



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 AUG 25 PM 02:06
ORIGINAL POSTING NUMBER: T 750
ORIGINAL POSTING TIME: 2023 AUG 28 AM 10:03
ORIGINAL POSTING NUMBER: T 752
ORIGINAL POSTING TIME: 2023 AUG 28 AM 11:28
ORIGINAL POSTING NUMBER: T 754

RECEIVED
2023 AUG 28 PM 02:01
NANTUCKET TOWN CLERK
Posting Number:T 755

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, August 29, 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_zO8HnBo8SECozJOn5tmSdA

To watch the live meeting, click here:

<https://youtu.be/jtRY0oixtos>

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. COMMISSIONERS TO DISCUSS & VOTE

- Election of Officers
(Not anticipated within 48 hours.)

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	14 North Rd LLC 06-8703	14 North Rd	Patio rev 10-2058	43/83	WAPD	Em
2.	Hamlet Alvarado	14 Surfside drive	Add deck & infill addition	67/194.1	Hamlet Alvarado	Em
3.	Chris O'Connell	3 Upper Tawpawshaw	Rooftop solar	53/41	Cotuit Solar	SW

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.	Stoyan Ivanov	18 South Shore rd.	Move off/demo Dwelling	80/66	Linda Williams	sw
	• Requires drawings amended to show dimension of footprint, and overall height.					
2.	Stoyan Ivanov	18 South Shore rd.	New Dwelling	80/66	Linda Williams	sw
	• Eliminate middle bay of covered porch (left to right), reduce height and width of single-windowed dormer by 1' each.					
3.	Stoyan Ivanov	18 South Shore rd.	Pool & Hardscape	80/66	Linda Williams	sw
	• Simplify arbor end cuts, either to a single slant or single plumb cut & 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.	22 Easton St LLC	22/24 Easton St	MH move window	42.1.4/12,12.1	WAPD	sw
	• Revision approved as follow: 2nd floor window, west elevation; all information not related to this single approved modification to be stricken from the text of the actual application document. And, to avoid processing delays pls start to follow this convention going forward.					
5.	22 Easton St LLC	22/24 Easton St	GH add rail	42.1.4/12,12.1	WAPD	sw
	• Revisions approved as follow: 1st floor deck steps and railing, west elevation; all information not related to this single approved modification to be stricken from the text of the actual application document. And, to avoid processing delays pls start to follow this convention going forward.					
6.	22 Easton St LLC	22/24 Easton St	Garage Barn door	42.1.4/12,12.1	WAPD	sw
	• Revisions approved as follow: 1st floor door and lattice, south elevation; all information not related to this single approved modification to be stricken from the text of the actual application document. And, to avoid processing delays pls start to follow this convention going forward.					
7.	22 Easton St LLC	22/24 Easton St	Studio window	42.1.4/12,12.1	WAPD	sw
	• Revision approved as follow: 1st floor windows, two double-hung (vs. three), west elevation; all information not related to this single approved modification to be stricken from the text of the actual application document. And, to avoid processing delays pls start to follow this convention going forward.					
8.	42/44 ARB Way LLC	9 Arbour Way	Move off/Demo	29/137	Botticelli + Pohl	sw
	• Approved as move off-demo (move off advertising is required under zoning code).					
9.	Drake Real Estate	5 Davis Lane	Pool	87/72	Drake Real Estate	Em
	• 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.					
10.	51 Okorwaw LLC	51 Okorwaw Ave	New Garage	79/64	Linda Williams	JP
	• Add bracketed pent roof on north elevation & bracketed pent roof to mitigate verticality of gable on west elevation.					

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	
	• <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	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Dutra, Patten; Recused; Oliver.</i>					
3.	1010 Wins LLC 06-8669	10 Lincoln Ave	Main house rev 11-5270	30/184	Emeritus LTD	
	• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Paul; Alternates; Camp, Patten, Thornewill; Recused; None</i>					
4.	Harold Bros. Realty 06-8707	2 4 Highland Ave	Guest House (formerly known as Cabana)	30/187 & 289	Emeritus LTD	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates; Patten, Paul; Recused; None</i>					
5.	11 Alliance Way 05-8521	11 Alliance Way	Cabana	39/24.1	Studio PPArk	
	• <i>Commissioners: Welch, Camp, Coombs, Patten, Thornewill; Alternates; Oliver; 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>	
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1.	Town of Nantucket	16 Broad St	Windows replacement	42.4.2/30	SMRT/ LFW
2.	Bazhen Lapenko	4 First Way	Pool & Hardscape	55/669	Linda Williams
3.	RUD1250W Nom Trust	19a West Chester St.	Renew COA Fenestration	42.4.3/7.1	Botticelli + Pohl
4.	42/44 ARB Way LLC	9 Arbour Way	New Dwelling	29/137	Botticelli + Pohl
5.	Ramsey & Geoffrey Trussell	26 Rabbit Run Rd	Reno & Addition	29/9	SCI- Robert Newman
6.	450 Green Park LLC 8882	2 Stone Alley	Rev Fenestration	42.3.1/102	Emeritus LTD
7.	John Brazilian Trust	34 Easton St	Parking/ OD shower	42.1.4/18	David Bartsch
8.	Matthew & Marta Judson 8877	143 Orange St	Addition	55/154	Permit +
9.	Katherine Potter 8866	14 Berkley St	Addition	76.1.3/233	JN Design
10.	Dennis Wellner	8 Walsh St	Hardscape	42.4.1/83	Wellner Architects

VI. OLD BUSINESS 08/29/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dennis Wellner	8 Walsh St	Replace window & door	42.4.1/83	Wellner Architects
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Coombs, Patten, Paul; Alternates; Camp, Thornewill; Recused; None</i> 				
2.	54 Prospect LLC	4 Birdsong Lane	Garage rev 5465	55.4.4/80.3	Brook Meerbergen
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul; Recused; None</i> 				

VII. COMMISSIONER'S DISCUSSION

- Exploration of HDC-recommended zoning overlay district: "Ranch Protection Overlay District – Hooper Farm Area

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- September 5 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