



**UPDATED MEETING POSTING**  
**MEETING POSTING**  
**ORIGINAL POSTING TIME: 2023 SEPT 27 PM 03:18**  
**ORIGINAL POSTING NUMBER: T 871**

**RECEIVED**  
2023 OCT 03 PM 02:11  
NANTUCKET TOWN CLERK  
Posting Number:T 883

**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) – Old Business
<b>Day, Date, &amp; Time</b>	Tuesday, October 3, 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>

**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\\_nZiZeaohRe-x8m-uegJOQ](https://us06web.zoom.us/webinar/register/WN_nZiZeaohRe-x8m-uegJOQ)

**To watch the live meeting, click here:**  
<https://youtu.be/ydFPpMzzi38>

**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. COMMISSIONER DISCUSSION & VOTE

- Operations Assessment - Scope of Services

"Not reasonably anticipated by the Chair 48 hours in advance of the meeting."

## II. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Atheneum	1 & 3 India St	Master Sign plan	42.3.1/73	Ann Scott
2.	The One 2744 LLC	47 Main St	Projecting sign	42.3.1/206	Emeritus
3.	The One 2744 LLC	47 Main St	Door sign	42.3.1/206	Emeritus
4.	Robert Sarkisian	35A Old south Rd.	New updated sign	68/6.6	SHN
5.	Robert Sarkisian	35A Old south Rd.	New updated sign	68/6.6	SHN

## III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Dworetzky- Banse Family Tr	8 Shawkemo Rd	Pergola	43/90	Botticelli + Pohl	EM
2.	Nonantum 25 LLC	25 Nonantum Ave	Porch Addition	87/153	SMRD	EM
3.	Kathleen O'Keefe	8 Paul Jones Rd	Alterations	41/839	Topham Design	EM
4.	Nastras LLC	23 Youngs Wy	Shed	68/324	Structures Unltd	EM
5.	Maple Lane Sugar Shack	1 Maple Ln	Rev's to COA 10-7331	67/303.2	LINK	EM
6.	Patricia Harding	3 Sasemin Way	Shed Bulkhead	80/407	Patricia Harding	EM
7.	Ingrid Francas Trustee	39 Dukes Rd	Roof replacement	56/328	Wilson & Co.	EM
8.	21 Quidnet LLC	21 Quidnet Rd	Tennis Ct	21/30	Val Oliver	EM
9.	21 Quidnet LLC	21 Quidnet Rd	Pickleball Ct	21/30	Val Oliver	EM
10.	Erin Wilson	6 Swayzes Dr.	Garage Door Window Chng	66/163	EMDA	EM
11.	3 Pond Rd Nom Trust	3 Pond Rd	Dormer Addition	56/151	EMDA	EM
12.	Seven Pines LLC	78 Pocomo Rd	Window Rev's	15/39	Mark Avery	EM
13.	Marilyn Correia	2 Marilyn Ln	Addition	80/58	Val Oliver	RP
14.	Steven Jemison	4 Lavendar Ln	New Shed	33/24	JB Studio	CP
15.	Holly Hock LLC	42 Chuckhollow rd	New pool house	75/65.1	EMDA	SW
16.	3 Wingspread LLC	3 Wingspread Ln	Garage Door Window Chng	27/17.6	EMDA	SW
17.	26 Pinecrest LLC	26 Pinecrest Dr.	Color Change	68/226	EMDA	SW
18.	Jeff Shapiro	12 W York Ln	Rooftop Solar Cottage	55/9.1	Cotuit Solar	SW
19.	Bruce Percelay	77 Millbrook Rd	Ground Solar array	40/130	Ack Smart	VO
20.	Valerie Sampier	11 Whitetail Cir	Shed Move On	71/30	Valerie Sampier	EM
21.	Melissa Perry	16 Bartlett Rd	New Dwelling	67/114	Melissa Perry	JP
22.	Ross realty trust	11 Ahab Dr	Window Alteration	65/67	Gregory Ross	JP
23.	Christopher Cuddy	60 Kendrick Rd	Window Replacement	76.4.3/57	Reid Yenor	JP
24.	Cook Kathryn Trust Etal	85 Low Beach Rd	Hardscape	75/31.3	Ahern, LLC	JP

