



MEETING POSTING

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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) – New Business
Day, Date, & Time	Tuesday February 07, 2023, 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=8zbQPJSuVYY>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver
Associate Commissioners: Jesse Dutra, Carrie Thornewill, Constance Patten
Staff: Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Fiona Johnson

Building With Nantucket in Mind <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.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. COMMISSIONER'S COMMENTS

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	<u>INITIALS</u>
1.	HMSW LLC 01-7777	25 Sankaty Head	Addition rev 06-6498	48/3	Emeritus LTD	CT
2.	Nita Morse 01-7765	25 Milk St	Outdoor shower	42.3.3/89	B.S. LLC	CT
3.	Roy Weedon 01-7823	9 Twin st	Add window rev 03-5964	55.4.1/7.1	EMDA	CT
4.	James Fong 01-7821	85 Tom Nevers RD	Alterations addition	91/14	Topham Design	CT
5.	Alan Burney 01-7838	24 Kendrick Dr	Chng Bulkhead to egress	71/3.2	Alan Burney	CT
6.	Ines Hutton 01-7856	49 Polpis Rd	Solar ground array	54/21	ACK Smart	EM
7.	Javier Vargas 01-7751	2 Washaman Ave	Replace windows/color chng	55/547	Thornewill Design	EM
8.	3a Massasoit Bdge LLC 01-7813	5 Massasoit Bridge Rd.	Pool cabana	59/11.1	Will Stephens	EM
9.	Adam Lockley	8 Larrabee Lane	Hardscape & driveway	55/102.5	Linda Williams	EM
10.	Paul Cronin	89 Somerset Rd	fenestration chng rev12-5355	66/135.7	Emeritus LTD	EM
11.	Ken Gullicksen	18 Pond view Dr	Rooftop solar	80/50	Cotuit Solar	EM
12.	Kelly Purcell	32 Dukes Rd	Cabana Alteration rev04-6208	56/188	Topham Design	EM

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>	<u>INITIALS</u>	
1.	James Burruss 01-7755	5 Ishmael rd.	MH ground solar array	82/7	Ack Smart	CT	<ul style="list-style-type: none">• Not to be visible from public way.
2.	James Burruss 01-7756	5 Ishmael rd.	Cottage ground solar array	82/7	Ack Smart	CT	<ul style="list-style-type: none">• Not to be visible from public way.
3.	Carolyn Haley 01-7774	8 Ipswich St	Demo roof walk & add door	71.3.2/118	JB Studio	CT	<ul style="list-style-type: none">• Stoop must be out of setback.
4.	Hannah Claren 01-7719	17 Pine St	Roof replacement	42.3.2/26	Stegra Corp	CT	<ul style="list-style-type: none">• Need historic information needed.
5.	Edward Sanford 01-7818	12 Doc Ryder	New pool & hardscape	66/216	David Troast	CT	<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.
6.	Adam Kessler	12 Derrymore Rd	Pool, fence & hardscape	41/241	KMLD	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.
7.	39 Monomoy Rd LLC	39 Monomoy Rd	Pool & hardscape	54/79	Atlantic Landscaping	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.
8.	18 Sherburne Tpk NT	2 Folger Rd	Pool, spa & hardscape	30/196.1	Atlantic Landscaping	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.
9.	Chris Connell	3 Upper Tawpawshaw	Pool & hardscape	53/41	Atlantic Landscaping	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.

V. OLD BUSINESS 12/13/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Manganaro Margaret Tr 01-7750	7 Summer St	Repair & replace	42.3.3/114	Ned Paul
	<ul style="list-style-type: none">• <i>Commissioners- Welch, Camp, Coombs; Alternates: None; Recused: None.</i>				

VI. NEW BUSINESS 12/20/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	The Brant LLC 12-7612	6 & 8 N Beach St/4 Dolphin Ct	New Building	42.4.1/65.1	*Linda Williams
2.	Harold Brothers Realty, LLC 01-7685	2,4,6 Highland Ave	New dwelling 1	30/189	*Emeritus LTD
3.	Harold Brothers Realty, LLC 01-7684	2,4,6 Highland Ave	New dwelling 2	30/189	*Emeritus LTD
4.	The Old Gardner Trust	5 Broadway	Foundation work	73.2.4/4	Jeff Booms

