



# Updated Meeting Posting MEETING POSTING

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Posting Number:T 777

ORIGINAL POSTING TIME: 2023 AUG 30 10:53AM  
ORIGINAL POSTING NUMBER: T 760  
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ORIGINAL POSTING NUMBER: T 767

## 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, &amp; Time</b>	Tuesday, September 5, 2023, at 4:00 pm *HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
<b>Please note:</b>	Ray Pohl, Chairman <b>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.</b>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Esmeralda Martinez, Land Use Specialist</b>	

**To join the Historic District Commission meeting click on the Zoom Registration Link below:**

[https://us06web.zoom.us/webinar/register/WN\\_Pu9-rCL2QmSn1pNVqV5hhg](https://us06web.zoom.us/webinar/register/WN_Pu9-rCL2QmSn1pNVqV5hhg)

**To watch the live meeting, click here:**

<https://youtu.be/lbnngwBlvXQ>

**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.	Juan Tejada ETAL	45 Essex Rd	Roof replacement mh	67/647	Juan Pena/Samuel Paz	em
2.	Juan Tejada ETAL	45 Essex Rd	Roof replacement cottage	67/647	Juan Pena/Samuel Paz	em
3.	Marina Dzvonic	9B Daffodil Lane	Roof replacement	68/755.2	Marina Dzvonic	em
4.	Ed Lemberg	54 Skyline dr.	Add window rev 03-5456	79/46	Ed Lemberg	em
5.	Boyko Grozdanov	3 Sandplain Dr	Deck extension	68/346	Boyko Grozdanov	em
6.	Jonathan Jacoby	3 Tautemo Way	Window chng rev 6-8592	83/22	EMDA	em
7.	Ack Livin 11 LLC	3 Winn St	Shed rev 11-5175	41/593	EMDA	em
8.	Beau Barber	7 Kelley Rd	New shed	54/27	Beau Barber	em
9.	Nantucket land bank	166 Hummock Pond	Trim color change	65/13	Gryphon Arch	vo
10.	Gioiosa Richard	4 Whitetail Cir	Window Chngs	71/23	John Kuszpa	vo
11.	Susan Conlon	2 Sunset Hill Ln	Roof replacement	41/501	T Smith	hb
12.	ACK N BACK LLC	33 Quidnet Rd	Pool cabana	21/27.4	WAPD	sw
13.	Crib LLC	12 Nobska Cottage A	New dwelling	67/103	Emeritus	jp
14.	Crib LLC	12 Nobska Cottage C	New dwelling	67/103	Emeritus	jp
15.	Joel & Suzanne Andrade	6r Ackermuck Ln	Window wells	41/539	Val Oliver	rp
16.	Cliff Ack Realty Trust	96 Cliff Rd	Addition	41/15	EMDA	rp
17.	Three Sea St	3 Sea St	Move off structure	42.4.2/54.2	EMDA	rp

## 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.	Gray Dinghy LLC	25 Willard St.	Move off Garage	29/33	Emeritus	cp
			<ul style="list-style-type: none"><li>To be approved as a move off only.</li></ul>			
2.	Pochick Partners LLC	30 Pochick Ave	Solar Roof	80/281	Ack Smart	sw
			<ul style="list-style-type: none"><li>Not visible from a public way.</li></ul>			
3.	Adam Glick	31 Eel Point Rd	Move off/demo garage	39/52	WAPD	sw
			<ul style="list-style-type: none"><li>This structure is listed w/in Town Assessor's data as having a bedroom; move off-demo subject to TON Code advertising requirement for dwellings.</li></ul>			
4.	156 Madaket Invest LLC	156 Madaket rd	Pool and hardscape	39/13.4	Atlantic Landscaping	jp
			<ul style="list-style-type: none"><li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li></ul>			

