



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 JUNE 23 AM 09:42  
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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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, &amp; Time</b>	Tuesday, June 27, 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>
	Ray Pohl, Chairman
<b>Please note:</b>	<b>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.</b>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person:</b>	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\\_S5GxbiQRQNW03VSSy7giIg](https://us06web.zoom.us/webinar/register/WN_S5GxbiQRQNW03VSSy7giIg)

**To watch the live meeting, click here:**

[https://youtu.be/iZ74sb9TZ\\_o](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
6.	Linda Porter	21 Keel Ln	New fence	66/323	Linda Porter	em

### 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"> <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>					
2.	John Buttrick	26 Warrens Landing	pool & structure rev	38/113	Linda Williams	em
	<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>					

### 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.	Paul Donovan 05-8486	89 Vestal ST	Fence	56/251	LINK
2.	Janet Bailey	11 Mill St	Hardscape	42.3.3/32	Mark Godfrey
3.	Steamship Authority	1 Steamboat Wharf	Fence/Gate	42.4.2/101	Michael Bentley
4.	63 Hulbert LLC	63 Hulbert St	MH Lift, addition,window door	29/9	Emeritus
5.	63 Hulbert LLC	63 Hulbert St	GH Lift, addition,window door	29/9	Emeritus
6.	63 Hulbert LLC	63A Hulbert St	Lift, addition,window door	29/9.1	Emeritus
7.	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"> <li><i>Commissioners: Pohl, Welch, Coombs, Oliver, Dutra; Alternates: Patten, Thornewill; Recused: None.</i></li> </ul>				
2.	Biff Folbert 05-8495	58 Walsh st	Color chng/as built alter.	29/97	Tim Rogovich
	<ul style="list-style-type: none"> <li><i>Commissioners: Welch, Camp, Coombs, Patten; Alternates: None; Recused: None.</i></li> </ul>				
3.	Ashkan Vaziri 01-7699	9 Woodbury Lane	Pool & hardscape	41/551	Atlantic Landscaping
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Oliver, Thornewill, Dutra; Alternates: Coombs, Patten; Recused: None.</i></li> </ul>				
4.	Joshua Malitsky 01-7857	253 Madaket rd	Solar roof array	59.4/210	Ack Smart
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None; Recused: None.</i></li> </ul>				
5.	*Sachem Corner 11-7426	1 E Hallowell	Move off garage	30/100	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, Camp, Dutra, Thornewill; Alternates: Patten, Welch, Oliver; Recused: None.</i></li> </ul>				
6.	Champoux Housing LLC	4 Raceway Drive	Move on garage	66/271	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: New Business submission to track 1 East Hallowell.</i></li> </ul>				
7.	Bistany- Rubestein 04-8279	51 Tennessee rd.	Connector	59.4/202	Brook Meerbergen
	<ul style="list-style-type: none"> <li><i>Commissioners: Welch, Coombs, Oliver, Thornewill, Patten; Alternates: None; Recused; None.</i></li> </ul>				
8.	Brandon Scimone 04-8324	6 Sandpiper Way	Addition	76/89	SCI- Robert Newman
	<ul style="list-style-type: none"> <li><i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i></li> </ul>				
9.	17 Ranger LLC 04-8303	17 Ranger Rd	New cottage	39/28	SCI- Robert Newman
	<ul style="list-style-type: none"> <li><i>Commissioners: Welch, Camp, Coombs, Thornewill, Patten; Alternates: Oliver; Recused: None.</i></li> </ul>				
10.	Conway Family LLC	4 Canonicus St.	New dwelling	87/116	Val Oliver
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, Camp, Thornewill, Patten; Alternates: None; Recused: Oliver.</i></li> </ul>				
11.	SeaHero 05-8447	12 Pilgrim Rd	New dwelling	41/476	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i></li> </ul>				
12.	SeaHero 05-8450	12 Pilgrim Rd	New shed	41/476	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i></li> </ul>				
13.	SeaHero 05-8448	12 Pilgrim Rd	Pool & Hardscape	41/476	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None.</i></li> </ul>				
14.	Carleton Dufoe 01-7788	102 Quidnet Rd	Outdoor stair rev	21/74	JB Studio
	<ul style="list-style-type: none"> <li><i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten; Alternates: None; Recused: None.</i></li> </ul>				
15.	Balaji Gandhi 01-7686	9 New Jersey Ave	MH Addition & reno	60.31/408	Shelter 7
	<ul style="list-style-type: none"> <li><i>Commissioners: Welch, Camp, Coombs, Patten; Alternates: None; Recused: None.</i></li> </ul>				
16.	Warrens Landing 04-8222	40 Warrens Landing	Move off cottage	38/45	Normand Residential
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Oliver, Thornewill, Dutra; Alternates: Coombs, Patten; Recused: None.</i></li> </ul>				
17.	DeMichelle 02-7889	2 Birdsong Lane	Hardscape	55.4.4/80.2	Brook Meerbergen
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i></li> </ul>				
18.	111 Cliff Rd Trust	111 Cliff Rd	Garage	41/10	Emeritus
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Coombs, Camp, Dutra; Alternates: Thornewill, Patten; Recused: None.</i></li> </ul>				

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|-----|--|-----------------|-----------------------|-----------|----------|
| 19. | 111 Cliff Rd Trust <b>04-8482</b>  | 111 Cliff Rd    | New dwelling          | 41/10     | Emeritus |
|     | • <i>Commissioners: Pohl, Welch, Coombs, Camp, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>         |                 |                       |           |          |
| 20. | *Nantucket Develop LLC <b>04-8363</b>  | 8 Sconset Ave   | Addition & renovation | 49.3.2/28 | LINK     |
|     | • <i>Commissioners: Welch, Camp, Coombs, Patten, Thornewill; Alternates: Pohl, Dutra; Recused: Oliver.</i>       |                 |                       |           |          |
| 21. | Bob & Jeanette LLC   | 43 Kendrick rd. | New dwelling revision | 76/4.3    | CWA      |
|     | • <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Dutra, Patten, Thornewill; Recused: None.</i> |                 |                       |           |          |

**VI. DISCUSSION AND VOTE**

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

Approved Minutes –	
Review Minutes -	May 30 & June 6, 8, 13 2023
Other Business -	<ul style="list-style-type: none"> <li>• <b>NO HDC MEETING THE WEEK OF JULY 4<sup>TH</sup>.</b></li> <li>• <b>Next HDC Meeting- July 11<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>• 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>