



# 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Tuesday April 5, at 5:00PM
<b>Location / Address</b>	PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND 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: Esmeralda Martinez, Land Use Specialist</b>	

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=GRVyhH2uF7Q>

**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, Holly Backus, Esmeralda Martinez, Adrian Rodriguez and Nikki Sherriff

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. NEW BUSINESS 03/15/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Arthur Reader Jr Trust 03-5824	57 Union St	Like Kind Window Replacement	55.1.4/90	Nantucket Carpentry
2. Roy and Shelly Weedon	9 Twin St	Revisions to Foundation	55.4.1/7.1	Linda Williams

3.	3 Beaver St LLC 02-5785	3 Beaver St	Landscape/Hardscape	55.1.4/97	Polly Waldorf
4.	NIR Retail LLC	Straight Wharf	Alteration	42.2.4/1	DTA
5.	Taco 1 LLC <b>03-5849</b>	24 Bartlett Farm Rd	Pool and Hardscape	65/76.1	Atlantic Landscaping
6.	Taco 1 LLC <b>03-5848</b>	22 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
7.	Ocean Dojo LLC <b>03-5847</b>	20 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
8.	1641 Development <b>03-5897</b>	Lot 10 – Maple Ln	New Dwelling	67/303	Brook Meerbergen
9.	1641 Development <b>03-5895</b>	Lot 10 – Maple Ln	New 2 <sup>nd</sup> Dwelling	67/303	Brook Meerbergen
10.	1641 Development <b>03-5898</b>	Lot 10 – Maple Ln	Pool and Hardscape	67/303	Brook Meerbergen
11.	1641 Development <b>03-5896</b>	Lot 10 – Maple Ln	Gazebo	67/303	Brook Meerbergen
12.	71 N. Liberty Trust <b>03-5902</b>	71 N. Liberty St	Addition	41/141.1	NAG
13.	Mike and Gina Dubois <b>03-5836</b>	5 Lilac Ct	New Garage	68/361	McMullen and Assoc.
14.	Mike and Gina Dubois <b>03-5837</b>	5 Lilac Ct	Hardscape	68/361	McMullen and Assoc.
15.	Danielle DeBenedictus Trust <b>03-5892</b>	1 Magnolia Ave	Accessible Egress (Ramp/Steps)	73.3.1/123	Gryphon Architects
16.	88 Pocomo LLC <b>03-5885</b>	88 Pocomo Rd	New Dwelling	14/42	Emeritus
17.	41 Monomoy LLC <b>03-5883</b>	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
18.	OHOM LLC <b>03-5870</b>	28 Main St (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
19.	Stephen Frowin <b>03-5873</b>	32 N. Liberty St	Addition	41/1159	Emeritus
20.	Sherburne TP LLC <b>03-5860</b>	7 Sherburne TP	Landscape Amenities/ Pool and Spa	30/112	Jardin's Intl.
21.	Robert Hockeeday <b>03-5899</b>	3 New St (Sconset)	Roof Color Change	73.1.3/37	Thornewill Designs
22.	Lions Foot LLC <b>03-5844</b>	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
23.	Lions Foot LLC <b>03-5909</b>	9 Sherburne Way	Move off or Demo Garage	30/37	Topham Designs
24.	Stacey McEacher/ Abigail Shaw	15 Harbor View	Detached Walk-in Refrigerator	42.4.2/9	Mr. Winter Equipment

