



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 SEP 08 02:04PM
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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, September 12, 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
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_a3bAume2TN2OEYQdds4ZNw

To watch the live meeting, click here:

<https://youtu.be/JpisFQsQNio>

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. DISCUSSION

- “Minutes Policy”

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Heidi Mitchell	73 Vestal St	Rooftop Solar	56/192	Cotuit Solar	v.o
2.	Heidi Mitchell	73 Vestal St	Rooftop Solar	56/192	Cotuit Solar	v.o

III. OLD BUSINESS 08/15/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Carl Nielsen 8902	2 Cabot Lane	Addition	30/254	EMDA	
	<i>Not anticipated within 48 hours</i>					
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Patten, Paul; Recused: None.</i>					
2.	12 Derrymore RT 11-7499	12 Derrymore Lane	New dwelling	41/241	EMDA	
	• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Dutra; Alternates: Thornewill, Patten, Camp; Recused: None.</i>					
3.	George Metri 05-8496	12 Angola St	New dwelling	55.4.4/78	Topham Design	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Dutra, Patten; Recused: Oliver.</i>					

IV. NEW BUSINESS 09/05/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	George Metri	12 Angola St	Hardscape	55.4.4/78	Katie Mitchell	
2.	Leonildo/Mariyana Cavaler	4B Goldfinch Dr	Addition & color chng	68/598.1	Mariyana Cavaler	
3.	Maynard-Greenberg	18 Midland Ave	Addition	59.3/165	Christopher Hall Architect	
4.	Adam Glick	31 Eel Point Rd	Move off/demo dwelling	39/52	WAPD	
5.	Adam Glick	31 Eel Point Rd	Move off/demo garage	39/52	WAPD	
6.	Adam Glick	31 Eel Point Rd	New dwelling	39/52	WAPD	
7.	Adam Glick	31 Eel Point Rd	New garage/studio	39/52	WAPD	
8.	Matthew Stone	47 Milk St	Rev pool house stairway	56/201	LFW	
9.	Matthew Stone	47 Milk St	Inset roof deck revisions	56/201	LFW	
10.	Thomas Glendening	15/17 Pilgrim Rd	Move off/demo shed	41/214	LFW	
11.	Thomas Glendening	15/17 Pilgrim Rd	Move off/demo cottage	41/214	LFW	
12.	Thomas Glendening	15/17 Pilgrim Rd	Move off/demo dwelling	41/214	LFW	
13.	Thomas Glendening	19 Liberty St.	Hardscape	42.3.4/111	LFW	
14.	K22S LLC	126 Main St.	Fenestration revs	42.3.3/98	LFW	
15.	KMS126 NT	126R Main St.	Move off/ demo garage	42.3.3/98.1	LFW	
16.	Jennifer K Dolins	15 Stone Post Way	Shed rev 03-8159	73.3.2/73	Todd Burns	
17.	ABCET LLC	56 Baxter Rd	Hardscape driveway	49/54.1	Will Stephens	
18.	43 W Miacomet LLC	73 W Miacomet ave	Move off/demo	86/13.2	Emeritus	
	<i>Not anticipated within 48 hours</i>					
19.	George Curtin	7 North Beach st	Move on shed	73.1.3/23	LINK	
	<i>Not anticipated within 48 hours</i>					

