



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 SEP 15 01:20PM
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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) – Old Business
Day, Date, & Time	Tuesday, September 19, 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_nij1-d_SpWwgS4vddiOfg

To watch the live meeting, click here:

https://youtu.be/_42rdhrgR8

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. DISCUSSION

- “Minutes Policy”

II. RECTIFICATION & DISCUSSION

- Rectify- 9 Auriga St- Deck Revision- Motion to rectify minutes approved on July 25, 2025.
“Dimensions are to be added to the plan, & deck should be 8’ on the second floor without a cantilever.” – (Oliver)

III. VOTE

- HDC Schedule for Sep-Dec 2023.
Not anticipated within 48 hours.

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Cottage Hospital	57 Prospect st	Sign replacement	55/3	Dennis Patnaude
2.	The One 2744 LLC	47 Main St	Projecting sign	42.3.1/206	Emeritus
3.	Robert Sarkisian	35A Old south Rd.	New sign	68/6.6	SHN
4.	Robert Sarkisian	35A Old south Rd.	New sign	68/6.6	SHN

V. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Beverly Dammin	12 New Mill St	Mini Split	55.4.4/45	South Shore	SW
2.	Erik Evans	18R Green Meadows	New fence	67/386.1	Erik Evans	EM
3.	Tim Reinemo	65 Lovers Ln	Alteration Rev\	80/214.1	Tim Reinemo	EM
4.	Nantucket Cottage Hospital	60 Meadowview	3 rd dwelling Rev 11-77420	56/67	Dennis Patnaude	EM
5.	Nantucket Cottage Hospital	60 Meadowview	MH dwelling Rev 09-7025	56/67	Dennis Patnaude	EM
6.	PP Investment	30a Evergreen Ln	Fence rev 07-8787	68/711.2	Linda Williams	EM
7.	Keith Wallace	4 Fintry Ln	Demo pool	39/404	Linda Williams	EM
8.	Madakiss Realty Trust	7 Sandsbury Rd.	Cabana Rev 08-6205	75/52	Val Oliver	EM
9.	Taylor Hughes	20 Newtown Ln.	New dwelling revisions	55/72	Val Oliver	EM
10.	Nigel Gross	8R Blueberry Ln	Window Rev11-7379	80/302.1	Thornewill Design	EM
11.	Matthew Roberts	21A Daffodil Ln	Roof replacement	68/749.1	Apex	rp
12.	Kim Celedinas	1 Crow’s Nest Wy	New Shed	12/24	Goldsmith Arch	rp
13.	Coca Cola Bev Northeast	18 Davkim Ln	New Fence	68/58	Christina Beaulieu	rp
14.	13 Commercial Wharf LLC	13 Commercial Wf	Remove 1 window	42.2.4/10	NAG	rp
15.	Valhalla Realty Trust	3B Newtown Rd	New Windows	55/210.1	Val Oliver	rp
16.	41 Hulbert LLC	41 Hulbert Ave	Fens revs to 8643	29/18	Botticelli + Pohl	vo
17.	32 Hulbert Trust	32 Hulbert St.	Deck rev 01-7704	29/72	Botticelli + Pohl	vo
18.	Hills & Valleys LLC	14A Greglen Ave	Rev change material	68/182	Emeritus LTD	vo
19.	30 North Beach St LLC	30 N Beach St A	Fenestration	29/130	Emeritus LTD	jp
20.	30 North Beach St LLC	30 N Beach St B	Fenestration	29/130	Emeritus LTD	jp
21.	30 North Beach St LLC	30 N Beach St C	Fenestration	29/130	Emeritus LTD	jp
22.	James & Jane Fong	85 Tom Nevers Rd	New Shed	91/14	Topham Design	sw
23.	Carrie & Luke Thornewill	48 Dukes Rd	Solar Roof array	56/246	Ack Smart	sw

VI. CONSENTS WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Ceylon Elves LLC	3 Wyers Way Lot A	Pool Renew COA 72638	41/380	Botticelli + Pohl	vo
			• 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.	Ceylon Elves LLC	3 Wyers Way Lot B	Pool Renew COA 72639	41/380	Botticelli + Pohl	vo
			• 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.	Vernon Matson	30 Tashama Ln	Pool & hardscape	55/455	Atlantic Landscaping	vo
			• 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.	PLCSM Corp	4 Mayhew Rd.	Rev 8872 add spa	92.4/221	Atlantic Landscaping	vo
			• 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.	Jenn & Jason Mendelson	69 Monomoy Rd.	Bocce court	43/102	Ahern LLC	jp
			• Due to lack of visibility.			
6.	Edith Lentih	20 Field Ave	Resite reduce pool size	80/149	CWA	jp