## IV. 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.	O'Spray LLC	25 Willard St	Alterations Rev 03-8055	29/33	Emeritus LTD	CT
						<ul style="list-style-type: none"> <li>• that the previously approved EAST stays, as approved with a single door on the 2<sup>nd</sup> floor balcony. Plans must incorporate both existing elevations and previously approved.</li> </ul>
2.	256 Polpis LLC	256 Polpis Rd	Pool & Hardscape	25/25	Ahern, LLC	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>
3.	Melissa Perry	16 Bartlett Rd	Demo House	67/114	Melissa Perry	JP
						<ul style="list-style-type: none"> <li>• provide GIS info; photos of all elevations etc.</li> </ul>
4.	Debbie Wasil	51 Pleasant St	Hardscape Rev	55/32.3	Structures Unltd	VO
						<ul style="list-style-type: none"> <li>• a mix of brick and shell by keeping the straight driveway section brick and using shell for the parking area. It is incumbent on the Owner to permit the sidewalk construction with the DPW, and any other town dept that are authorized to issue such permits.</li> </ul>
5.	3 Tetawkimmo Dr LLC	3 Tetawkimmo Dr.	Solar Roof array	53/30	Ack Smart	VO
						<ul style="list-style-type: none"> <li>• Remove south 4 panels (not on dormer) and move to middle mass to the east as that roof is obscured by the front mass) or move all of the south panels to the middle mass) thru staff</li> </ul>
6.	Patrick & Rebecca McNamara	2 Hiawasse Ln	New Dwelling	56/ 469	EMDA	SW
						<ul style="list-style-type: none"> <li>• Covered porch, as viewed on North and South elevations, decrease left to right depth by 1'6" to 9'6"</li> </ul>
7.	Jeff Shapiro	12 W York Ln	Rooftop Solar MH	55/9.1	Cotuit Solar	SW
						<ul style="list-style-type: none"> <li>• No solar panels on the westerly-oriented section of the primary mass--i.e., viewing the South elevation, no solar panels on the upper left area of that elevation.</li> </ul>
8.	Jenn & Jason Mendelson	69 Monomoy Rd	New Shed	43/102	Studio PPark	SW

• Trim to match house					
9. Jenn & Jason Mendelson	69 Monomoy Rd	New Cabana	43/102	Studio PPark	SW
• Trim to match house					
10. Ashkan Vaziri	9 Woodbury Ln	New Shed	41/551	Studio PPark	SW
• Front wall of shower to be shingled its full height, topped with trim (fascia of 1x4 oriented vertically, spanning left to right; cap of 1x6 oriented horizontally, spanning left to right); trim painted to match trim on the rest of the structure; due to limited visibility					
11. Jim & Roberta Conroy	18 Madaquecham Vy	Pool & Hardscape	89/15	Atlantic Landscaping	CP
• 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.					
12. Nanahumacke LLC	141R Hummock Pd	Spa & Firepit	65/4.1	Atlantic Landscaping	CP
• 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.					
13. Steven Cohen Trust	20 Nanahumacke Ln	New pool	57/26	Linda Williams	RP
• 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.					
14. Jonathan Fernandez	13 Academy Ln	MH Fenestration Rev COA	42.34.3112	Gryphon Architects	CT
• Approvable with the condition that the brackets at the porch be removed (too rural looking) and a post added to the South side in line with the corner board.					
15. Steve Cohen Trust	55 Sankaty Rd	Hardscape & Pool	49/69	David Troast	CT
• Approvable with the condition that the pool is shifted to the North, so the south side of pool does not exceed the South side of house. The fire pit will shift with it since it is centered on pool. 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. 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. RVB Nantucket LLC	3 Weymouth St	Trim Color Change	55.4.1/21	Robert Braunohler
2. Jonthan Raith	2 Goldstar Dr	Partial Demo/Add	55/190	Permits +
3. Steve Cohen LLC	250 Polpis Rd.	Pickleball & hardscape	26/27	Edgewater Landscape
4. Jenn & Jason Mendelson	69 Monomoy Rd	Pool	43/102	Ahern LLC

