



Updated Meeting Posting MEETING POSTING

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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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, & Time	Thursday March 30, 2023, at 1:00pm *HYBRID
Location / Address	CONFERENCE ROOM, 2 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 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 Link below:

<https://us06web.zoom.us/j/83220943929?pwd=VDVpNXQ4QkoxVXYwRDZINIBZMzBpZz09>

Meeting ID: 832 2094 3929 Passcode: 319941

Phone dial in: 16469313860; Meeting ID: 832 2094 3929; Password: 319941

This meeting is not live; a recording will be posted to YouTube after the meeting is complete.

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.

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>	
1.	Jim Helfrich	37 Fair St	Add window shutters	42.3.1/212	Emeritus LTD	HB

IV. NEW BUSINESS 02/21/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stark Point LLC	16 Easton St	fenestration Rev 04-6121	42.1.4/11	Botticelli + Pohl
2.	4 Bailey Rd LLC	4 Bailey Rd	Add egress window & door	55/106.6	Sanne Payne
3.	Kimberly Walin	56 Eel point rd.	Fenestration revision	32/27	CWA

V. OLD BUSINESS 03/07/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Salisbury Cottage LLC 01-7737	13 Academy Ln	House renovations	42.4.3/112	Gryphon Architects
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Patten; Alternates: Oliver, Thornewill. Recused; None.</i>				
2.	Salisbury Cottage LLC 01-7734	13 Academy Ln	New shed	42.4.3/112	Gryphon Architects
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Patten; Alternates: Oliver, Thornewill. Recused; None.</i>				
3.	Nicole Tirapelli 01-7714	18 Center St- Sconset	Driveway	73.1.6/105	Nicole Tirapelli
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
4.	Cynthia Nelson 01-7808	30 King St Sconset	New studio	73.42/113	Gryphon Architects
	• <i>Commissioners- Pohl, Coombs, Oliver, Thornewill, Patten; Alternates: Camp, Dutra. Recused; None.</i>				
5.	Bob Risika 01-7714	18 Maclean Lane	Pool & hardscape	55/448	Atlantic Landscape
	• <i>Commissioners: Welch, Camp, Combs, Oliver, Thornewill; Alternates: None Recused: None.</i>				
6.	8 Maple Lane LLC 01-7795	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
7.	8 Maple Lane LLC 01-7799	Maple Lane Lot 8	Garage	67/303	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
8.	Dave Yeager 01-7886	2 Howard Ct	Addition	42.3.4/36	Brook Meerbergen
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Dutra; Alternates: None. Recused: Oliver, Thornewill.</i>				

VI. NEW BUSINESS 03/14/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sweet Meadow Sylvia Ln	74 West Chester	New shed	41/478	NAG
2.	Karsten Reinemo	14 Roberts Lane	Rooftop solar	56/24	Cotuit Solar
3.	Gray Dinghy LLC	25 Willard St	Alterations/ raise structure	29/33	Emeritus LTD
4.	Peter Kaizer	43 Millbrook Rd	New garage	56/233	Peter Kaizer
5.	Janice Burke	36 N liberty St	Downsize add rev 68662	41/265	Val Oliver
6.	Robert Sarkisian	8 North Mill St	New dwelling	55.4.4/78.2	Topham Design
7.	Beach Nut LLC	16 Cannonbury Lane	Pool & hardscape	74/12	Adam Davis
8.	Denise Schwed	32 Vestal St	Post fire alterations	41/46	Val Oliver
9.	Kelly Burke	11 Spring St	Addition	55.1.4/108	BPC
10.	Naïve Melody LLC	3 Tetawkimmo Drive	New dwelling	53/30	BPC
11.	Naïve Melody LLC	3 Tetawkimmo Drive	Pool	53/30	BPC
12.	Amy & Ian Flinn	35 Morey Lane	Color chng, door & window	73.3.2/37.1	Sanne Payne
13.	David Butler	50 Walsh St	Renovation	29/100	CWA
14.	First Congregation	62 Centre st	Door replacement & trim repairs	42.4.3/16	JH Stover
15.	C Barg Tr.	19 W Chester st	Hardscape	42.4.3/7.2	Ahern
16.	Tyler Albright	11 Cannonbury Ln	Pool & hardscape	74/22	Ahern

17. Tyler Albright	11 Cannonbury Lane	Pergola	74/22	Ahern
Approved Minutes -				
Review Minutes -	February 23, & March 9, 14, 21 2023			
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- April 4th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM. 			
Future Action Items-	<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 			

Additional Future Action Items-
(Not to be acted on current meeting.)

