.	42 Easton St LLC 07-6755	42 Easton St	Add Shutters	42.4.1/21	Emeritus LTD

IX. OLD BUSINESS 08/09/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NHA Properties 02-5779	7 Fair St	Replace windows	82/59	Linda Williams
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, McLaughlin, Coombs, Dutra, Thornewill; Alternates: Welch; Recused: Camp, Oliver.</i>
2.	Liz Powell 12-5445	71 Cliff Rd	Cabana	30/160	Thornewill Design
					<ul style="list-style-type: none"> <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>
3.	Cordts – Pearce 02-572	76 Pleasant St.	Addition	55/367	LFW/ JB Studio
					<ul style="list-style-type: none"> <i>Commissioners: Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: None.</i>
4.	Ack N Back LLC 06-6501	33 Quidnet Rd	New dwelling	21/27.2-27.4	WAPD
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>
5.	Ack N Back LLC 06-6503	33 Quidnet Rd	Garage studio	21/27.2-27.4	WAPD
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>
6.	Maple Ln LLC	2 Maple Lane	2 nd dwelling	67/303	Dustin Maury
					<ul style="list-style-type: none"> <i>Commissioners: Camp, Coombs, Welch, Dutra, Thornewill; Alternates: None; Recused: Oliver.</i>

7.	High Tide Partners LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
8.	High Tide Partners LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
9.	High Tide Partners LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
10.	High Tide Partners LLC 04-6173	26 Douglas Way	Gazebo	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
11.	High Tide Partners LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
12.	450 Green Park LLC 11-5272	2 Stone Alley	Addition	43.3.1/103	Emeritus LTD
	• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None.</i>				
13.	Mike Romano 05-6245	55 Easton St	Addition & move on site	42.4.1/ 68	Shelter 7
	• <i>Commissioners: Pohl, Camp, Welch, Thornewill; Alternates: None; Recused: None.</i>				
14.	CC VTTACK LLC 04-6106	120 Old South Rd	New commercial bldg. A	68/969	Link/CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.</i>				
15.	CC VTTACK LLC 04-6105	122 Old South Rd	New commercial bldg. B	68/969	Link/CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.</i>				
16.	CC VTTACK LLC 04-6104	124 Old South Rd	New commercial bldg. C	68/969	Link/CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.</i>				
17.	Amanda & Kevin Jacobs 04-6226	4 Rays court	Addition & historical reno	42.3.2/3	Design Assoc, Inc.
	• <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: Oliver; Recused: None.</i>				
18.	K225, LLC 03-5944	126 Main St.	Renovation	42.3.2/98	Linda Williams
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				
19.	Bank of America 06-6494	15 Sparks Ave	Lighting plan	55/177	Bisbano Assoc.
	• <i>Commissioners: Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
20.	Bank of America 06-6396	65 Main St	Lighting plan	42.3.1/197	Bisbano Assoc.
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None.</i>				
21.	Not So Easy LLC 06-6579	26 Easy St	New mixed-use structure		Emeritus LTD.
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: Thornewill; Recused: None.</i>				