VII. NEW BUSINESS 01/10/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Salisbury Cottage LLC 01-7737	13 Academy Lane	Reno dwelling, add dormers	42.4.3/112	Gryphon Architects
2.	Salisbury Cottage LLC 01-7734	13 Academy Lane	New shed	42.4.3/112	Gryphon Architects
3.	Mark Wilmot 01-7752	35 Monomoy Rd	Add shutters, replace door rev	54/74	Gryphon Architects
4.	Cynthia Nelson 01-7809	30 King St	Demo/ move off	73.4.2/113	Gryphon Architects
5.	Cynthia Nelson 01-7808	30 King St	New studio	73.4.2/113	Gryphon Architects
6.	Carlin Gifford 01-7767	4 Head of Plains	New dwelling	63/7	Gryphon Architects
7.	Carlin Gifford 01-7816	4 Head of Plains	New garage	63/7	Gryphon Architects
8.	Kerlin & Jason Hempel 01-7761	17 Orange St	Windows chng	42.3.2/12	*Linda Williams

VIII. OLD BUSINESS 01/17/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matt & Caroline Manera 10-7351	15 Morey Lane	New garage	73.3.1/38	EMDA
	• <i>Commissioners; Pohl, Coombs, Camp, Thornewill; Alternates; None Recused: None.</i>				
2.	13 Commercial Wharf LLC 09-6996	13 Commercial Wharf	Rev- shorten structure	42.2.4/10	*NAG
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused: none.</i>				
3.	Edward Gilberth 10-7346	51 Walsh St	New roofwalk & stairs	29/61	Linda Williams
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none.</i>				
4.	K225 LLC 03-5944	126 Main St.	Main House revision	42.3.2/98	**Linda Williams
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none.</i>				

IX. NEW BUSINESS 01/24/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket	16 Broad St.	Alterations	42.4.2/30	SMRT Architects
2.	Town of Nantucket	20 South Water St.	Alterations Bld 1	42.4.2/29	SMRT Architects
3.	Town of Nantucket	20 South Water St.	Alterations Bld 2	42.4.2/29	SMRT Architects
4.	Boys & Girls INC	67 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
5.	Boys & Girls INC	69 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
6.	Boys & Girls INC	71 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
7.	Boys & Girls INC	75 Sparks Ave	Rooftop Solar	55/139.4	Sunwind
8.	Boys & Girls INC	89 Pleasant St	Rooftop Solar	55/139.4	Sunwind
9.	Kim Glowacki	5 Meader St	Window replacement	42.3.2/40	Val Oliver
10.	Sun Island Nm Trust	5a Sun Island Rd	Resurface walls	69/29.3	Val Oliver
11.	Sun Island Nm Trust	9 Sun Island Rd	Resurface walls	69/29.2	Val Oliver
12.	White Elephant	60 Easton St	Fence, gate, & arbors	42.4.1/60	Dennis Patnaude
13.	Rob & Lydia Petty	27 Sankaty Rd	Hardscape- new patio	73.4.2/7.1	Hristo Rashkov
14.	Robert Rios	23 Tashama Ln	Add skylight	55/464	Thornewill Design
15.	Kevin Gentzel	54 Orange St	Repair & replace deck	54/41/18	Gryphon Architects
16.	Charles Bruno	10 Monohansett rd.	New barn	79/142	Linda Williams
17.	Susan Balling	11 Nobadeer way	Demo garage	68/14	Linda Williams
18.	ACK 86 QR LLC	86 Quidnet Rd	Renovate/alter garage	21/102	Linda Williams
19.	Susan O'Malley	10 New Mill St	New fence	55.4.4/9	Linda Williams
20.	Nicole Tirapelli	18 Center St	Driveway	73.1.3/105	Nicole Tirapelli
21.	Bob Risika	18 Maclean Lane	New pool & hardscape	55/448	Atlantic Landscaping
22.	Raul Alan	109 Main St	Shed rev 09-7131	42.3.3/150	JB Studio
23.	5 Hillers Ln LLC	5 Hillers Ln	Driveway & fence	42.3.2/118	JB Studio
24.	5 Hiller Ln LLC	5 Hillers Ln	Chgn storm door	42.3.2/118	JB Studio
25.	Carleton Dafoe	102 Quidnet Rd	Fenestration roof & stairs	21/74	JB Studio
26.	7 Lauretta Lane LLC	7 Lauretta Lane	New dwelling	14/53	S. Metz
27.	7 Lauretta Lane LLC	7 Lauretta Lane	MH demo/ move off	14/53	S. Metz
28.	7 Lauretta Lane LLC	7 Lauretta Lane	Shed demo/ move off	14/53	S. Metz
29.	8 Maple LLC	Maple Ln Lot 8	New dwelling	67/303	Emeritus LTD
30.	8 Maple LLC	Maple Ln Lot 8	New garage	67/303	Emeritus LTD
31.	Bent Shimmo Nominee	4 South valley rd.	New dwelling	43/165 165.1	EMDA
32.	Bent Shimmo Nominee	4 South Valley Rd	Demo/ move off bldg.	43/165 165.1	EMDA
33.	Laura Bench	17 Pleasant St	New garage studio	42.3.3/77	Gryphon Architects
34.	450 Green Park LLC	2 Stone Alley	Hardscape	39/24.1	Ahern
35.	35 LBR LLC	35 Low Beach Rd	Addition	74/34	Gryphon Architects
36.	J. Malitsky & A. Bryn	253 Madaket rd	New 2 nd dwelling	59.4/210	LINK