### III. OLD BUSINESS 03/22/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brandon Bean <b>01-5616</b>	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>				
2.	Bolthole LLC <b>02-5701</b>	10 Quince St.	Color Revision	42.3.4/103	NAG
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
3.	Theodorakos Vaios Trust	79 Pocomo Rd.	New Dwelling	15/15	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
4.	Scott Dehm <b>02-5644</b>	8 Ash St.	Addition	42.4.2/94	SCI
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, McLaughlin; Alternates: None; Recused: None</i>				
5.	1 Caroline Way LLC <b>12-5414</b>	1 Caroline Way	Pool & Hardscape	85/58	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None.</i>				
6.	Ocean Heath LLC	9 Falmouth Ave.	Decks & fenestration	82/423	JN Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: Oliver.</i>				
7.	Plamen Dimitrov <b>02-5661</b>	3 Weatherly Place	New 2 <sup>nd</sup> Dwelling	67/950	Plamen Dimitrov
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None.</i>				
8.	Eleven Lincoln Ave TR <b>12-5451</b>	32 Jefferson Ave	Addition	30/132	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Pohl, Oliver.</i>				
9.	Kingfisher Realty Trust <b>01-5596</b>	278 Polpis Rd.	Roof walk Fenestration	25/2	Gryphon Architect
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>				
10.	Anthony Noto <b>11-5270</b>	10 Lincoln Ave	Addition & Reno	30/184	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
11.	Olsen Family <b>12-5425</b>	28 Prospect St.	New Dwelling	55.4.4/77	Val Oliver
	• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				
12.	34B Walsh St <b>01-5568</b>	34B Walsh St.	Addition	29/104	Studio Ppark
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
13.	Ali & Zach Smith <b>12-5312</b>	232 Madaket Rd.	Garage Revisions	59.4/120.1	JN Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				

### IV. NEW BUSINESS 03/29/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Steven Bush	8 Grand Ave	New Foundation/ Reno	73.3.1/118	NAG
2.	Thairatana Patama TRST	108.5 Old South Rd	New Dwelling	68/491	Brook Meerbergen
3.	Joseph Hegenbart	6 Walsh St	Hardscape – Renew COA	42.4.1/84	Atlantic Landscaping
4.	Tom Kershaw	121 Washington St	Decks	55.1.4/14	Valerie Oliver
5.	Richard Rosenbaum	16 Cliff Rd	Fence/Apron/Gate Relocate	42.4.4/69	Thornewill Design
6.	Eric Tanenblatt	16 Gardner Rd	Shutters and House	43/93	EMDA