X. NEW BUSINESS 08/16/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Gail Johnson	21 South Water St.	As built Replace awning	42.4.2/102	Gail Johnson
2.	Michael Dubois	5 Lilac Court	Solar roof top array	68/361	Ack Smart
3.	Cisco Sanctuary LLC	162 Hummock Pd Rd.	Metal roof replacement	65/13.3	Gryphon Architects
4.	Richmond Great Pt.	23 Honeysuckle Dr.	Fence	58/392	KOH
5.	37 Starbuck LLC	37 Starbuck Rd	Move on site	60/37	NAG
6.	37 Starbuck LLC	37 Starbuck Rd	Renovation	60/37	NAG
7.	Erin Wilson	6 Swayzes Dr.	Addition	66/162	EMDA
8.	John Sully	47 Pleasant St	As built Window replacement	55/17.1	Aldain Allen
9.	KMS126 NT	126.5 Main St.	New dwelling	42.3.3/98	Linda Williams
10.	Lisa Lawler	80 Orange St	Demo or move off garage	55.4.1/24	Gryphon Architects
11.	Lisa Lawler	80 Orange St	New garage studio	55.4.1/24	Gryphon Architects
12.	Chris Tofalli	122 Main St	Fence replacement	42.3.3/100	Frank Daily
13.	Richmond Great Pt.	6 Honeysuckle Dr.	New Dwelling	68/888	KOH
14.	Richmond Great Pt.	3 Lilac Ct.	New Dwelling	68/360	KOH
15.	Richmond Great Pt.	24a Evergreen Way.	New Dwelling	68/351	KOH
16.	Richmond Great Pt.	6 Gooseberry Pl.	New Commercial Dwelling	68/341	KOH
17.	Richmond Great Pt.	7 Gooseberry Pl.	New Commercial Dwelling	68/341	KOH
18.	Richmond Great Pt.	8 Gooseberry Pl.	New Commercial Dwelling	68/341	KOH
19.	Sheep Pond Prop.	14 Sheep Pond Rd.	Move off/ demo	63/29	Emeritus LTD
20.	Sheep Pond Prop.	16 Sheep Pond Rd.	Move off/ demo	63/30	Emeritus LTD
21.	Sheep Pond Prop.	14 + 16 Sheep Pond Rd.	New dwelling	63/29 +30	Emeritus LTD
22.	Robert Kulin	9 Orange St	Hardscape & driveway	42.3.1/150	Robert Kulin
23.	Daniel Conway	3 Meadow Lane	Like kind Replace doors	41/398	Daniel Conway
24.	Scott Dehm	8 Ash St.	Hardscape & pergola	42.4.2/94	Jardins Intl.
25.	Melissa Neier	11 Prospect St	Add fenestration	55.4.4/42	Twig Perkins
26.	39 Monomoy LLC	39 Monomoy Rd	Addition, reno, move on site	54/79	Emeritus LTD
27.	Stark Point LLC	16 Easton St.	New guest house/ garage	42.1.4/11	Botticelli + Pohl
28.	Auburn Cottage LLC	46 Easton St.	Addition & reno	42.1.4/22	Botticelli + Pohl
29.	Fair City LLC	115 Old South Rd Lot F	Commercial Building	68/112	EMDA

30. Fair City LLC	115 Old South Rd Lot E	Commercial Building	68/112	EMDA
31. Morgan Family	24A New Lane	Demo or move off dwelling	49/395.2	Val Oliver
32. Morgan Family	24A New Lane	New Dwelling	49/395.2	Val Oliver
33. NIR Retail	7-8 Old South Wharf	Fenestration Changes	42.4.2/2.4	Permit Plus
34. *11 Hulbert LLC	11 Hulbert Ave	“Screened-in” Porch	29.2.3/2	Val Oliver
35. *22 Easton St LLC	22/24 Easton St,	New dwelling rev 05-3643	42.1.4/12 12.1	WAPD

XI. OLD BUSINESS 08/23/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 Pear LLC • <i>Commissioners: to be added.</i>	30 India St.	Addition	42.3.4/137	Botticelli + Pohl
2.	David & Diane Lilly • <i>Commissioners: to be added.</i>	4 Quince St,	Rear stair egress	42.3.4/20	McMullen & Assoc.
3.	Riono Foot LLC • <i>Commissioners: to be added.</i>	9 Sherburne Way	Demo	30/37	Topham Design
4.	Victor Haley 07-6668 • <i>Commissioners: to be added.</i>	94 Orange St.	Addition	55.1.4/47	Paul Dreher
5.	Soren Sorensen • <i>Commissioners: to be added.</i>	51 Fair St.	Color change	42.3.2/40	Emeritus LTD
6.	Chris & Ashley Austin • <i>Commissioners: to be added.</i>	7 Maple Lane	New dwelling	67/303	Emeritus LTD
7.	Eric Silfen 07-6665 • <i>Commissioners: to be added.</i>	3 Meadow View Drive	Rooftop	56/92	Cotuit Solar

Approved Minutes -	August 9, 2022
Review Minutes -	August 15, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- August 30th at 4:00PM * 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