



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 APR 28 AM 10:20  
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**RECEIVED**  
 2022 APR 27 AM 11:29  
 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Thursday April 28, 2022 at 1:00pm *HYBRID
<b>Location / Address</b>	COFERENCE ROOM, 2 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

**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=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

**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 Nicky Sheriff

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.**

## II. DISCUSSION

\*\*\*Adopt Statement Regarding 2022 ATM 54- Hot Tubs & Spas

\*\*\* ATM solar panel warrant

\*Discussion on Article 80 – Home Rule Petition: Historic District Commission (Special Act) re: Solar

\*\*\*Not anticipated by the Chair within 48 hours

## III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Steven Smith Trust	2 Killdeer Lane	Window rev 2021-01-2678	68/657	Steven Smith
2. Jeremy Trottier	4 Windsor Street	New Dwelling (Revision)	49/193	Emeritus
3. Gerry Kennally	215 Polpis Road	Free Standing Solar panels	26/29.30,31	Doug Lebrecht
4. Bank America	15 Sparks Avenue	Roof change	55/177	T&T Roofing LLC
5. Cannonbury Holdings 1, LLC	30 Cannonbury Lane	Color Change revision 08-1575	73/23	Workshop/APD
6. ABCET LLC	58 Baxter Road	Color Change 07-4237	49/54	Will Stephens
7. Kathleen Krall	15 Mасаquet Avenue	Main house Rev to 2020-06-1255	80/141	Botticelli + Pohl

## IV. 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. Elizabeth Powell 12-5445	71 Cliff rd.	Hardscape	30/160	Atlantic Landscaping

• *Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None*

## V. NEW BUSINESS 04/12/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Housing Nantucket 04-6101	31 Fairgrounds Rd	Solar and Carport	67/149	Jardins Intl.
2. Joan Bunting	3 Pine Tree St	Pool and Hardscape	68/228	Linda Williams
3. Steven Busch 03-6057	8 Grand Ave	Demo Chimney	73.3.1/118	Zoran Milovski
4. God Bless Dad LLC 03-6059	76 Baxter Rd	New Pool	49/42	Atlantic Landscaping
5. Mariocha Krishnamurti 03-6011	17 Milk St	Front Door Color Change	42.3.3/86.1	Mariocha Krishnamurti
6. Cliff Lane 81LLC 03-6060	81 Cliff Rd	White Picket Fence	30/165	Garden Group
7. James Chapman 03-6050	10 Angola St	Driveway/ Apron	55.4.4/79	Viktoriya Keltz
8. Helen Dubois 03-6070	5 Stone Post	New Pool/Spa/Fencing	14/80	KM Designs
9. Candlewick Corner Vtt Ack LLC 04-6106	120 Old South Rd	New Commercial Bld	68/969	CWA
10. Candlewick Corner Vtt Ack LLC 04-6105	122 Old South Rd	New Commercial Bld	68/969.1	CWA
11. Candlewick Corner Vtt Ack LLC 04-6104	124 Old South Rd	New Commercial Bld	68/969.2	CWA
12. 55 Eel Point Holdings LLC 04-6096	55 Eel Point Rd	New Garage Apartment	32/47	Botticelli + Pohl
13. Stark Point LLC 04-6109	16 Easton St	Move Off/ Demo MH	42.1.4/11	Botticelli + Pohl
14. Stark Point LLC 04-6110	16 Easton St	Move Off/Demo Garage	42.1.4/11	Botticelli + Pohl
15. Stark Point LLC 04-6118	16 Easton St	New Dwelling	42.1.4/11	Botticelli + Pohl
16. Stark Point LLC 04-6120	16 Easton St	New Garage	42.1.4/11	Botticelli + Pohl
17. Stark Point LLC 04-6119	16 Easton St	New Cottage	42.1.4/11	Botticelli + Pohl
18. Stark Point LLC 04-6121	16 Easton St	New Gym	42.1.4/11	Botticelli + Pohl
19. Island Living LLC 04-6113	2B Longwood Dr.	New Main House	71/13.4	JB Studio
20. Island Living LLC 04-6111	2B Longwood Dr.	New Guest House	71/13.4	JB Studio
21. Island Living LLC 04-6112	2B Longwood Dr.	New Pool	71/13.4	JB Studio
22. Steven & Marian Wilson 04-6123	5 Surfside Rd	Addition & Lift	55/253	LINK
23. Nt Lifesaving Museum 04-6124	158 Polpis Rd	Window Replacement	27/28	LINK
24. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
25. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
26. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
27. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
28. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
29. N.T. Historical Assoc. 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

## VI. OLD BUSINESS 04/19/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Melissa Sperau 12-5433	21 Bank St.	Rev 72714 2 <sup>nd</sup> floor addition	73.1.3/57	Gryphon Architect
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				
2. K225 LLC	126 Main St.	Move on site & renovations	42.3.3/98	Linda Williams/ JB Studio
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
3. 20A Bishops Rise 01-5590	20A Bishops Rise	Garage	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
4. 20A Bishops Rise 01-5594	20A Bishops Rise	New Pool	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
5. 20B Bishops Rise 01-5591	20B Bishops Rise	Main House	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				

