



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED

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NANTUCKET TOWN CLERK
Posting Number:T 552

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, & Time	Tuesday, June 13, 2023, at 4:00 pm*HYBRID
Location / Address	COMMUNITY ROOM, 4 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 THE 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/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 the live meeting, click here:

https://www.youtube.com/watch?v=XD-clV6-y_U

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.

I. HELD FOR A VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket	16 Broad St	Alterations	42.4.2/30	SMRT Architects

- *Commissioners- Pohl, Coombs, Camp, Dutra, Patten; Alternates: Oliver, Thornewill, Recused: None.*

II. NEW BUSINESS 06/06/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jane Berman 05-8571	98 Tom Nevers Rd	Remove porch roof rev 04-6169	91/40	NAG
2.	Richards Evans 05-8533	11 Wanoma Rd	Roof mount solar	92.4/229	Team Sunshine
3.	Bent Shimmo NT 05-8510	2 S Valley RD	Pool & retaining wall	43/165	Atlantic Landscaping
4.	Paul Donovan 05-8486	89 Vestal ST	Fence	56/251	LINK
5.	Nt Boat Basin 05-8430	29 Commercial Whrf	Partial demo	42.2.4/3	Dennis Patnaude
6.	14 Hussey St LLC 05-8419	14 Hussey St	Foundation & door chng	42.3.4/132	EMDA
7.	Laura Iannetta	7 Paul Jones Rd	Relocate spa rev 12-7591	30/68.1	Ahern LLC
8.	22 Easton St LLC 05-8575	22 Easton St	GH revision	42.1.4/12.1	Roland Voyages
9.	22 Easton St LLC 05-8576	22 Easton St	Garage revision	42.1.4/12.1	Roland Voyages
10.	22 Easton St LLC 05-8574	22 Easton St	MH revision	42.1.4/12.1	Roland Voyages
11.	22 Easton St LLC 05-8573	22 Easton St	Studio revision	42.1.4/12.1	Roland Voyages

III. OLD BUSINESS 06/13/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nicole & Phillip Hadley 04-8300	4 Underhill Lane	New garage	73.3.2/38.1	WAPD
	• <i>Commissioners- Pohl, Welch, Coombs, Oliver, Thornewill; Alternates: None, Recused: None.</i>				
2.	Don DeMichelle 02-7889	2 Birdsong Ln	Hardscape	55.4.4/80.2	Brook Meerbergen
	• <i>Commissioners- Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None, Recused: None.</i>				
3.	Justin Geagan 04-8292	13a Pine Tree rd.	2 nd addition Dormer, roof	68/102	JB Studio
	• <i>Commissioners- Pohl, Welch, Coombs, Oliver, Patten; Alternates: Dutra, Thornewill; Recused: None.</i>				
4.	Little Nauti LLC	1 Smooth Hummock	Dwelling revision	66/177	JB Studio
	• <i>Commissioners- Welch, Coombs, Oliver, Patten, Thornewill; Alternates: None; Recused: None.</i>				
5.	Little Nauti LLC	1 Smooth Hummocks	Pool revisions	66/177	JB Studio
	• <i>Commissioners- Pohl, Coombs, Oliver, Patten, Thornewill; Alternates: Welch; Recused: None.</i>				
6.	Ashkan Vaziri 04-8243	9 Woodbury Lane	Garage revs	41/551	Studio PPark
	• <i>Commissioners- Welch, Coombs, Dutra, Patten, Thornewill; Alternates: None; Recused: None.</i>				
7.	Kara Rogers 04-8254	32 Lyons Lane	New dwelling revisions	71/6	SMRD
	• <i>Commissioners- Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Patten; Recused: None.</i>				
8.	Christopher Hurd	25 E Lincoln Ave	Dwelling revision	42.4.1/	EMDA
	• <i>Commissioners- Pohl, Welch, Coombs, Oliver, Patten; Alternates: None; Recused: None.</i>				
9.	Nyland/ Logue 04-8347	93 Sankaty rd	Alterations revisions	49/182	Topham Design
	• <i>Commissioners- Pohl, Welch, Camp, Coombs, Dutra; Alternates: None; Recused: None.</i>				
10.	Gardner MacDonald	8 Priscilla Ln	Pool & hardscape	41/353	Waterscapes
	• <i>Commissioners- Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None, Recused: None.</i>				
11.	DavKim Smiley LLC 05-8432	10 12 Davkim Ln	Storage unit	68/61	Emeritus LTD
	• <i>Commissioners- Welch, Camp, Coombs, Thornewill, Patten; Alternates: Dutra; Recused: None</i>				
12.	111 Cliff Rd Trust 05-8482	111 Cliff Rd	New dwelling	41/10	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Thornewill; Alternates: Dutra, Patten; Recused: None.</i>				
13.	111 Cliff Rd Trust	111 Cliff Rd	New garage	41/10	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Thornewill; Alternates: Dutra, Patten Recused: None.</i>				
14.	Bob & Jeanette LLC	43 Kendrick rd.	New dwelling	76.4.3/31	Chip Webster
	• <i>Commissioners- Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Dutra, Thornewill; Recused: None.</i>				
15.	Rednor Robin 05-8469	2 Anns Ln	Pool & Hardscape	49/59.1	Julie Jordin
	• <i>Commissioners- Pohl, , Welch, Camp, Coombs, Patten; Alternates: Dutra, Thornewill; Recused: None</i>				

IV. COMMISSIONER'S ITEMS FOR DISCUSSION AND VOTE

- "Save our Sound Endorsement."
- Thursday HDC meetings to be removed from meeting schedule.
- 6 Hickory Meadow As-Built Condition compliance deadline.

Approved Minutes –	April 25, 27, May 9, 2023.
Review Minutes -	May 23, 25, 30 & June 6, 2023.

Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- June 20th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – ZOOM Webinar format to commence.
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



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.*