



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2022 APR 04 PM 03:38
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NANTUCKET TOWN CLERK
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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	Thursday April 7, at 1:00PM
Location / Address	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD AND 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/83293200359?pwd=RkxGQSt6Zm1hNHkdzJIRC8vaHRWQT09>

Meeting ID: 832 9320 0359 Password: 319941

Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941

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

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. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Joanne Love	36 Hooper Farm Rd	Remove Exterior Chimney	67/130	NAG
2. Kathleen Reagan	49 Pleasant St	Window Replacement – Int. Change	55/19	Paul Dreher
3. Matt and Stephanie Gattuso	2 Spindrift Cir	Addition & Alterations	66/316	Thornewill Design
4. Claire Lower / Brandon Wilson	146 Main St	New Gate	41/518	Valorie Oliver
5. Dean Grampietro	71 Vestal St	Exterior Porch Added	56/467	Thornewill Design
6. Housing Nantucket	Honeysuckle Dr	Move on from 22 Eel Pt.	68/890	Emeritus
7. Waterfront Pocomo LLC	17 Lauretta Ln.	New Shed	14/10.2	Brook Meerbergen
8. Jeff Laliberte	18 Bishops Rise	Solar Ground Array	40/126	Ack Smart

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

V. 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. Ken Musi	20 Willard St.	Add Mini Split Heatpump/AC	29/78	George Wing
16. Haley Victor	94 Orange St	Addition	55.4.1/47	Paul Dreher
17. Lindsey Matthews	37 W. Chester St	Addition	41/150	NAG
18. Joseph Minella	9 Giny Ln	New Dwelling	41/851	Sandcastle Const.
19. Joseph Minella	9 Giny Ln	New Pool and Hardscape	41/851	Sandcastle Const.
20. Joseph Minella	9 Giny Ln	New Garage/ Studio	41/851	Sandcastle Const.
21. Juraj Bencat	15 Wappossett Cir	M.H.Solar Roof Array	67/571	Ack Smart
22. Juraj Bencat	15 Wappossett Cir	Shed Solar Roof Array	67/571	Ack Smart
23. Tanya Peterson	6 King St (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
24. Ack Livin II LLC	2 Hedgebury Ln	Driveway Change	41/593	Atlantic Landscaping
25. Waterfront Pocomo LLC	17 Lauretta Ln.	New Dwelling	14/10.2	Brook Meerbergen
26. Waterfront Pocomo LLC	17 Lauretta Ln.	New Garage/ Studio	14/10.2	Brook Meerbergen
27. Steven Cohen Trust	12 Codfish Park Rd	Fenestration Changes	73.2.4/9	Shelter 7

28. Kathleen T. Paradelis	7 Dooley Ct	New Dwelling	68/153	David Nagys
29. Nt Land Bank	321 Polpis Rd.	Move off or demo dwelling	25/8	John Kuszpa
30. HMSW LLC	25 Sankaty Head	Demo/Addition/Fenes. Change	48/3	Emeritus
31. 6 Old Westmoor Farm LLC	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
32. Jennifer Fraizer	Maple Ln (Lot 9)	New Dwelling & Front Porch	67/303	Emeritus
33. OHOM LLC	28 Main St (Sconset)	Gate	73.3.1/47	Emeritus
34. 31 Western Ave LLC	31 Western Ave	Fenestration/ Hostel	87/94	Emeritus
35. 31 Western Ave LLC	31 Western Ave	Cabin	87/94	Emeritus
36. 31 Western Ave LLC	31 Western Ave	Dorm and Stairs	87/94	Emeritus
37. Bartlett Farm LLC	19 Bartlett Farm Rd	Move to 19 Golfview	65/16.1	SMR
38. Bartlett Farm LLC	22 Bartlett Farm Rd	Move off to BFR (19)	65/76.1	SMR
39. Bartlett Farm LLC	19 Bartlett Farm Rd	Move on from BFR (22)	65/16.1	SMR
40. Boyers Way LLC	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox
41. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
42. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
43. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
44. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
45. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
46. N.T. Historical Assoc. 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

VI. 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. 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>				
4. 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>				
5. 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>				
6. Brett Fodiman 10-4968	27 Cato Lane	Guest House dwelling	55/118	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
7. 450 Green Park LLC 11-5272	2 Stone Alley Way	Adtn, Alterations & foundation	42.3.1/103	EMERITUS
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
8. Zero India LLC 01-5514	1 Cambridge St.	Reduce footprint & chng roof	42.3.1/130.2	EMERITUS
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
9. Arline Bartlett 12-5454	21 Pleasant St.	Windows, doors, addition	55.4.1/1	LINK
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				

Approved Minutes -	
Review Minutes -	March 29 & 31, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday April 12th at 5:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM. • Discussion of Wind Turbines • Discussion of Advisory Board review • 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
Commission Comments	