*Not anticipated within 48 hours*

#### V. OLD BUSINESS 09/26/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 8 High Brush Path LLC	8 High Brush Path	Addition	56/370	Emeritus LTD
• <i>Commissioners: Pohl, Coombs, Camp, Thornewill, Patten; Alternates: Welch, Paul; Recused: None</i>				
2. Dean Lampe 08-8945	13 Aurora Way	New dwelling	56/448	Dean Lampe
• <i>Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None; Recused: None</i>				
3. Robert Leaf 8864	43 Kendrick St	Pool & hardscape	76.4.3/31	Robert Leaf
• <i>Commissioners: Pohl, Coombs, Oliver, Patten, Paul; Alternates: Thornewill; Recused: None</i>				
4. John Brazilian Trust	34 Easton st	Parking/ OD shower	42.1.4/18	David Bartsch
• <i>Commissioners: Welch, Coombs, Oliver, Patten, Paul; Alternates: Camp; Recused: None</i>				
5. Harold Bros. Realty 06-8707	2-4 Highland Ave	Guest house	30/187&289	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver; Alternates: Patten, Paul; Recused: None</i>				
6. 450 Green Park LLC 08-8882	2 Stone Alley	Fenestration revisions	42.3.1/102	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver; Alternates: Patten, Paul; Recused: None</i>				
7. FP 4N Water	4 N Water St	Move rear structure	42.4.2/90	Emeritus LTD
<i>Not anticipated within 48 hours</i>				
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver; Alternates: Thornewill, Patten, Paul; Recused: None</i>				
8. FP Madaket	23 Madaket Rd	Move structure on site	41/303	Emeritus LTD
<i>Not anticipated within 48 hours</i>				
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver; Alternates: Thornewill; Patten, Paul; Recused: None</i>				

#### VI. NEW BUSINESS 10/03/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason Davidson	21 Clifton St	Garage Apt	49.3.2/ 34	Val Oliver
2. Dan & Anna Mooney	171 Orange Rd	Remove Non-Historic "L"	55/292	Val Oliver
3. Luckity Trust III LLC	Tuckernuck	Alterations	96/8	Val Oliver
4. Peter Halle	24 Pilgrim Rd	Rooftop Solar	41/94	Cotuit Solar
5. Sandras Nantucket LLC	20 Pleasant St	Raise Roof & Fenestration	42.3.2/51	Sandcastle
6. JudithA Brust	11 Chatham Rd	New garage	54/186	Mark Avery
7. Townsend/Clarkson	1 Grand Ave	Roof Replacement	73.3.1/13	LINK
8. Holly Coburn	5 N Beach st	New Driveway	42.4.1/92	Normand Residential

9.	Sandy ACK LLC	6 Sandy Dr	Door Rev's	29/76	NAG
10.	Richard Leider	64 Sankaty Rd	Door Window Rev	49/80.1	NAG
11.	Marine Home Center	138 Orange St	Windows	55/283	Gerardo Nolasco
12.	Douglas Kern	71 West Chester St.	Deck/ Fen Changes	41/364	Botticelli + Pohl
13.	Jonathan & Roni Foster	43 N Liberty St	Addition	41/153	Botticelli + Pohl
14.	Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar MH	74/83	Ack Smart
15.	Elizabeth Holby	19 Low Beach Rd.	Rooftop Solar Cottage	74/83	Ack Smart
16.	Janice Williams	43 India St	Roof Replacement	42.3.4/125	James Lydon
17.	John Hendricks	1 Jefferson Ln	Spa & Hardscape	55.4.1/74.1	David Troast
18.	NT Land Bank	54 Madaket Rd	Extend Parking Lot	41/583	Eleanor Antonetti
19.	Nantucket Island Resort	19 N Water lot 7	New Dwelling	42.4.2/3	Emeritus LTD
20.	NIR, LLC	19 N Water lot 7	Hardscape	42.4.2/3	Ahern, LLC
21.	Nantucket Island Resort	19 N Water lot 11	New Dwelling	42.4.2/3	Emeritus LTD
22.	NIR, LLC	19 N Water lot 11	Hardscape	42.4.2/3	Ahern, LLC
23.	63 Hulbert LLC	63 Hulbert St.	MH addition Rev COA	29/9	Emeritus LTD
24.	Charles Goldstruck	8 Mooers Ave	Move off/ demo shed	30/248	WAPD
25.	Charles Goldstruck	8 Mooers Ave	New shed	30/248	WAPD
26.	NIR Retail LLC	4 Harbor SQ	Structure rev 03-8063	42.2.4/1	WAPD

**VII. INCOMPLETE APPLICATION**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Thomas Rhodes	125 Main St	Shed	42.3.3/49	Structures Unltd
<ul style="list-style-type: none"> <li>(Better site plan with dimensions from property lines and clarification, it appears on the locus map and the google maps that there is already a building in this location)</li> </ul>				
2. 2 Easton St LLC	2 & 6 Easton St	Hardscape	42.1.4/ 8&9	Coastal Engineering
<ul style="list-style-type: none"> <li>Require elevation drawings of proposed; and, delineate height of existing (as red, dashed line) overlaid on proposed</li> </ul>				

Approved Minutes –	September 5, 2023.
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> <li><b>Next HDC Meeting- October 10<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>Discussion of Previously Approved Best Practices.</li> <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>