- 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. | Michael Gault | 52 Miacomet Ave | Pool & hardscape | 67/83.9 | LINK | 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. |
| 8. | Leon Francis | 39 Macy Ln | New Shed | 68/487 | Leon Francis | sw |
| | | | | | | <ul style="list-style-type: none"> Requires heights added to drawings; height not taller than 12' (grade to top of ridge); window schedule; v-groove doors; cedar sidewall shingles, trim dimensions and color to match main house. |
| 9. | 8 Hulbert LLC | 8 Hulbert Ave | roof walk omit Rev 0262 | 29.2.3/7.2 | MCA+ | sw |
| | | | | | | <ul style="list-style-type: none"> the DATE of the structure is to be included. |
| 10. | Orangeswordfish LLC | 28 Orange St. | Window replacement | 42.3.2/175 | Emeritus LTD | ov |
| | | | | | | <ul style="list-style-type: none"> annotated with the historic information of this individually significant structure AND an existing photograph is provided of the EAST elevation (where the two new windows are proposed) <i>ALSO – the new ganged windows are not annotated in dimensions.</i> |
| 11. | Patricia Schoen | 49 Fair St | Fence | 42.3.2/101 | Val Oliver | rp |
| | | | | | | <ul style="list-style-type: none"> Option 2 only & the DATE of the structure is to be included. |
| 12. | Keith Wallace | 4 Fintry Ln | new pool | 39/404 | Linda Williams | 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. |

VII. 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.	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>

VIII. 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.	George Metri	12 Angola St	Hardscape	55.4.4/78	Katie Mitchell
2.	42/44 ARB Way LLC	9 Arbour Way	New Dwelling	29/137	Botticelli + Pohl
3.	Adam Glick	31 Eel Point Rd	Move off/demo dwelling	39/52	WAPD
4.	Adam Glick	31 Eel Point Rd	New dwelling	39/52	WAPD
5.	Adam Glick	31 Eel Point Rd	New garage/studio	39/52	WAPD
6.	ABCET LLC	56 Baxter Rd	Hardscape driveway	49/54.1	Will Stephens
7.	Isaiah Truymen	10 Polliwog Pond Rd	Garage move on	55/523.4	Emeritus LTD
8.	Donald Hart	2 Gloucester St	New dwelling	71.3.2/351	Structures Unltd
9.	Thomas Schwenke	14 Hummock Pond	Move off/ demo shed	56/17	Structures Unltd

IX. OLD BUSINESS 09/12/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	William Hopkins 12-7557	7 Hallowell Ln	New dwelling	30/93	Kristopher Megna
					<ul style="list-style-type: none"> <i>Commissioners: Welch, Camp, Oliver, Dutra, Thornewill; Alternates: None; Recused: Pohl.</i>
2.	Harold Brothers Realty LLC	2-4 Highland Ave	Pool landscape	30/289 187	Jardins intl
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten, Paul; Recused: None.</i>
3.	CCTACK LLC 04-6106	120 Old South rd.	Commercial Bld	68/969	CWA
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i>
4.	CCTACK LLC 04-6105	122 Old South rd.	Commercial Bld	68/969	CWA
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i>
5.	CCTACK LLC 04-6104	124 Old South rd.	Commercial Bld	68/969	CWA
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i>
6.	Ack NorthStar Dev LLC	2 Braeburn Ln	Primary dwelling	39/41	Brook Meerbergen
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Oliver, Paul; Recused: None.</i>
7.	Ack NorthStar Dev LLC	2 Braeburn Ln	Garage studio	39/41	Brook Meerbergen
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Oliver, Paul; Recused: None.</i>
8.	Cory Piper 08-8853	37 Chuck Hollow	New dwelling	75/108	Sanne Payne
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Coombs, Patten, Thornewill; Alternates: Camp, Paul; Recused: None.</i>
9.	Starbuck Court Nom Trust	1R Old North Wharf	Fenestration change	42.3.180	Emeritus LTD
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Thornewill, Paul; Recused: None.</i>
10.	Geaux Dahlin	12 Darling St	Fenestration change	42.3.2/115	Gryphon Arch
					<ul style="list-style-type: none"> <i>Commissioners: Welch, Coombs, Oliver, Paul, Thornewill; Alternates: None; Recused: Pohl.</i>
11.	Town of Nantucket	10 Sun Island Rd	New staff housing revs	69/3.1	Gryphon Arch
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Thornewill, Patten; Recused: None.</i>
12.	Carolyn Higgins Rev Tr.8907	6 Fair St	Renovation	423.1/151	Botticelli + Pohl

