



MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, November 30, 2021 at 5:00PM **Remote Participation**
Location / Address	REMOTE PARTICIPATION VIA ZOOM AND YouTube 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: Kadeem McCarthy, Land Use Specialist/HDC Compliance Coordinator

To join the Historic District Commission meeting click on the Zoom Link below:

<https://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=8511AOGG1Z4>

Commissioners: Ray Pohl (Chair), Abby Camp (Vice-Chair), Diane Coombs, John McLaughlin, Val Oliver

Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Kadeem McCarthy, Holly Backus, and Esmeralda Martinez

Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. SIGNS

	<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	1 Miacomet Road	Sign; small dog warning	67/345	Normand Residential
2.	Nantucket Land Bank	1 Miacomet Road	Sign; small dog rules	67/345	Normand Residential
3.	Nantucket Land Bank	1 Miacomet Road	Sign; large dog warning	67/345	Normand Residential

4.	Nantucket Land Bank	1 Miacomet Road	Sign; large dog rules	67/345	Normand Residential
5.	Nantucket Land Bank	1 Miacomet Road	Sign; entrance rock	67/345	Normand Residential

III. OLD BUSINESS 11/02/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Seawing LLC 07-4176	13 Low Beach Road	Garage move off to 35 Gloucester	74/45	Smith/Hutton
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
2.	Norris Building Co 09-4569	16 Lowell Place	Hardscape	41/164	Atlantic Landscaping
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
3.	Matt O'Connor	16 Tashama Lane	As-built retaining wall	55/481	KM Designs
	• <i>Commissioners: Camp, Coombs, Welch, Thornewill</i>				
4.	Katheryn Ketelson	9 Cabot Lane	Driveway	29/90	M. Sweeney
	• <i>Commissioners: Camp, Coombs, Welch, Thornewill</i>				

IV. NEW BUSINESS 11/09/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dieter Beauchle 10-4948	7 Enterprise Circle	Solar rooftop array	66/230	ACK Smart
2.	Brett Fodiman 10-4969	27 Cato Lane	New dwelling main house	55/118	CWA
3.	Brett Fodiman 10-4968	27 Cato Lane	New dwelling guest house	55/118	CWA
4.	Brett Fodiman 10-4970	27 Cato Lane	New dwelling garage	55/118	CWA
5.	Theodorakos Vaios Tst 10-4971	79 Pocomo Road	New dwelling main house	15/5	CWA
6.	Jumabogv Yozhan 10-4980	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
7.	Theresa Woolverton	199 Cliff Road	Deck expansion	40/19	Brook Meerbergen
8.	NIR Retail LLC 11-5041	4 Harbor Sq.	Renovate building	42.2.4/1	Workshop/APD
9.	Cameron Marks 11-5038	5 Cobble Court	New dwelling	55/261	Cameron Marks
10.	Nice to Be back LLC 11-5037	43 Kendrick St	New pool	76.4.3/31	CWA
11.	11 India St LLC 11-5034	11 India St	Porch & fenestration	42.3.1/122.1	Emeritus
12.	Habitat Nantucket 11-5044	9a 9b Benjamin Drive	New dwelling duplex	67/515.1	Norman Reith
13.	Derrick Maxwell	6 Dooley Court	New dwelling	68/153.2	Linda Williams
14.	Thomas Keegan	9 Cathcart Road	Main house revisions	54/11	Linda Williams
15.	Thomas Keegan	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams

V. OLD BUSINESS 11/16/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Commercial Wharf	13 Commercial Wharf	Addition to House rev 09-4749	42.2.4/10	NAG
	• <i>Commissioners: to be added</i>				
2.	Tom & Stephanie Watkins	6 Huntington Road	Garage Addition rev 08-4409	71.3.2/322	Chris Grimes
	• <i>Commissioners: to be added</i>				
3.	Elizabeth Powell	71 Cliff Road	New dwelling rev 09-4798	80/160	Thornewill Design
	• <i>Commissioners: to be added</i>				
4.	4 Lowell Place Nom Trust	4 Lowell Place	Addition rev10-4903	41/168	Topham Design
	• <i>Commissioners: to be added</i>				
5.	Isaiah Truymen	117 Orange Street	Hardscape	55/377	Atlantic Landscape
	• <i>Commissioners: to be added</i>				
6.	Hedges LLC	10 Bassett Road	Hardscape	26/39	Atlantic Landscape
	• <i>Commissioners: to be added</i>				
7.	22 Easton LLC	22 Easton St.	Pool & Hardscape rev06-4026	42.1.1/12	Ahern
	• <i>Commissioners: to be added</i>				
8.	22 Easton LLC	22 & 24 Easton St.	Guest House rev05-3644	42.1.4/12 12.1	Roland Voyages
	• <i>Commissioners: to be added</i>				
9.	23 Broad Owner LLC	23 Broad St.	Fenestration changes & addition	42.4.2/77	Emeritus
	• <i>Commissioners: to be added</i>				
10.	John Barry	22 Eel Point Road	Add dormers & stairs rev05-3895	40/45	Emeritus
	• <i>Commissioners: to be added</i>				

