



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 FEBRUARY 10 PM 02:03  
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**RECEIVED**  
2023 FEB 13 PM 02:00  
NANTUCKET TOWN CLERK  
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## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices & agenda 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 February 14, 2023, at 4:00pm *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 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 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 live meeting, click here:  
<https://www.youtube.com/watch?v=Yx5w1cnMofE>

**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** <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. PUBLIC COMMENT**

**II. COMMISSIONER’S COMMENTS**

**III. CONSENTS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	<u>INITIALS</u>
1.	Harry Ryan	29 Longwood Dr	Roof replacement MH	76/19	Mike Freedman	EM
2.	Harry Ryan	29 Longwood Dr	Roof replacement garage	76/19	Mike Freedman	EM
3.	Thomas Nelson	129 Polpis Rd	Deck- rev 2021-08-4468	44/19.5	Seth Gottlieb	EM
4.	Todd Burns <b>02-7867</b>	23 Longwood Dr	Color change trim	76/76	Todd Burns	EM
5.	Richmond Great Point <b>02-7877</b>	3 Violet Place	Window revisions 06-6538	68/56.1	KOH	EM
6.	Melissa & Devon Murphy	3 Alexandria Drive	Alterations after fire	67/418	SCI	EM
7.	Thomas Kilgarriff	24 Rudder Lane	Replace windows	66/331	LINK	EM
8.	Daniel & Anna Day	7A Bayberry Lane	Revision to coa 10-7245	67/61	Val Oliver	EM
9.	Chris & Ashley Austin	Maple Ln Lot 7	Hardscape	67/303	Emeritus LTD	EM
10.	Matthew Rubin <b>01-7835</b>	5 Tashama Ln	Addition	55/473	EMDA	VO
11.	Maria Mitchell <b>01-7820</b>	3 Vestal St	Outdoor shower	42.3.3/146	J. Finger	VO
12.	Joseph Tirone <b>01-7762</b>	25 Honey Suckle Dr	New shed	68/389	Joseph Tirone	VO

**IV. CONSENT WITH CONDITIONS**

1.	Mark Poor <b>01-7833</b>	8 Deer Run Rd	Solar ground array	57/14.3	ACK Smart	VO
			• Screening from public way in perpetuity.			
2.	J. Malitsky & A. Bryn <b>02-7871</b>	253 Madaket rd.	New 2 <sup>nd</sup> dwelling	59.4/210	LINK	VO
			• Colors to match existing house, grey trim, grey sash.			

**V. NEW BUSINESS 01/10/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Susan Genthner	128 Surfside Rd	New 2 <sup>nd</sup> dwelling rev 10-7333	80/229.1	Val Oliver
2.	Kerlin & Jason Hempel <b>01-7761</b>	17 Orange St	Windows chng	42.3.2/12	**Linda Williams
3.	5 Hillers Ln LLC <b>01-7789</b>	5 Hillers Ln	Driveway & fence	42.3.2/118	JB Studio

**VI. OLD BUSINESS 01/17/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	The Old Gardner Trust	5 Broadway	Foundation work	73.2.4/4	Jeff Booms/Linda Williams
			• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Thornewill, Patten Recused: None.</i>		
2.	K225 LLC <b>03-5944</b>	126 Main St.	Main House revision	42.3.2/98	***Linda Williams
			• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none.</i>		
3.	K225 LLC <b>11-7483</b>	126 Main St.	Driveway	42.3.2/98	Linda Williams
			• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten Recused: none</i>		

**VII. NEW BUSINESS 01/24/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	White Elephant <b>HOLD 02/21</b>	60 Easton St	Fence, gate, & arbors	42.4.1/60	Dennis Patnaude
2.	Charles Bruno <b>02-7884</b>	10 Monohansett rd.	New barn	79/142	Linda Williams
3.	Raul Alan <b>01-7792</b>	109 Main St	Fenestration, shed add rev 09-7131	42.3.3/150	JB Studio
4.	Carleton Dafoe <b>01-7788</b>	102 Quidnet Rd	Fenestration roof & stairs	21/74	JB Studio
5.	Bent Shimmo Nominee <b>01-7759</b>	4 South valley rd.	New dwelling	43/165 165.1	EMDA
6.	Bent Shimmo Nominee <b>01-7760</b>	4 South Valley Rd	Demo/ move off bldg.	43/165 165.1	EMDA
7.	Laura Bench <b>01-7798</b>	17 Pleasant St	New garage studio	42.3.3/77	Gryphon Architects
8.	450 Green Park LLC <b>01-7772</b>	2 Stone Alley	Hardscape	39/24.1	Ahern
9.	35 LBR LLC <b>01-7800</b>	35 Low Beach Rd	Addition	74/34	Gryphon Architects