13.	79 Polpis R E Holdings 07-8837	79 Polpis Rd	Gazebo	44/23.3	Reid Yenor
	<ul style="list-style-type: none"> Commissioners: <i>Camp, Coombs, Olier, Thornewill, Paul</i>; Alternates: <i>Patten</i>; Recused: <i>Pohl</i>. 				
14.	Nantucket Boat Basin	29 Commercial Wh	Move off/demo	42.2.4/3	Dennis Patnaude
	<ul style="list-style-type: none"> Commissioners: <i>Pohl, Camp, Coombs, Patten, Paul</i>; Alternates: <i>Oliver, Thornewill</i>; Recused: <i>None</i>. 				
15.	Nantucket Boat Basin	29 Commercial Wh	Move on	42.2.4/3	Dennis Patnaude
	<ul style="list-style-type: none"> Commissioners: <i>Pohl, Coombs, Oliver, Patten, Paul</i>; Alternates: <i>Thornewill</i>; Recused: <i>None</i>. 				

X. NEW BUSINESS 09/19/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matthew Roberts	21 Daffodil Lane	Solar roof array	68/749.1	Empower Energy Solutions
2.	Ack Chuck hollow LLC	15 Chuck hollow Rd	Cabana	75/145	Val Oliver
3.	Ack Chuck hollow LLC	15 Chuck hollow RD	Addition/alt	75/145	Val Oliver
4.	Joshua & Maggie Leffler	22 Pleasant St	Demo move off garage	42.3.2/50	Val Oliver
5.	Joshua & Maggie Leffler	22 Pleasant St	New cottage	42.3.2/50	Val Oliver
6.	89 Easton St	89 Easton St	Move house on site	42.4.4/2	BPC
7.	Ack Living LLC	3 Winn St	Door change	41/593	EMDA
8.	Kim Paley	39 Madaket Rd	New Windows	41/412	Ross Goodwin
9.	Stobie-Dorset	60 Hulbert St.	Door window dormer revs	29/58 58.1	Thornewill Design
10.	Hans Dalgaard	51 Weweeder Rd.	Move demo garage	88/12	Thornewill Design
11.	Hans Dalgaard	51 Weweeder Rd.	Move demo MH	88/12	Thornewill Design
12.	Fred Bolins	46 Cliff Rd	Solar Roof array	42.4.4/1	Ack Smart
13.	Brian Swain Trustee	20 Pippens Way	Belgian Block Apron	43/94.9	Atlantic Landscaping
14.	Longpath Nominee Trust	87 Hummock Pond	Solar Roof array	56/310.1	Terry Kelly
15.	Nantucket Boys & Girls	61 Sparks Ave	Ground mount solar	55/143	Sunwind
16.	RVB Nantucket LLC	3 Weymouth St	Trim Color Change	55.4.1/21	Robert Braunohler
17.	Jeanette & Bob LLC	43 Kendrick rd.	Fenestration changes	76.4.3/31	CWA
18.	Josh & Kathrine Littlefield	3 Franklin st.	Fenestration & roof replacement	41/267	Normand Residential
19.	Jonathan Raith	2 Goldstar Dr	Partial Demo/Add	55/190	Permits +
20.	Steve Cohen LLC	250 Polpis Rd.	Pickleball & hardscape	26/27	Edgewater Landscape
21.	Hoehn-Saric	34 Easton St	Fenestration Changes	42.1.4/18	CWA
22.	Molly & Carol Allfather	36 Cliff rd.	Add window	42.4.4/45	Carol Allfather
23.	Pincince	4 Bloom St	Driveway apron brick	42.3.3/143	self
24.	Faith Sullivan	6 Lyon St	Stairs/ deck	55.4.1/73	Faith Sullivan
25.	256 Polpis LLC	256 Polpis Rd	fen revs Rev 07-8738	25/25	Botticelli + Pohl
26.	FP 4N Water	4 N Water St	Move rear structure	42.4.2/90	Emeritus LTD
27.	FP Madaket	23 Madaket Rd	Move structure on site	41/303	Emeritus LTD
28.	Jenn & Jason Mendelson	69 Monomoy Rd.	Sports court	43/102	Ahern LLC
29.	Jenn & Jason Mendelson	69 Monomoy Rd.	Pool spa	43/102	Ahern LLC
30.	Robert Meyer	307 Polpis Rd.	New shed	25/39	LINK
31.	Chris/Kim Tofalli	122 Main St	Color change	42.3.3/100	LINK
32.	Allan McKelvie	6 Candle House Lane	Reissue garage & studio	55.4.4/52.1	Linda Williams
33.	Allan McKelvie	6 Candle House Lane	Demo garage	55.4.4/52.1	Linda Williams
34.	Robert Blair	16 Swift Rock Ln	New 2 nd dwelling	40/39	Linda Williams
35.	Robert Blair	16 Swift Rock Ln	New garage	40/39	Linda Williams

Approved Minutes –	August 22, 2023.
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> Discussion of Previously Approved Best Practices. Next HDC Meeting- September 26th 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