V. OLD BUSINESS 09/12/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Jason Mendelson 8879	69 Monomoy rd	Window color chng	43/102	Studio PPark	
	<i>Not anticipated within 48 hours</i>					
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: Paul, Thornewill; Recused: None.</i>					
2.	16 Quaker Project LLC 08-8955	16 Quaker Rd	Hardscape	41/176.1	Linda Williams	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul; Recused: None.</i>					
3.	QV3 NT 05-8446	22 Vestal St	New dwelling	41/39	Linda Williams	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Patten, Oliver; Recused: None.</i>					
4.	William Hopkins 12-7557	7 Hollowell Ln	New dwelling	30/93	Kristopher Megna	
	• <i>Commissioners: Welch, Camp, Oliver, Dutra, Thornewill; Alternates: None; Recused: Pohl.</i>					
5.	Caroline Saye	4 Birdsong Ln	Sunroom rev	55.4.4/80.1	Thornewill Design	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Oliver; Recused: Thornewill.</i>					
6.	Dan Stobie	60 Hulbert Ave	Stair's dormer roof	29/58 58.1	Thornewill Design	
	• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Paul; Alternates: Camp; Recused: Thornewill.</i>					
7.	Melissa Neier	11 Prospect St	New shed	55.4.4/42	Twig Perkins Inc	
	• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Thornewill; Alternates: Paul; Recused: None</i>					
8.	Harold Brothers Realty LLC	6 Highland Ave	Sports Court	30/288	Jardins intl	

						<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten, Paul; Recused: None.
9.	Harold Brothers Realty LLC	2-4 Highland Ave	Pool landscape	30/289 187	Jardins intl	
						<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten, Paul; Recused: None.
10.	CCTACK LLC 04-6106	120 Old South rd.	Commercial Bld	68/969	CWA	
						<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None.
11.	CCTACK LLC 04-6105	122 Old South rd.	Commercial Bld	68/969	CWA	
						<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None.
12.	CCTACK LLC 04-6104	124 Old South rd.	Commercial Bld	68/969	CWA	
						<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None.
13.	Ack NorthStar Dev LLC	2 Braeburn Ln	Primary dwelling	39/41	Brook Meerbergen	
						<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Oliver, Paul; Recused: None.
14.	Ack NorthStar Dev LLC	2 Braeburn Ln	Garage studio	39/41	Brook Meerbergen	
						<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Oliver, Paul; Recused: None.
15.	Cory Piper 08-8853	37 Chuck Hollow	New dwelling	75/108	Sanne Payne	
						<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Coombs, Patten, Thornewill; Alternates: Camp, Paul; Recused: None.
16.	Starbuck Court Nom Trust	1R Old North Wharf	Fenestration change	42.3.180	Emeritus	
						<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Thornewill, Paul; Recused: None.
17.	Geaux Dahlin	12 Darling St	Fenestration change	42.3.2/115	Gryphon Arch	
						<ul style="list-style-type: none"> Commissioners: Welch, Coombs, Oliver, Paul, Thornewill; Alternates: None; Recused: Pohl.
18.	Town of Nantucket	10 Sun Island Rd	New staff housing revs	69/3.1	Gryphon Arch	
						<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Thornewill, Patten; Recused: None.
19.	Carolyn M Higgins Rev Trust 8907	6 Fair St	Reno	423.1/151	Botticelli + Pohl	
						<ul style="list-style-type: none"> Commissioners: Camp, Coombs, Olier, Thornewill, Paul; Alternates: Patten; Recused: Pohl.
20.	79 Polpis R E Holdings 07- 8837	79 Polpis Rd	Gazebo	44/23.3	Reid Yenor	
						<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Coombs, Patten, Paul; Alternates: Oliver, Thornewill; Recused: None.
21.	Nantucket Boat Basin	29 Commercial Wh	Move off/demo	42.2.4/3	Dennis Patnaude	
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Oliver, Patten, Paul; Alternates: Thornewill; Recused: None.
22.	Nantucket Boat Basin	29 Commercial Wh	Move on	42.2.4/3	Dennis Patnaude	
						<ul style="list-style-type: none"> Not anticipated within 48 hours Commissioners: Pohl, Coombs, Oliver, Patten, Paul; Alternates: Thornewill; Recused: None.

VII. COMMISSIONER’S DISCUSSION

- Exploration of HDC-recommended, zoning overlay district: “Ranch Protection Overlay District – Hooper Farm Area

Approved Minutes –	August 8, &15, 2023.
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> Discussion of Previously Approved Best Practices. Next HDC Meeting- September 19th 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