



Updated Meeting Posting
MEETING POSTING
ORIGINAL POSTING TIME: 2023 MAY 19 AM 11:18
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RECEIVED
2023 MAY 23 AM 10:03
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, May 23, 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
	Ray Pohl, Chairman
Please note:	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 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 the live meeting, click here:
<https://www.youtube.com/watch?v=pHhz1EPydX8>

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 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.

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. SIGNS					
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. St Paul Church 03-8167	16 Fair St	Free Standing Sign	42.3.2/5	Rev. Marx Wolf	
2. Islander Realty Trust 05-8487	12 Main St	Projecting Sign	42.3.180	Cara Marquis	
3. David Buckley 05-8457	12 Main St	Projecting Sign	42.3.180	Cara Marquis	
4. Nantucket Glo LLC 05-8480	12b Main St	Lighting plan & ac enclosure	42.3.181.2	Heather Knox	
5. 29 Center Street LLC 05-8461	31 Center St	Projecting Sign	42.3.1/68	Cara Marquis	
6. Clack LLC 05-8464	33 Main St	Projecting Sign	42.3.1/211	Willem Learn	
7. 76 Main St LLC 05-8463	76 Main St	Projecting Sign	42.3.1/111	SNH	
8. Patience Killen	1B Old North Wharf	Wall Sign	42.3.1/80.1	SNH	
9. Egan Maritime Ins 05-8465	158 Polpis Rd	Temporary Sign	27/28	Carlisle Jensen	
10. Nantucket Atheneum 05-8479	3 India St	Master sign	42.3.1/73	Ann Scott	
11. Nantucket Atheneum	3 India St	Free standing sign	42.3.1/73	Ann Scott	
II. CONSENTS					
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Garfield Bloise	42 Monohansett Rd	Color change rev 01-2798	79/55	Garfield Bloise	EM
2. Mary Claws	2 Seven Mile Ln	Revise front door	72/52	LINK	EM
3. Robert Newman	6 Topping Lift	Resite shed	66/308	SCI	EM
4. Chris & Ashley Austin	Maple Lane Lot 7	2 nd dwelling rev 10-7271	67/303	Emeritus LTD	EM
5. Dean Lampe	13 Aurora Way	New fence	56/48	Dean Lampe	EM
6. Michael Altman	37 Sankaty Head Rd	Spa rev 01-7786	48/2	BPC	SW
7. Crib LLC	12 Nobska Way	Dwelling alterations	67/103	Emeritus LTD	SW
8. Ryan Lanagan	5 Bluet Court	New Dwelling	68/345	Val Oliver	SW
9. Pedestrian Fund LLC	35 Union St	New shed	42.3.2/147	Val Oliver	SW
10. Kozak Mark Trust	31 Orange St	Color change	42.3.2/134	Carey Company	SW
11. Richard Leider	64 Sankaty Rd	Stair revisions	49/80.1	NAG	SW
12. Martin Charns	26 Kendrick St	Baluster revisions	71.3.2/401	NAG	SW
13. Nantucket Land Bank	166 Hummock Pond Rd	Remove/replace trim	65/13	Gryphon Architects	SW
14. Nantucket Land Bank	125 Somerset Rd	New egress well	66/69	Gryphon Architects	SW
15. Josiah Newman	1 Perry Lane	Solar rooftop array	67/902	Ack Smart	SW
16. Evan Jones	21 Berkeley Ave	Pool cabana	43/165	Mark Avery	SW
17. Nantucket Land Bank	21 Sesachacha Rd	Steps	21/17	Eleanor Antonietti	SW
18. Nantucket Land Bank	27 Sesachacha Rd	ADA wooden boardwalk	21/17	Eleanor Antonietti	SW
19. Balboa Island LLC	71r Cliff rd.	Apron	30/160.1	Atlantic Landscape	SW
20. Brian Herlihy	3 Rudder Lane	Alterations	66/361	JB Studio	SW
21. 41 Hulbert LLC	41 Hulbert Ave	Gh rev 11-7516	29/18	Botticelli + Pohl	SW
22. Richard Phillips	19 E Tristram Ave	Fenestration rev 07-6688	31/4.1	Botticelli + Pohl	SW
23. Long Path Trust	87 Hummock Pnd Rd	New garage	56/310.1	Botticelli + Pohl	SW
III. 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. Nantucket Land Bank	160 Orange St	Gate	55/162.1	Eleanor Antonietti	SW
• Subject to installation of unobtrusive posts, which posts are either to match or NTW.					
2. Thomas Rhodes	125 Main st	Windows rev 05-5050	42.3.3/49	Gryphon Architects	SW
• Due to extremely limited visibility; doors max 7'					
3. Anton Dimov	25 Wappossett Circle	Extend east fence	67/578	Anton Dimov	SW
• Modify CoA application to indicate fence is board fence, boards spaced approx. 3/4", having a Brosco 8276 fence cap (typically used w/Type 2 Picket assembly)					
4. Conscious Living LLC	49 Fairgrounds Rd	Fence	67/306	Gryphon Architects	SW
• One section along Fairgrounds (vs. two), for a total of three sections each side of driveway.					
5. Nantucket Sandpiper LLC	9 Gay St	Fence	42.4.3/34	Val Oliver	SW

- West side, picket to be Type 2 painted white, arbor-gate to be installed on yard side of arbor (vs. coplanar to proposed Type 2 fence), arbor and gate to be painted white; south side, towards Liberty Street, omit 5' high x 6' long section of cedar fence; other than Type 2 fence, arbor and gate, proposed to be NTW.