7.	Eric Tanenblatt	16 Gardner Rd	New Building	43/93	EMDA
8.	Eric Tanenblatt	16 Gardner Rd	New Shed	43/93	EMDA
9.	Soren Sorensen	51 Fair St	Changing Paint Color	42.3.2/40	Soren Sorensen
10.	One Chester Smiley LLC	1 Chester St	Revisions to existing COA	42.4.3/18	Normand Residential
11.	JK Baxter LLC	114 Baxter Rd	Addition	48/35	Luke Thornewill
12.	Maury and Associates	81 Polpis Rd	Demo or Move Off	44/23.4	Valorie Oliver
13.	Maury and Associates	81 Polpis Rd	New Dwelling	44/23.4	Valorie Oliver
14.	Maffeo Vincent A Trust	28 Liberty St	Change Roof Shin. (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
15.	Jeff Laliberte	18 Bishops Rise	Solar Ground Array	40/126	Ack Smart
16.	Joanne Love	36 Hooper Farm Rd	Remove Exterior Chimney	67/130	NAG
17.	Ken Musi	20 Willard St.	Add Mini Split Heatpump/AC	29/78	George Wing
18.	Grampietro	71 Vestal St	Exterior Porch Added	56/467	Thornewill Design
19.	Claire Lower / Brandon Wilson	146 Main St	New Gate	41/518	Valorie Oliver
20.	Kathleen Reagan	49 Pleasant St	Window Replacement – Int. Change	55/19	Paul Dreher
21.	Haley Victor	94 Orange St	Addition	55.4.1/47	Paul Dreher
22.	Lindsey Matthews	37 W. Chester St	Addition	41/150	NAG
23.	Joseph Minella	9 Gingly Ln	New Dwelling	41/851	Sandcastle Const.
24.	Joseph Minella	9 Gingly Ln	New Pool and Hardscape	41/851	Sandcastle Const.
25.	Joseph Minella	9 Gingly Ln	New Garage/ Studio	41/851	Sandcastle Const.
26.	Maryann Jones	6 E. Lincoln Ave	Demo or Move Shed	42.4.1/49.1	Structures Unlimited
27.	Juraj Bencat	15 Wappossett Cir	M.H.Solar Roof Array	67/571	Ack Smart
28.	Juraj Bencat	15 Wappossett Cir	Shed Solar Roof Array	67/571	Ack Smart
29.	Tanya Peterson	6 King St (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
30.	Ack Livin II LLC	2 Hedgebury Ln	Driveway Change	41/593	Atlantic Landscaping
31.	Waterfront Pocomo LLC	17 Lauretta Ln.	New Dwelling	14/10.2	Brook Meerbergen
32.	Waterfront Pocomo LLC	17 Lauretta Ln.	New Garage/ Studio	14/10.2	Brook Meerbergen
33.	Waterfront Pocomo LLC	17 Lauretta Ln.	New Shed	14/10.2	Brook Meerbergen
34.	Steven Cohen Trust	12 Codfish Park Rd	Fenestration Changes	73.2.4/9	Shelter 7
35.	Kathleen T. Paradelis	7 Dooley Ct	New Dwelling	68/153	David Nagys
36.	Matt and Stephanie Gattuso	2 Spindrift Cir	Addition to Dwelling	66/316	Thornewill Design
37.	Nt Land Bank	321 Polpis Rd.	Move off or demo dwelling	25/8	John Kuszpa
38.	HMSW LLC	25 Sankaty Head	Demo/Addition/Fenes. Change	48/3	Emeritus
39.	6 Old Westmoor Farm LLC	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
40.	Jennifer Fraizer	Maple Ln (Lot 9)	Front Porch	67/303	Emeritus
41.	OHOM LLC	28 Main St (Sconset)	Gate	73.3.1/47	Emeritus
42.	Housing Nantucket	Honeysuckle Dr	Move Building to Site	68/890	Emeritus
43.	31 Western Ave LLC	31 Western Ave	Fenestration/ Hostel	87/94	Emeritus
44.	31 Western Ave LLC	31 Western Ave	Cabin	87/94	Emeritus
45.	31 Western Ave LLC	31 Western Ave	Dorm and Stairs	87/94	Emeritus
46.	Bartlett Farm LLC	19 Bartlett Farm Rd	Move to 19 Golfview	65/16.1	SMR
47.	Bartlett Farm LLC	22 Bartlett Farm Rd	Move off to BFR (19)	65/76.1	SMR
48.	Bartlett Farm LLC	19 Bartlett Farm Rd	Move on from BFR (22)	65/16.1	SMR
49.	Boyers Way LLC	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox
50.	Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
51.	Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
52.	Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
53.	Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
54.	Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
55.	N.T. Historical Assoc. 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

#### V. OLD BUSINESS 04/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jeffrey Greenberg 10-4940	30A Orange St.	Garage Reno	42.3.3/200	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused:None</i>				
2.	Elizabeth Powell 12-5445	71 Cliff rd.	Hardscape	30/160	Atlantic Landscaping
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
3.	Cameron Marks 11-5038	5 Cobble Court	New Dwelling	55/261	Sonny Way
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
4.	Family Ties Ack LLC, 11-5159	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
	• <i>Commissioners: Pohl, Camp, Coombs, Welch; Alternates: None; Recused: None.</i>				
5.	Taco Taco 1 LLC 01-5567	22 Bartlett Farm Rd.	New Dwelling	65/76.1	BPC
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.</i>				
6.	Ocean Dojo LLC 01-5569	20 Bartlett Farm Rd.	New Dwelling	65/76	BPC
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.</i>				
7.	Brett Fodiman 10-4968	27 Cato Lane	Guest House dwelling	55/118	CWA

- *Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.*
8. 450 Green Park LLC **11-5272**      2 Stone Alley Way      Adtn, Alterations & foundation      42.3.1/103      EMERITUS
- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.*
9. Zero India LLC **01-5514**      1 Cambridge St.      Reduce footprint & chng roof      42.3.1/130.2      EMERITUS
- *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.*
10. Arline Bartlett **12-5454**      21 Pleasant St.      Windows, doors, addition      55.4.1/1      LINK
- *Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.*

Approved Minutes -	March 22 & 24, 2022
Review Minutes -	March 29 & 31, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Thursday April 7<sup>th</sup> at 1:00PM * HYBRID &amp; IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE RM.</b></li> <li>• Discussion of Wind Turbines</li> <li>• Discussion of Advisory Board review</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>
Commission Comments	