VI. NEW BUSINESS 11/23/2021

1.	One Folger Road LLC 11-5048	1 Folger Road	Garden well in driveway	30/195.1	Renee Byers
2.	Steve & Jill Karp 11-5072	16 North Road	Rebuild chimney	43/84	John Bergquist
3.	04TST36 Washing Pd LLC	36 Washing Pond Road	Main house rev 01-2813	31/13.3	Workshop/APD
4.	04TST36 Washing Pd LLC	36 Washing Pond Road	New shed	31/13.3	Workshop/APD
5.	04TST36 Washing Pd LLC	36 Washing Pond Road	Guest House rev 01-2808	31/13.3	Workshop/APD
6.	Randy Sharp 11-5080	49 Meadowview Dr.	Main House Rev 03-3236	56/390	Thornewill Designs
7.	Randy Sharp 11-5082	49 Meadowview Dr.	Cottage Rev 05-3759	56/390	Thornewill Designs

8.	Dobromir Sultanov 11-5088	24 Hummock Pond Road	Roof top solar array	56/84.2	Ack Smart
9.	Phil Pastan 11-5066	16 Beachgrass Road	Window color change	68/384	KOH
10.	4170 + Down LLC 11-5090	107 Tom Nevers Road	Addition & house move onsite	91/26	CWA
11.	Adam Sabin 11-5094	21b Evergreen Way	Pool & hardscape	68/759.2	Ahern
12.	EPHRGH LLC 11-5076	119 Eel Point Road	Retaining wall	33/17.2	Meerbergen Designs
13.	Maureen Dunphy 11-5084	7 I St	Demo shed rev 57166	59.4/74	Thornewill Design
14.	Christina McDonough 11-5005	6 White Whale Lane	New dwelling	66/536	Gregory Bernard
15.	A & Mark Atkinson 11-5096	82 Baxter Road	Dormer & shaft rev 06-4023	49/39	Botticelli + Pohl
16.	Fern & Leslie Getto 11-5095	39 Wigwam Road	Addition, deck & solar array	77/7.2	Meerbergen Designs
17.	Sun Changying 11-5105	19a Waydale Road	Addition	67/866	DTA
18.	Michael Hirst 11-5110	4 Halyard Lane	Roof & ground solar array	66/327	Sunwind LLC
19.	Last Waltz LLC 11-5111	83 Bartlett Road	Roof solar array	66/409	Sunwind LLC
20.	80 Millbrook Trust 11-5106	80 Millbrook Road	Generator	40/79.1	Carolyn Hills
21.	Daniel Mack 11-5121	3 Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
22.	Daniel Mack 11-5122	3a Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
23.	Holly Coburn 11-5120	5 High Brush Path	Main house renovations	56/388	Normand Residential
24.	Holly Coburn 11-5119	5 High Brush Path	Garage renovations	56/388	Normand Residential
25.	Thomas Nelson 11-5112	129 Polpis Road	Demo shed	44/195	Norton
26.	Donick Cary Trust 11-5115	6 Dukes Road	Rotate & addition	41/189	Val Oliver
27.	50 Brewster Rd LLC 11-5124	50 Brewster Road	Pool & hardscape	43/96	Atlantic Landscaping
28.	Family Ties Ack LLC 11-5125	11 Alliance Lane	Pool & hardscape	39/24.1	Atlantic Landscaping
29.	Dexter Group LLC 11-5173	8 Winn St	New shed	41/51.2	McMorrow Designs
30.	Dexter Group LLC 11-5174	8 Winn St	Rev 10-4835	41/51.2	McMorrow Designs
31.	Ack Livin II LLC 11-5175	3 Winn St	New shed	41/593	McMorrow Designs
32.	Jeffrey Akseizer 11-5172	14 Moors End Lane	Addition	43/216	McMorrow Designs
33.	Jeffrey Akseizer 11-5171	14 Moors End Lane	New shed	43/216	McMorrow Designs
34.	Julie Killian 11-5136	10 Mayhew Lane	New shed	41/443	Julie Jordin
35.	Genadi Prokopov 11-5187	80 Surfside Road	New dwelling	67/194	DTA
36.	Slacktide 11-5135	3 Skyline Drive	Pool & hardscape	79/137.1	KM Designs
37.	Matt O'Connor 11-5139	16 Tashama Lane	Spa & rotate shed & wall rev.	55/481	KM Designs
38.	Cathy 11-5141	8 Deacon's Way	Basement access & window	40/84	Gryphon Architects
39.	Thomas Sleeper 11-5146	8 Osprey Way	Demolition	82/40	Christopher Hall
40.	4SC LLC 11-5145	4 Sheep Commons Lane	Addition	54/274	Liz Konetchy
41.	Family Ties Ack LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
42.	Nantucket Land Bank 11-5161	113 Madaket Road	Demo shed	40/25.4	Greg Keltz
43.	Kelsea Gray 11-5143	11a Whitterspoon Drive	New shed	68/478	Kelsea Gray
44.	Rene & Taumi Daniels 11-5162	1 Bailey Road	Windows & door	56/425	Isaiah Stover
45.	Gregory Raith 11-5148	5 Sheep Common Lane	New dwelling	54/278	Greg Raith
46.	Dan Wight 11-5183	15 Milestone Crossing	Rev 04-3571	68/457	Sanne Payne
47.	Dan Wight 11-5185	15 Milestone Crossing	Pool cabana	68/457	Sanne Payne
48.	202 EPR Realty Trust 11-5181	202 Eel Point Road	Rev 04-3326	38/2.3	Sanne Payne
49.	202 EPR Realty Trust 11-5182	202 Eel Point Road	Cottage change trim color	38/2.3	Sanne Payne
50.	Michael Jemison 11-5180	195C Hummock Pn Rd	Reduce size rev 08-4378	65/23.2	Botticelli + Pohl
51.	8 Walbang Nom Trust 11-5179	8 Walbang Ave	Demo/ move off garage	82/146	Botticelli + Pohl
52.	Kingfisher Realty Tst 11-5186	278 Polpis Road	Fenestration rev 05-3719	25/2	Gryphon Architects
53.	Dakota 5W LLC	5 Westerwick Dr	New main house	73/36	WAPD
54.	Cannonbury Holdings	20 Cannonbury	New main house	74/14	WAPD
55.	Cannonbury Holdings	20 Cannonbury	New guest house	74/14	WAPD
56.	Okay Okay Café LLC	15 Washington St	Door	42.3.1/99	BPC
57.	Andrew Feldman	35 Flintlock Road	New shed	75/82	Structures Unlimited
58.	7 Masaquet LLC	7 Masaquet Ave	Resite on site rev to coa	80/144	Emeritus
59.	Dobromir Sultanov	24 Hummock Pond Rd	Spa rev 10-4850	56/84.2	JB Studio
60.	Merlos Landscaping	8B Greglen Ave	New Storage/Warehouse	68/179.1	JB Studio
61.	Island Living LLC	4a Wamasquid Place	New Dwelling	56/113.9	JB Studio
62.	Island Living LLC	4a Wamasquid Place	New pool	56/113.9	JB Studio
63.	Pochick Partners LLC	30 Pochick Ave	Addition to existing dwelling	80/241	JB Studio
64.	Pochick Partners LLC	30 Pochick Ave	New pool	80/241	JB Studio
65.	Orange Suce LLC	147R Orange St	Egress windows	55/157	LINK
66.	Rich Gillis	38 Prospect St Lot 29	Spa and fence		Linda Williams
67.	33 North Mill LLC 11-5051	7 North Mill St.	New garage with studio	55.4.4/77	Sophie Metz