6.	Philip Hadley	4 Underhill Ln	Pool & outdoor kitchen	73.3.2/58.1	Ahern LLC	SW
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- Pool not visible at time of inspection or thereafter, no grade change from existing; pool equipment to be enclosed by a 5' NTW solid board fence with or w/out Type 2 Fence Cap. (It is suggested, but not required, that the interior of the fence enclosure be lined with a product such as Acoustifence® or PrivacyShield®.)

IV. VIEW TO BE HEARD

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	41 Hulbert LLC	41 Hulbert Ave	MH rev 11-7516	29/18	Botticelli + Pohl

V. OLD BUSINESS 04/04/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
2.	Lions Foot 02-7909	9 Sherburne Way	Site plan	30/37	Topham Design

- Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None Recused: None.

VI. NEW BUSINESS 05/09/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Louis Breskman 04-8394	34a Grove Lane	Roof & window replacement	41/433	Louis Breskman
2.	Nantucket Boys Girls Club 04-8408	69 Sparks Ave	Rooftop solar	55/139.2	SunWind
3.	Nantucket Boys Girls Club 04-8410	67 Sparks Ave	Ground mount solar	55/139.4	SunWind
4.	Nantucket Boys Girls Club 04-8406	61 Spark Ave	Rooftop solar revision	55/143	SunWind
5.	30 North Beach St LLC 05-8458	30 N Beach St	Pool, & sport court	29/130	Ahern LLC
6.	30 North Beach St LLC 05-8460	30 N Beach St	sport court	29/130	Ahern LLC
7.	30 North Beach St LLC 05-8459	30 N Beach St	Gate, hardscape & deck	29/130	Ahern LLC
8.	Ed Lemberg 05-8431	12 Skyline Dr.	New cabana	79/7	Ed Lemberg
9.	Charles River Realty	2 Broad St	Trim & door Color chng	42.4.2/66	Eaghmon Banks

VII. OLD BUSINESS 05/16/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Doherty ACK LLC 2022-08-6993	4 Mariner Way	Garage revisions	55.14/72	Linda Williams
	Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Patten; Recused; None				
2.	Darlene DeMichele 02-7889	2 Birdsong Ln	Hardscape	55.4.4/80.2	Linda Williams
	Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Patten; Recused; None.				
3.	Christopher Hurd 04-8250	25 E. Lincoln Ave	Renovate & move onsite	42.4.1/2	EMDA
	Commissioners: Pohl, Welch, Coombs, Oliver, Patten Alternates: None; Recused: None.				
4.	Richmond Great Pt. 2022-08-6784	7 Sandplain Dr.	New dwelling	68/350	KOH
	Commissioners: Welch, Coombs, Camp, Dutra, Thornewill; Alternates: None; Pohl, Oliver.				
5.	7 White LLC 04-8244	7 White St	New dwelling	80/9	Emeritus LTD
	Commissioners: Welch, Camp, Coombs, Oliver, Thornewill: Alternates: None; Recused: None.				
6.	7 White LLC 04-8245	7 White St	Chng windows, doors, add porch	80/9	Emeritus LTD
	Commissioners: Welch, Camp, Coombs, Oliver, Thornewill: Alternates: None; Recused: None.				
7.	7 White LLC 04-8373	7 White St	New garage	80/9	Emeritus LTD
	Commissioners: Welch, Camp, Coombs, Oliver, Thornewill: Alternates: None; Recused: None.				

VIII. NEW BUSINESS 05/23/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Janet Asher	1 Lily St	Arbor & fence	42.3.4/91	Janet Asher
2.	Stark Point LLC	16 Easton St	Garage rev 01-7747	42.4.1/11	Botticelli + Pohl
3.	Michelle Kolbs	8 Maine Ave	Deck	60.3.1/435	Michelle Kolbs
4.	Sazie House LLC	3 North Mill St	Alterations to trim/sidewall	55.4.4/50	Frederick Mueller
5.	Laura Iannetta	7 Paul Jones Rd	Spa/ patio	30/68.1	Ahern LLC
6.	Auburn Cottage LLC	46 Easton St	Fenestration rev 08-6920	41.4.1/22	Botticelli + Pohl
7.	George Metri	12 Angola St	New dwelling	55.4.4/78	Topham Design
8.	Matt White	33 Brewster Rd	Fence & parking	54/85	KM Landscape Design
9.	111 Cliff Rd Trust	111 Cliff Rd	New dwelling	41/10	Emeritus LTD
10.	Gardner McDonald	8 Priscilla Lane	Pool & hardscape	41/353	Waterscapes
11.	Nantucket Land Bank	22 Broad St	2 nd story addition	42.4.3/34	Gryphon Architects

IX. INCOMPLETE APPLICATIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Bent Shimmo NT	2 S Valley Rd	Pool & hardscape	43/165	Atlantic Landscape
2.	Biff Folberth	58 Walsh St	Color change	29/97	Tim Rogovich
3.	Paul Donarum Tr.	89 Vestal St	Fence	56/251	LINK
4.	Gail Arnold	110 Wauwinet Rd	New fence	11/29	Gail Arnold

X. COMMISSIONER DISCUSSION AND VOTE

- “Save our Sound Endorsement” discussion

Approved Minutes -	April 11, 13, & 27 & May 2, 9, & 11 2023
Review Minutes -	February 23, & March 9, 2023.
Other Business -	<ul style="list-style-type: none">• Next HDC Meeting- May 25th at 1pm *HYBRID & IN-PERSON @ 2 FAIRGROUNDS 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