



MEETING POSTING

TOWN OF NANTUCKET

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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, June 27, 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 Registration Link below:

https://us06web.zoom.us/webinar/register/WN_S5GxbiQRQNW03VSSy7gIlg

To watch the live meeting, click here:

https://youtu.be/iZ74sb9TZ_o

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.

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Jeynny Vargas	29 Beach Grass Rd	Fence & gate	68/379	Jeynny Vargas	em
2. ACK 15 LLC	8 Chuck hollow rd	Garage rev 7899	72/31	Val Oliver	em
3. P & M Reis	10 Green Meadow	Duplex door rev	67/382	J. Martinez	em
4. Lucia Lemus	75a Bartlett RD	Egress window wells	66/427	Lucia Lemus	em

5.	Marshall Cohen	32 Eel Point Rd	New cabana	39/54	Val Oliver	rp
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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.	Marshall Cohen	32 Eel Point Rd	Pool & hardscape	39/54	Val Oliver	rp
	<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. 					
2.	John Buttrick	26 Warrens Landing	pool & structure rev	38/113	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. 					

VI. NEW BUSINESS 06/20/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Linda Porter	21 Keel Ln	New fence	66/323	Linda Porter	
2.	Paul Donovan 05-8486	89 Vestal ST	Fence	56/251	LINK	
3.	Janet Bailey	11 Mill St	Hardscape	42.3.3/32	Mark Godfrey	
4.	Steamship Authority	1 Steamboat Wharf	Fence/Gate	42.4.2/101	Michael Bentley	
5.	63 Hulbert LLC	63 Hulbert St	MH Lift, addition, window door	29/9	Emeritus	
6.	63 Hulbert LLC	63 Hulbert St	GH Lift, addition, window door	29/9	Emeritus	
7.	63 Hulbert LLC	63A Hulbert St	Lift, addition, window door	29/9.1	Emeritus	
8.	1010 Wins LLC	10 Lincoln Ave	Main house revision	30/184	Emeritus	

V. OLD BUSINESS 06/27/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Charles Pastore 04-8288	35 Sankaty Rd	Pool & hardscape	49/46.2.3	Atlantic Landscaping	
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Coombs, Oliver, Dutra; Alternates: Patten, Thornewill; Recused: None.</i> 					
2.	Biff Folbert 05-8495	58 Walsh st	Color chng/as built alter.	29/97	Tim Rogovich	
	<ul style="list-style-type: none"> <i>Commissioners: Welch, Camp, Coombs, Patten; Alternates: None; Recused: None.</i> 					
3.	Ashkan Vaziri 01-7699	9 Woodbury Lane	Pool & hardscape	41/551	Atlantic Landscaping	
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Oliver, Thornewill, Dutra; Alternates: Coombs, Patten; Recused: None.</i> 					
4.	Joshua Malitsky 01-7857	253 Madaket rd	Solar roof array	59.4/210	Ack Smart	
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None; Recused: None.</i> 					
5.	*Sachem Corner	1 E Hallowell	Move off garage	30/100	Linda Williams	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
6.	Champoux Housing LLC	4 Raceway Drive	Move on garage	66/271	Linda Williams	
	<ul style="list-style-type: none"> <i>Commissioners: New Business submission to track 1 East Hallowell.</i> 					
7.	Bistany- Rubestein 04-8279	51 Tennessee rd.	Connector	59.4/202	Brook Meerbergen	
	<ul style="list-style-type: none"> <i>Commissioners: Welch, Coombs, Oliver, Thornewill, Patten; Alternates: None; Recused: None.</i> 					
8.	Brandon Scimone 04-8324	6 Sandpiper Way	Addition	76/89	SCI- Robert Newman	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
9.	17 Ranger LLC	17 Ranger Rd	New cottage	39/28	SCI- Robert Newman	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
10.	Conway Family LLC	4 Canonicus St.	New dwelling	87/116	Val Oliver	
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Thornewill, Patten; Alternates: None; Recused: Oliver.</i> 					
11.	SeaHero	12 Pilgrim Rd	New dwelling	41/476	Linda Williams	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
12.	SeaHero	12 Pilgrim Rd	New shed	41/476	Linda Williams	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
13.	SeaHero	12 Pilgrim Rd	Hardscape	41/476	Linda Williams	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
14.	Carleton Dufoe	102 Quidnet Rd	Outdoor stair rev	21/74	JB Studio	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
15.	*Balaji Gandhi 01-7686	9 New Jersey Ave	MH Addition & reno	60.31/408	Shelter 7	
	<ul style="list-style-type: none"> <i>Commissioners: Welch, Camp, Coombs, Patten; Alternates: None; Recused: None.</i> 					
16.	Warrens Landing	40 Warrens Landing	Move off cottage	38/45	Normand Residential	
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Welch, Oliver, Thornewill, Dutra; Alternates: Coombs, Patten; Recused: None.</i> 					
17.	DeMichelle	2 Birdsong Lane	Hardscape	55.4.4/80.2	Brook Meerbergen	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
18.	111 Cliff Rd Trust	111 Cliff Rd	Garage	41/10	Emeritus	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					
19.	111 Cliff Rd Trust	111 Cliff Rd	New dwelling	41/10	Emeritus	
	<ul style="list-style-type: none"> <i>Commissioners: to be added later.</i> 					

- 20. Nantucket Development LLC 8 Sconset Ave Addition & renovation 49.3.2/28 LINK
 - *Commissioners: to be added later.*
- 21. Bob & Jeanette LLC 43 Kendrick rd. New dwelling revision 76/4.3 CWA
 - *Commissioners: to be added later.*

VI. DISCUSSION AND VOTE

- Save Our Sound Endorsement
- HDC schedule for July- October 2023.

Approved Minutes –	
Review Minutes -	May 30 & June 6, 8, 2023
Other Business -	<ul style="list-style-type: none"> • NO HDC MEETING THE WEEK OF JULY 4TH. • Next HDC Meeting- July 11th 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



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.*