## III. NEW BUSINESS 09/05/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Mattev & Marta Judson 8877	143 Orange St	Addition	55/154	Permit +	
2.	Three Sea St	3 Sea St	New structure	42.4.2/54.2	EMDA	
3.	Leonildo/Mariyana Cavaler	4B Goldfinch Dr	Addition & color chng	68/598.1	Mariyana Cavaler	
4.	Gennero- Noble	18 Daffodil Ln	New dwelling	68/766	Val Oliver	
5.	Elvis Butler	63 Cato Lot B	New dwelling	56/50	Val Oliver	
6.	Adam Glick	31 Eel Point Rd	Move off/demo dwelling	39/52	WAPD	
7.	Adam Glick	31 Eel Point Rd	New dwelling	39/52	WAPD	
8.	Adam Glick	31 Eel Point Rd	New garage/studio	39/52	WAPD	
9.	Jennifer K Dolins	15 Stone Post Way	Shed rev 03-8159	73.3.2/73	Todd Burns	
10.	Margaret Owen	16 Golfview Dr	New dwelling	66/188	Margaret Owen	
11.	Susan & Mark Keim	48 Main St Sconset	Addition/Reno	73/12.1	Ben Normand	
12.	7 Golfview LLC	7 Golfview dr.	New front porch rev 71361	66/167	Gryphon Arch	
13.	Engle Kristen Trust	90 Pocomo rd.	New Gate	15/43	CWA	
14.	Carl Nielsen	21 Wigwam rd.	New dwelling	77/5.9	CWA	
15.	Carl Nielsen	21 Wigwam rd.	New cabana	77/5.9	CWA	
16.	Carl Nielsen	21 Wigwam rd.	New pool	77/5.9	CWA	
17.	Carl Nielsen	21 Wigwam rd.	New shed	77/5.9	CWA	
18.	Brooke Gardener	15 Lily St	Trim clap board color ch	42.3.4/10	Thornewill Designs	
19.	Brooke Gardener	15 Lily St	Garage door color ch	42.3.4/10	Thornewill Designs	
20.	Girard Ruddick	6 Bayberry Sconset	Fenestrations Rev 07-6612	49/92	Thornewill Designs	
21.	Colby Crenshaw	24 Almanack Pond	Rev 5329 Side chimney	25/37	Thornewill Designs	
22.	Randy Sharp	49 Meadowview Dr	Addition	56/390	Thornewill Designs	
23.	Pixie Hollow LLC	109 Tom Nevers Rd	New Dwelling	91/27	MCA+	
24.	Nantucket Yacht Club	1 South Beach St	Alterations/Fenestration	42.4.2/12	Emeritus	
25.	Allan Meyer	9 Flintlock Rd	Add platform deck	75/92	Topham Design	
26.	Rhodes Trust	125 Main St	Rev 8492/door change	42.3.3/49	Gryphon Arch	
27.	ABCET LLC	56 Baxter Rd	Hardscape driveway	49/54.1	Will Stephens	

#### IV. OLD BUSINESS 08/15/2023

1. 22N LP                                      22 Nonantum Ave                      MH Addition                                      87/19                                      Botticelli +Pohl
  - *Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Paul; Recused; Pohl.*
2. George Metri **05-8496**                      12 Angola St                                      New dwelling                                      55.4.4/78                                      Topham Design
  - *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Dutra, Patten; Recused; Oliver.*

#### V. INCOMPLETE OR NEED MORE INFORMATION

1. Heidi Mitchell                                      73 Vestal St                                      Rooftop Solar                                      56/192                                      Cotuit Solar
  - *Need two separate applications as it is two separate structures.*
2. Beverly Dammin                                      12 New Mill St                                      Mini Splits                                      55.4.4/45                                      South shore
  - *Need information on how it will be screened; HDC approval does not mean that this location is zoning compliant with respect to setbacks"*
3. Joseph Minella                                      9 Gyngy Ln                                      Solar Roof                                      41/851                                      Ack Smart
  - *Need roof change color*
4. Daryl Hanna                                      4B Back St                                      Color Change                                      55/358.1                                      Daryl Hanna
  - *Need historical information.*
5. Pixie Hollow LLC                                      109 Tom Nevers Rd                                      Move off /demo dwelling                                      91/27                                      MCA+
6. Thomas Schwenke                                      14 Hummock Pond                                      Move off/ demo shed                                      56/17                                      Structures Unltd
  - *Need more historical information and confirmation that is on the actual lot.*
7. 43 W Miacomet LLC                                      43 W Miacomet Rd                                      Move off/ demo structure                                      86/13.2                                      Emeritus
  - *Need as-built.*
8. Isaiah Truyman                                      10 Polliwog Pond                                      Move on Garage                                      55/423.4                                      Isaiah Truyman
  - *Needs updated site plan & photos of main house.*
9. Karen/Sanjeev Mehra                                      10 Orange St                                      Fence                                      42.3.1/103                                      Sanjeev Mehra
  - *Needs site plan & details of the fence.*
10. Donald Hart                                      2 Gloucester St                                      New dwelling                                      71.3.2/351                                      Structures Unltd
  - *need photos of existing house and site to assess this structure properly in context but need more info.*
11. Maynard-Greenberg                                      18 Midland Ave                                      Addition                                      59.3/165                                      Christopher Hall Architect
  - *Revisions are not identified w/required cloud bubbles; also, show existing elevation on same sheet as proposed elevations (1/8" scale is appropriate where more than one proposed elevation is shown on a sheet).*

#### VI. COMMISSIONER'S DISCUSSION

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

Approved Minutes –	July 25, 2023. & August 1, 2023.
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> <li>• <b>Discussion of Previously Approved Best Practices.</b></li> <li>• <b>Next HDC Meeting- September 12<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid</b></li> </ul>
<b>Potential Items for Discussion-</b>	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>