X. OLD BUSINESS 01/31/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Fair City LLC 08-6886 • <i>Commissioners: Welch, Camp, Oliver, Thornewill, Dutra: Alternates: None Recused: None.</i>	115 Old South Rd	Commercial bldg. LOT E	68/112	Linda Williams
2. Fair City LLC 08-6887 • <i>Commissioners: Welch, Camp, Oliver, Thornewill, Dutra: Alternates: None Recused: None.</i>	115 Old South Rd	Commercial bldg. LOT F	68/112	Linda Williams
3. Duncan Richardson 11-7494 • <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Thornewill, Dutra, Patten; Recused: None.</i>	21 Golfview Dr	Door & window revisions	66/174	SMRD
4. Horchow & Routman 06-6534 • <i>Commissioners: Camp, Coombs Oliver, Thornewill: Alternates: None Recused: None.</i>	33 Cliff Rd	MH fenestration, ramp, dormer	42.4.4/5	CWA/Link
5. Horchow & Routman 06-6540 • <i>Commissioners: Camp, Coombs Oliver, Thornewill: Alternates: None Recused: None.</i>	33 Cliff Rd	GH addition & renovation	42.4.4/5	CWA/Link
6. Horchow & Routman 06-6541 • <i>Commissioners: Camp, Coombs Oliver, Thornewill: Alternates: None Recused: None.</i>	33 Cliff Rd	Garage revision	42.4.4/5	CWA/Link
7. J & B Leaf LLC 11-5037 • <i>Commissioners: Pohl, Camp, Coombs, Dutra: Alternates: None Recused: None.</i>	43 Kendrick Ave	Guest house	76.4.3/31	CWA/Link
8. Tamora King 11-6510 • <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Thornewill; Recused: None.</i>	52 West Chester st	Guest house	41/381	Emeritus LTD
9. John Hendricks 12-7586 • <i>Commissioners: Pohl, Welch, Camp, Oliver, Thornewill: Alternates: Dutra; Recused: None.</i>	1 Jefferson St	Door Change	55.4.1/74.1	Emeritus LTD
10. Ashkan Vaziri 01-7692 • <i>Commissioners: Pohl, Welch, Camp, Oliver, Dutra: Alternates: Thornewill; Recused: None</i>	9 Woodbury Lane	New dwelling	41/551	Studio PPark
11. *Jean Moran 01-5621 • <i>Commissioners: TO BE ADDED LATER</i>	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
12. *Jean Moran 01-5199 • <i>Commissioners: TO BE ADDED LATER</i>	4 Washington Ave	New Garage	60.2.4/65	Linda Williams

Approved Minutes -	January 3,10, 12, 17, 24, 26 2023
Review Minutes -	January 31, 2023
Other Business -	<ul style="list-style-type: none"> Next HDC Meeting- February 9th at 1pm *HYBRID & IN-PERSON @ 2 FAIRGROUND RD. -CONFERENCE RM.
Future Action Items-	<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

Additional Future Action Items-

(Not to be acted on current meeting.)

XI. NEW BUSINESS 02/07/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mike Romano	55 Easton St	Addition rev 05-6245	42.4.1/86	Shelter 7
2. Maria Mitchell	3 Vestal St	Outdoor shower	42.3.3/146	J. Finger
3. Joseph Tirone	25 Honey Suckle Dr	New shed	68/389	Joseph Tirone
4. Thomas Nelson	129 Polpis Rd	Deck- rev 2021-08-4468	44/19.5	Seth Gottlieb
5. Marty McGowan	25 Millbrook Rd	Move on	56/67.2	Topham Design
6. One Chester Smiley LLC	1 Chester St	Hardscape	42.4.3/18	Normand Residential
7. Matthew Rubin	5 Tashama Ln	Addition	55/473	EMDA
8. Matthew Manera	15 Morey ln	Move & rotate house	73.3.1/38	EMDA