**VIII. OLD BUSINESS 01/31/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Fair City LLC <b>08-6886</b>	115 Old South Rd	Commercial bldg. LOT E	68/112	Linda Williams
	• <i>Commissioners: Welch, Camp, Oliver, Thornewill, Dutra: Alternates: None Recused: None.</i>				
2.	Fair City LLC <b>08-6887</b>	115 Old South Rd	Commercial bldg. LOT F	68/112	Linda Williams
	• <i>Commissioners: Welch, Camp, Oliver, Thornewill, Dutra: Alternates: None Recused: None.</i>				
3.	Duncan Richardson <b>11-7494</b>	21 Golfview Dr	Door & window revisions	66/174	SMRD
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Thornewill, Dutra, Patten; Recused: None.</i>				
4.	Horchow & Routman <b>06-6534</b>	33 Cliff Rd	MH fenestration, ramp, dormer	42.4.4/5	CWA/Link
	• <i>Commissioners: Camp, Coombs Oliver, Thornewill: Alternates: None Recused: None.</i>				
5.	Horchow & Routman <b>06-6540</b>	33 Cliff Rd	GH addition & renovation	42.4.4/5	CWA/Link
	• <i>Commissioners: Camp, Coombs Oliver, Thornewill: Alternates: None Recused: None.</i>				
6.	Horchow & Routman <b>06-6541</b>	33 Cliff Rd	Garage revision	42.4.4/5	CWA/Link
	• <i>Commissioners: Camp, Coombs Oliver, Thornewill: Alternates: None Recused: None.</i>				
7.	J & B Leaf LLC <b>11-5037</b>	43 Kendrick Ave	Guest house	76.4.3/31	CWA/Link
	• <i>Commissioners: Pohl, Camp, Coombs, Dutra: Alternates: None Recused: None.</i>				
8.	Tamara Wing <b>11-6510</b>	52 West Chester st	Guest house	41/381	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates Thornewill; Recused: None.</i>				
9.	John Hendricks <b>12-7586</b>	1 Jefferson Ln	Door Change	55.4.1/74.1	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Thornewill: Alternates: Dutra; Recused: None.</i>				
10.	Ashkan Vaziri <b>01-7692</b>	9 Woodbury Lane	New dwelling	41/551	Studio PPark
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Dutra: Alternates: Thornewill; Recused: None</i>				

**IX. NEW BUSINESS 02/07/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mike Romano	55 Easton St	Addition rev 05-6245	42.4.1/86	Shelter 7
2.	Lions Foot	9 Sherburne Way	Demo/ Move off to Millbrook	30/37	Topham Design
3.	Marty McGowan	25 Millbrook Rd	Move on	56/67.2	Topham Design
4.	One Chester Smiley LLC	1 Chester St	Hardscape	42.4.3/18	Normand Residential
5.	Matthew Manera	15 Morey ln	Move & rotate house	73.3.1/38	EMDA
6.	Keith Roe	51 Center St	Repair & replace roofwalk	42.4.3/27	Michael Sweeney
7.	Gary Stahl	8 Austin Farm rd.	Main house addition	56/367	JB studio
8.	Gary Stahl	8 Austin Farm rd.	New cabana	56/367	JB studio
9.	Gary Stahl	8 Austin Farm rd.	New pool	56/367	JB studio
10.	14 Hussey St LLC	14 Hussey St	Door & window changes	42.3.4/132	EMDA
11.	Jessica Torres	108 Surfside Rd	New dwelling	80/5	Val Oliver
12.	Jessica Torres	108 Surfside Rd	New garage	80/5	Val Oliver
13.	Tic Tac Toe LLC	13 Fawn ln	Spa to pool rev 09-7120	68/976	Brook Meerbergen
14.	Tyler Albright	11 Cannonbury Lane	New dwelling	74/22	Val Oliver
15.	Island Orange Group	129 Orange St	Addition for storage	55/147	Val Oliver
16.	Josh Malitsky	253 Madaket Rd	Roof top solar	59.4/210	Ack Smart Energy
17.	Sheep Pond Prop Gr LLC	14-16 Sheep Pond Rd	New Garage	63/29 30	Emeritus LTD
18.	36 Lily St LLC	36B Lily St	Demo studio	42.4.3/94	Botticelli + Pohl
19.	36 Lily St LLC	36B Lily St	New studio	42.4.3/94	Botticelli + Pohl
20.	36 Lily St LLC	36B Lily St	MH Rev04-3416	42.4.3/94	Botticelli + Pohl
21.	41 Hulbert LLC	41 Hulbert Ave	GH Rev 22-09-7036	29/18	Botticelli + Pohl
22.	Sarah Powers	27 Tashama Lane	New gable & enclosed porch new windows	5/462	Sarah Powers
23.	HF2 ACK LLC	68 Hooper Farm Rd	New dwelling rev-06-6429	67/678	Reid Yenor
24.	*63 Hulbert LLC	63 Hulbert Ave	foundation, siding, windows	29/9	Emeritus LTD
25.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
26.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
27.	*Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimited
28.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
29.	*K. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA
30.	*Brett Fodiman	27 Cato Lane	Revision	55/18	CWA
31.	*John Brazilian Tr.	34 Easton st	Revision	42.1.4/18	CWA
32.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
33.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK

Approved Minutes -	January 3,10 2023
Review Minutes -	January 31, 2023, February 2, 2023
Other Business -	<ul style="list-style-type: none"> <li>Next HDC Meeting- <b>February 21<sup>ST</sup> at 4pm *HYBRID &amp; IN-PERSON @ 2 FAIRGROUND RD. -CONFERENCE RM.</b></li> </ul>
<b>Future Action Items-</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>

## Additional Future Action Items-

*(Not to be acted on current meeting.)*

<b>X. OLD BUSINESS 02/14/23</b>					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	44 Monomoy LLC • <i>Commissioners: TO BE ADDED LATER</i>	44 Monomoy Rd	New guest house	54/72	Workshop/APD
2.	Elizabeth Grace • <i>Commissioners: TO BE ADDED LATER</i>	211 Polpis rd.	Screened porch	26/31	Val Oliver
3.	Holly Coburn • <i>Commissioners: TO BE ADDED LATER</i>	5 North beach St.	New dwelling	42.4.1/92	Normand residential
4.	*Edward Gilberth <b>10-7346</b> • <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none.</i>	51 Walsh St	New roofwalk & stairs	29/61	Linda Williams
5.	*Doherty Ack LLC <b>08-6934</b> • <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
6.	*Doherty Ack LLC <b>08-6937</b> • <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
7.	*Doherty Ack LLC <b>08-6939</b> • <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
8.	*Doherty Ack LLC <b>08-6941</b> • <i>Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>	4 Mariner Way	New garage/apt	55.1.4/72	Linda Williams
9.	*Doherty Ack LLC <b>08-6943</b> • <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
10.	*Doherty Ack LLC <b>08-6930</b> • <i>Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
11.	*Doherty Ack LLC <b>08-6931</b> • <i>Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
12.	*Sachem Corner LLC • <i>Commissioners: TO BE ADDED LATER</i>	1 E Hallowell St	Demo garage	30/100	Linda Williams
13.	*196 Hummock LLC • <i>Commissioners: TO BE ADDED LATER</i>	196 Hummock Pd.	Garage	65/30	Shelter 7
14.	*Balaji Gandhi • <i>Commissioners: TO BE ADDED LATER</i>	9 New Jersey Ave	Addition to main house	60.3.1/408	Shelter 7
15.	*Balaji Gandhi • <i>Commissioners: TO BE ADDED LATER</i>	9 New Jersey Ave	Fenestration chng garage	60.3.1/408	Shelter 7
16.	13 Commercial Wharf LLC <b>09-6996</b> • <i>Commissioners- Pohl, Welch, Coombs, Cap, Oliver; Alternates: Dutra, Thornewill, Patten. Recused: none.</i>	13 Commercial Wharf	Rev- shorten structure	42.2.4/10	NAG
17.	*Kathryn Cook <b>10-7257</b> • <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i>	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard

18.	*Mike Romano	55 Easton st	Window revisions	42.4.1/86	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
19.	Theodarkis	79 Pocomo Rd	Widows walk rev	15/5	CWA
	• <i>Commissioners: TO BE ADDED LATER</i>				
20.	41 Hulbert LLC	41 Hulbert Ave	Mh Raise/ mass/ fenstration	29/18	Botticelli + Pohl
	• <i>Commissioners: TO BE ADDED LATER</i>				
21.	32 Hulbert Trust	32 Hulbert Ave	Fenestration revisions	29/72	Botticelli + Pohl
	• <i>Commissioners: TO BE ADDED LATER</i>				
22.	1010 Wins LLC <b>10-7136</b>	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				
23.	1010 Wins LLC <b>10-7317</b>	10 Lincoln Ave	New garage	30/184	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				
24.	Harold Brothers Realty, LLC <b>01-7685</b>	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
25.	Harold Brothers Realty, LLC <b>01-7684</b>	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
26.	Reade, Gullicksen, Hanley & Gifford <b>04-6162</b>	42 Easton St	Hardscape, gate & paving	42.4.1/21	Sconset Gardener Inc.
	• <i>Commissioners- Welch, Coombs, Camp, Thornewill; Alternates: None; Recused; None.</i>				
27.	*Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				
28.	*Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				



## 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 1<sup>st</sup> 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.*