VII. OLD BUSINESS 03/21/23					
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Laura Bench	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
	• <i>Commissioners: TO BE ADDED LATER</i>				
2.	Bent Shimmo Nominee 01-7759	4 South Valley Rd	New Dwelling	43/165 165.1	EMDA
	• <i>Commissioners- Camp, Coombs, Oliver, Thornewill, Dutra; Alternates: Patten. Recused; None.</i>				
3.	Robert Leaf	43 Kendrick Rd	Reduce ridge structure	76.4.3/31	CWA
	• <i>Commissioners: TO BE ADDED LATER</i>				
4.	Chris Tofalli	122 Main St	Fence replacement	42.3.3/100	Frank Daily
	• <i>Commissioners: TO BE ADDED LATER</i>				
5.	Little Nauti LLC	1 Smooth Hummock	Fenestration & massing	66/177	JB Studio
	• <i>Commissioners: TO BE ADDED LATER</i>				
6.	Little Nauti LLC	1 Smooth Hummock	Pool & hardscape	66/177	JB Studio
	• <i>Commissioners: TO BE ADDED LATER</i>				
7.	Dafoe Carleton	102 Quidnet Rd	Fenestration & outdoor stairs	21/74	JB Studio
	• <i>Commissioners: TO BE ADDED LATER</i>				
8.	Brett Fodiman	111 Surfside Rd	Asbuilt MH shingles	80/70	Slacktide
	• <i>Commissioners: TO BE ADDED LATER</i>				
9.	Brett Fodiman	111 Surfside Rd	Asbuilt GH shingles	80/70	Slacktide
	• <i>Commissioners: TO BE ADDED LATER</i>				
10.	Brett Fodiman	111 Surfside Rd	Asbuilt garage shingles	80/70	Slacktide
	• <i>Commissioners: TO BE ADDED LATER</i>				
11.	63 Hulbert LLC	63 Hulbert Ave	Foundation, siding, windows	29/9	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
12.	*Balaji Gandhi	9 New Jersey Ave	Addition to main house	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
13.	*Balaji Gandhi	9 New Jersey Ave	Fenestration chng garage	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
14.	*Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				
15.	*Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				
VIII. NEW BUSINESS 03/28/23					
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK

2.	Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
3.	34 Cannonbury Ln LLC	34 Cannonbury Lane	New main house	73/25	WAPD
4.	Mark Barber	11 S. Valley	Revise existing door	43/137	Mark Barber
5.	Mayer	307 Polpis Rd	Demo garage	25/39	LINK
6.	ACK 86 QR LLC	86 Quidnet rd.	Hardscape-driveway	21/102	Linda Williams
7.	Michelle Whelan	13B Mary Ann Dr	Sunroom addition revision	68/222.2	Michelle Whelan
8.	Jennifer Pincinci	4 Bloom St	Window revisions	42.3.3/143	Thornewill Design
9.	Rhodes Trust	125 Main St	Cottage rev 03-5838	42.3.3/49	Gryphon Architects
10.	Once Apon Atide	59r Madaquecham	Main house rev	88/65	NAG
11.	Rudy Valencia	33 Daffodil Ln	New structure	68/743	NAG
12.	Cabko Inc	18B Bartlett Rd	Raise roof	67/113.1	NAG
13.	Phil Allen	6 Deer Run Rd	As built stoop	57/14.5	Val Oliver
14.	36 Lily St LLC	36 Lily St	Revs to main house	42.4.3/94	Botticelli + Pohl
15.	42 Easton St LLC	42 Easton St	Add gates	42.4.1/21	Emeritus LTD
16.	Pour LaTable LLC	2a White Whale	New studio	66/538	Ed Lemberg
17.	Jennifer Dolins	15 Stone Post	Alteration equipment shed	72.3.2/73	Todd Burns
18.	30 Pearl LLC	30 India St	New shed	4.3.4/137	Botticelli + Pohl
19.	21A Pleasant St LLC	21 Pleasant St	As built foundation work	55.4.1/1	LINK
20.	Pour LaTable LLC	54 Skyline Dr.	New 3 rd dwelling	79/46	Ed Lemberg
21.	Pour LaTable LLC	54 Skyline Dr.	New studio	79/46	Ed Lemberg
22.	Pour LaTable LLC	54 Skyline Dr.	Pool & hardscape	79/46	Ed Lemberg
23.	Jamie Foster	6 Williams Ln	Roof solar	55/140	SunWind
24.	Nt Boys & Girls Inc	61 Sparks Ave	Roof solar	55/143	SunWind
25.	Nt Boys & Girls Inc	71 Sparks Ave	Roof solar	55/139	SunWind
26.	Nt Boys & Girls Inc	89 Sparks Ave	Roof solar	55/141	SunWind
27.	Royal Mile LLC	9A Pilgrim Rd	Move shed off	41/217.5	Brian Harris
28.	LB Nantucket LLC	65 Old South Rd	Move off structure	68/158.1	Val Oliver
29.	Gail & Richard Valero	7 Waydale Rd	Move on Structure	55/84	Val Oliver
30.	Conway Family	4 Canonicus St	New dwelling	87/116	Val Oliver
31.	Conway Family	4 Canonicus St	New garage	87/116	Val Oliver
32.	Ryan Murphy	Maple Lane Lot4	Add breezeway	67/303	Emeritus LTD
33.	Bartlett Farm LLC	53 Bartlett Farm RD	Move on garage	65/16.1	SMRD
34.	David Baily	83 Sankaty Rd	New Dwelling	48/42	Design Associates
35.	David Baily	100 Baxter Rd	Move building	48/42	Design Associates
36.	David Baily	100 Baxter Rd	Addition	48/42	Design Associates
37.	Boathouse Realty	52 Warren's Landing	Historic Determination	38/29	Design Associates
38.	Boathouse Realty	52 Warren's Landing	Move structure	38/29	Design Associates
39.	308 Madaket Road LLC	308 Madaket Rd	Roof replacement	60.2.1/67	LINK
40.	Gary Stahl	8 Austin Farm Rd	Window change revisions	56/367	Linda Williams
41.	Marianne Hanley	86 Main St	MH Window sash color chng	42.3.3/66	LINK
42.	George Balboa	71R Cliff Rd	Revise co 03-3087	30/160.1	Brook Meerbergen
43.	High Tide Homes	26 Douglas Way	Guest House	39/40	BPC
44.	High Tide Homes	26 Douglas Way	Cabana	39/40	BPC
45.	High Tide Homes	26 Douglas Way	Pool	39/40	BPC
46.	Ready RE LLC	17 Cannonbury Lane	New dwelling	73/45	Val Oliver
47.	Ready RE LLC	17 Cannonbury Lane	New garage	73/45	Val Oliver
48.	Ready RE LLC	17 Cannonbury Lane	New cabana	73/45	Val Oliver
49.	Margarette Andrews	23 Sesapana Dr	Demo shed	68/91	Thornewill Design
50.	Margarette Andrews	23 Sesapana Dr	New shed	68/91	Thornewill Design
51.	Stark Point LLC	16 Easton St	New studio	42.4.1/11	Botticelli + Pohl
52.	Still Dock Nt LLC	40 Tennessee Ave	Rev to 2022-02-5681	59.4/84	Botticelli + Pohl
53.	High Cliff Trust	11 E. Hallowell Ln	Rev to 2022-09-6986	30/17	Botticelli + Pohl
54.	Brucebridge Young	7 Shawkemo rd.	Rvs to 2022-03-5905	43/5	Botticelli + Pohl
55.	Martha Dragon	8 Field Ave	Solar roof cottage	80/167	Ack Smart
56.	Martha Dragon	8 Field Ave	Solar roof main house	80/167	Ack Smart
57.	John Barry	22 Eel Point Rd	New shed	40/45	Emeritus LTD
58.	30 N Beach St LLC	30 N Beach St BLD A	Fenestration & addition	29/130	Emeritus LTD
59.	30 N Beach St LLC	30 N Beach St BLD B	Fenestration & Historic Determination	29/130	Emeritus LTD
60.	30 N Beach St LLC	30 N Beach St BLD C	Fenestration & Historic Determination	29/130	Emeritus LTD
61.	Laura Ianetta	7 Paul Jones	Fenestration & chimney	30/68.1	Emeritus LTD
62.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH

63. *Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
64. *Erik Junghans	26 Equator Dr	New shed	56/343	LINK
65. *Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
66. *Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK



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.*