9.	Keith Roe	51 Center St	Repair & replace roofwalk	42.4.3/27	Michael Sweeney
10.	Gary Stahl	8 Austin Farm rd.	Main house addition	56/367	JB studio
11.	Gary Stahl	8 Austin Farm rd.	New cabana	56/367	JB studio
12.	Gary Stahl	8 Austin Farm rd.	New pool	56/367	JB studio
13.	14 Hussey St LLC	14 Hussey St	Door & window changes	42.3.4/132	EMDA
14.	Mark Poor	8 Deer Run Rd	Solar ground array	57/14.3	ACK Smart
15.	Jessica Torres	108 Surfside Rd	New dwelling	80/5	Val Oliver
16.	Jessica Torres	108 Surfside Rd	New garage	80/5	Val Oliver
17.	Tic Tac Toe LLC	13 Fawn ln	Spa to pool rev 09-7120	68/976	Brook Meerbergen
18.	Christine Sanford	1r Old South Wharf	Like kind sidewall	42.3.1/80	Permit plus
19.	Tyler Albright	11 Cannonbury Lane	New dwelling	74/22	Val Oliver
20.	Island Orange Group	129 Orange St	Addition for storage	55/147	Val Oliver
21.	Josh Malitsky	253 Madaket Rd	Roof top solar	59.4/210	Ack Smart Energy
22.	Sheep Pond Prop Gr LLC	14-16 Sheep Pond Rd	Garage	63/29 30	Emeritus LTD
23.	Harry Ryan	29 Longwood Dr	Roof replacement MH	76/19	Mike Freedman
24.	Harry Ryan	29 Longwood Dr	Roof replacement garage	76/19	Mike Freedman
25.	36 Lily St LLC	36B Lily St	Demo studio	42.4.3/94	Botticelli + Pohl
26.	36 Lily St LLC	36B Lily St	New studio	42.4.3/94	Botticelli + Pohl
27.	36 Lily St LLC	36B Lily St	MH Rev04-3416	42.4.3/94	Botticelli + Pohl
28.	41 Hulbert LLC	41 Hulbert Ave	Rev 22-09-7036	29/18	Botticelli + Pohl
29.	*Sarah Powers	27 Tashama Lane	New gable & enclosed porch new windows	5/462	Sarah Powers
30.	*63 Hulbert LLC	63 Hulbert Ave	foundation, siding, windows	29/9	Emeritus LTD
31.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
32.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
33.	*Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimited
34.	*121 Orange LLC	121 Orange St	Demo barn	55/389	LINK
35.	*121 Orange LLC	121 Orange St	Demo shed	55/389	LINK
36.	*Thomas Kilgarriff	24 Rudder Lane	Replace windows	66/331	LINK
37.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
38.	*K. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA
39.	*Brett Fodiman	27 Cato Lane	Revision	55/18	CWA
40.	*John Brazilian Tr.	34 Easton st	Revision	42.1.4/18	CWA
41.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
42.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK



NANTUCKET HISTORIC DISTRICT COMMISSION Conduct of Application Hearings (adopted 11/17/22)

The HDC's role is to review and deliberate on the appropriateness of structures and architectural elements (consistent with its mission under its Act, its guidelines including Building with Nantucket in Mind, and its established policies). With respect to consistently functional meetings: i) the HDC functions under Robert's Rules and all meeting participants are expected to act accordingly, and ii) applicants and their agents are expected to provide application materials timely (to allow Commissioner preview and for abutter and public viewing). In addition, the following protocols shall be observed:

- 1) The Chairperson opens the application hearing and announces the sitting board.
- 2) Subject to a time allotment (2 minutes for applicant and their agent, 1 minute per for 1st three abutters randomly selected; thereafter, 30 seconds per):
 - a) Applicant or agent provides a description of matters in front of the Commission.
 - b) The Commissioners, through the Chair, may ask questions to solidify their understanding of matters at hand.
 - c) Commission receives staff comments.
 - d) Abutters and public may then speak for or against the matters at hand.
 - e) The applicant or agent is allowed a rebuttal.
- 3) The Commissioners deliberate on the merits only. Note: Except for questions arising of the Commission's deliberations, no further applicant, agent nor public comments are received by the Commission.
- 4) Through the Chair, Commission makes its determination; where applicable, its decision is recorded on the application (including as fitting, through use of an Exhibit).
- 5) In each of the foregoing, comments of Commissioners, applicants, agents, abutters, and the public, are reserved to the *merits of the design with respect to appropriateness*. And, unless as a Point of Information through the Chair, no comments (Commissioner, applicant, agent, abutters, or public) are to involve policy or procedure—under Robert's Rules, such matters are properly addressed as separate, noticed agenda items. *And, throughout each hearing, both off-topic and redundant comments are strongly discouraged.*