68. Julius Pasy 11-5055	6 Bayberry Lane	New cabana	67/73	Thornewill Designs
69. Julius Pasy 11-5056	6 Bayberry Lane	Hardscape & pool	67/73	Thornewill Designs
70. Jeremy Trottier 11-5166	4 Windsor Road	New dwelling	79/193	Emeritus
71. Tack 3 LLC 11-5100	26 Washington St	Move off/demo	42.3.2/23	CWA
72. Rose Realty Trust 11-5107	28 India St	Inground spa	42.3.4/108	Jardins Intl.
73. LBC Sconset LLC 11-5040	9 Hawk Circle	Fenestration chngs rev08-4387	74/37.1	Adam Davis
74. Jay Hammer 11-5142	10 King St	New shed	43.4.2/12	B & C
75. 33 North Mill ST LLC 11-5137	7 North Mill St	New shed	55.4.4/77	Sophie Metz
76. Peterson	30 Main St Sconset	New garage/studio	73.3.1/46	Jeff Morash
77. 33 North Mill LLC 11-5126	7 North Mill St	Hardscaping	55.4.4/77	Atlantic Landscaping
78. 36 Easton St LLC 11-5138	36 Easton St	Door & window change	42.1.4/19	McMorrow Designs
79. Kristy Kay Snyder 11-5140	7 Comeau Lane	Addition & alterations	49.3.2/13	Val Oliver
80. Reunion LLC 11-5184	6 Union St	Roof replacement	42.3.1/185	Sanne Payne
81. 90 N Liberty Prsv. Tst 11-5178	90 N Liberty St.	Roof & windows replacement	41/22	Botticelli + Pohl
82. Prickly Pear Tr. 11-5155	17 Broadway	Storage containers	73.1.3/112	Val Oliver
83. Richard Oneslager	8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston
84. Julianne Mara	1 Broadway Sconset	Outdoor shower	73.2.4/37	LINK

Approved Minutes -	November 16, 2021 & November 18, 2021
Review Minutes -	November 23, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Thursday, December 2 at 1:00PM via ZOOM • Discussion of Advisory Board review • Section 106 – Sunrise Wind Farm Project, Intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves
Commission Comments	