6.	20B Bishops Rise <b>01-5597</b>	20B Bishops Rise	New Garage/Studio	40/127	Topham Designs
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
7.	20B Bishops Rise <b>01-5593</b>	20B Bishops Rise	New Pool	40/127	Topham Designs
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
8.	Scott Dehm <b>02-5644</b>	8 Ash St.	Addition & shift arbor	42.4.2/94	SCI
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
9.	Cordts-Pearce <b>02-5742</b>	76 Pleasant St.	Addition	55/367	JB Studio
	• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None.</i>				
10.	41 Monomoy Rd. LLC <b>03-5883</b>	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None.</i>				
11.	88 Pocomo Rd LLC <b>03-5885</b>	88 Pocomo Rd.	New Dwelling	15/42	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None.</i>				
12.	Tack3 LLC <b>10-4863</b>	26 Washington St.	Addition & removal of balcony	42.3.2/23	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
13.	Ocean Dojo LLC <b>03-5847</b>	20 Bartlett Farm Rd.	Pool & hardscape	65/76	Atlantic Landscape
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None.</i>				
14.	Hoehn-Saric <b>10-4865</b>	34 Easton St.	New Dwelling	42.1/14/18	CWA
	• <i>Commissioners: to be added</i>				
15.	Eleven Lincoln Trust <b>08-4451</b>	32 Jefferson St.	Addition	30/132	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				

## VII. NEW BUSINESS 04/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Martins LLC	5 Martins Lane	Mini split heat pump	42.3.2/132	South Shore Climate
2.	Julia Brondi	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes
3.	Sandy Ack LLC	6 Sandy Drive	Move Off	29/76	NAG
4.	Sandy Ack LLC	6 Sandy Drive	New Dwelling	29/76	NAG
5.	Peter Michalowski	9R Bayberry	New Dwelling	67/62	Brook Meerbergen
6.	Peter Michalowski	9R Bayberry	Garage/Cabana	67/62	Brook Meerbergen
7.	Peter Michalowski	9R Bayberry	Pool/Hardscape	67/62	Brook Meerbergen
8.	Wianno Family Nantucket	27 Brewster Rd.	Porch	54/173	NAG
9.	Afiz LLC	26 Naushon Way	Poolhouse/Gym	80/190	Val Oliver
10.	Fitzpatrick	4 Grey Lady	Shed	66/702	Val Oliver
11.	Dan Driscoll	15 Madaket Road	Roof Change (Cedar to Asphalt)	41/299.3	Gerardo Nolasco
12.	Charles Bartholomae	52 Tennessee Avenue	Door Change (overhead to swing)	59.4/95	Gerardo Nolasco
13.	Larry Goode	10 Grey Lady Lane	Hardscape	66/75	Val Oliver
14.	Constnace Thompson-Brett	60 Arkansas Avenue	Solar Roof Array	59.4/33	Ack Smart
15.	31 Western LLC	31 Western Avenue	Shed	87/94	Emeritus
16.	David Pokarcik	52 Hooper Farm Road	Like Kind Roof Repair	67/316	David Pokarcik
17.	Piya Phattanaphuti	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
18.	Peter Locthefeld	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
19.	Kevin Jacobs	1 Judith Chase Lane	Shingle Change (3Tab-Arch)	42.3.2/4.1	T&T Roofing
20.	5 Sherburne Way LLC	5 Sherburne Way	Rev to 2021-10-4912	30/38	Botticelli + Pohl
21.	Donick Cary Trust	6 Dukes Road	Rev to 2021-11-5113	41/189	Val Oliver
22.	Costaves Akiana	8A Toombs Court	New Dwelling	68/153.3	Val Oliver
23.	High Tide Partners	8 Ackermuck	Rev & Window Change Color	41/618	Linda Williams
24.	Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
25.	Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
26.	Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC
27.	NHA	50 Prospect Street	Like Kind Roof	55.4.4/25	James Lydon
28.	High Tide Partners LLC	26 Douglas Way	New Dwelling	39/41	BPC
29.	High Tide Partners LLC	26 Douglas Way	Garage	39/41	BPC
30.	High Tide Partners LLC	26 Douglas Way	Shed	39/41	BPC
31.	High Tide Partners LLC	26 Douglas Way	Gazebo	39/41	BPC
32.	High Tide Partners LLC	26 Douglas Way	Pool	39/41	BPC
33.	Pamela Alexander	4 Mayhew Road	Cottage	92.4/221	SMRD
34.	Pamela Alexander	4 Mayhew Road	Pool	92.4/221	SMRD
35.	Pamela Alexander	4 Mayhew Road	Shed	92.4/221	SMRD
36.	Kraig & Helen Siracuse	2 L Street	New Porch Roof	59.4/261	LINK
37.	Michael & Lily Springer	3 West Dover	Addition	55.4.1/170	LINK
38.	High Cliff Trust	11 East Hollowell Lane	Addition/Reno	30/17	Botticelli + Pohl
39.	High Cliff Trust	11 East Hollowell Lane	New Garage	30/17	Botticelli + Pohl
40.	John H Reilly Trust	113 Main Street	Hardscape,Driveway,Fencing,Gates	42.3.3/105	Jardins Intl
41.	John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl

42. Stephen Cherner	196 Hummock Pond Road	New Dwelling	65/30	Shelter 7
43. NOTSOEASY LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
44. NOTSOEASY LLC	26 Easy Street	Door Change/Replace	42.4.2/23	Emeritus
45. One Folger Road LLC	1 Folger Road	Rev Hardscape/Driveway	30/195.1	Renee Byers
46. Laundro Ack LLC	4 Hanabea Lane	Door Change	69/15	Emeritus
47. Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Associates Inc.
48. Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Associates Inc.
Approved Minutes -				
Review Minutes -	April 19 & 21, 2022			
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>May 3<sup>rd</sup>, at 5:00PM * HYBRID &amp; IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.</b></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>			
Commission Comments				