



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 JUNE 13 AM 03:40  
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**RECEIVED**  
2022 JUN 15 AM 11:20  
NANTUCKET TOWN CLERK  
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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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, &amp; Time</b>	Thursday, June 16, 2022 at 1:00pm *HYBRID
<b>Location / Address</b>	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD & 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, L&amp; Use Specialist</b>	

To join the Historic District Commission meeting click on the Zoom Link below:  
<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

**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, Val Oliver, Stephen Welch  
**Associate Commissioners:** Jesse Dutra, Carrie Thornewill  
**Staff:** Terry Norton, Holly Backus, Esmeralda Martinez, Adrian Rodriguez & 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.**

### I. COMMISSIONER’S COMMENTS

### II. PUBLIC COMMENT

### III. DISCUSSION

**IV. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Ruby 05-6376	1 Fairgrounds Rd	Exterior Fenestration	55/70	Emeritus
2. Sara Schwartz	27 Sconset Ave	Deck & New Door	49.2.3/23.1	JB Studio
3. Sara Schwartz	27 Sconset Ave	Fence	49.2.3/23.1	JB Studio
4. Cannonbury Ln Partners LLC	7 Cannonbury Ln	As built Rev. to 08-1581	74/29	Patrick Lewis

**V. CONSENTS WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Bryan & Toni Franz 05-6357 • due to lack of visibility	10 Cannonbury Ln	New Shed	74/9	Workshop APD
2. Swedish Foster LLC 05-6358 • due to lack of visibility	18 Cannonbury Ln	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
3. Cannonbury Ln Holdings 1 LLC 05-6370 • due to lack of visibility	30 Cannonbury Ln	New Patio	73/23	Ahern

**VI. OLD BUSINESS 05/03/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
4. Jessica Millard 06-4017 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver.</i>	5 Cudweed Road	Alterations	82/145	Val Oliver

**VII. NEW BUSINESS 05/10/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Eileen Harkness 05-6314	5 Gardner Perry	Roof Change	55/32.1	Thornewill Design

**VIII. OLD BUSINESS 05/17/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. God Bless Dad LLC 03-6059 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver Alternates: Welch, Thornewill; Recused: None.</i>	76 Baxter Rd.	Pool & hardscape	49/42	Atlantic L&scaping
2. 41 Monomoy LLC 03-5883 • <i>Commissioners: Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: None.</i>	41 Monomoy Rd.	New dwelling	57/79.1	EMERITUS
3. 55 Eel Point Holding LLC • <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Pohl</i>	55 Eel Point Rd	New garage	32/47	Botticelli + Pohl
4. Stark Point LLC 04-6118 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>	16 Easton St.	New dwelling	42.1.4/11	Botticelli + Pohl
5. Steven Cohen Trust 03-6013 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None.</i>	12 Codfish Park Rd.	Dormers & fenestration revision	73.2.4/9	Shelter 7

**IX. NEW BUSINESS 05/24/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cary Akins 05-6318	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
2. Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA+
3. Maple Lane LLC 05-6335	2 Maple Ln	New Dwelling	67/303	Dustin Maury
4. JK Baxter LLC 05-6336	114 Baxter Rd	Extended 2 <sup>nd</sup> Floor Deck	48/35	Thornewill Design
5. Sarah Murphy 05-6351	Maple Ln (lot 4)	New main dwelling	67/303	Emeritus
6. Sarah Murphy 05-6380	Maple Ln (lot 4)	New 2 <sup>nd</sup> Dwelling	67/303	Emeritus
7. Sarah Murphy 05-6350	Maple Ln (lot 4)	New Garage	67/303	Emeritus
8. Peter Anastos 05-6373	21 Union St	Alteration	42.3.2/137	Topham Design
9. John Wise 05-6347	10 Starbuck Rd	New Shed	59.3/62	Emeritus
10. John Wise 05-6346	10 Starbuck Rd	New Garage	59.3/62	Emeritus
11. One Chester Smiley LLC 05-6355	1 Chester St	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
12. David Pekarcik 05-6372	52 Hooper Farm Rd	New Garage	67/316	David Pekarcik
13. David Pekarcik 05-6371	52R Hooper Farm Rd	New Garage	67/767.1	David Pekarcik
14. 9 E Street LLC 05-6359	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
15. 9 E Street LLC 05-6360	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
16. Gail Johnson 05-6363	21 S Water St	Repair Sidewalk	42.4.2/102	CWA
17. Jeffrey Greenburg 05-6381	30 Orange St.	New Stoop & Roof Walk Revision	42.3.2/176	Emeritus
18. NHA Properties Inc 05-6377	31 Fairgrounds Rd (lot 1)	Add Cupola & Vert. Siding	67/149	Emeritus
19. NHA Properties Inc 05-6378	31 Fairgrounds Rd (lot 8)	Add Cupola & Vert. Siding	67/149	Emeritus

**X. OLD BUSINESS 05/31/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brew Bean 01-5616 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>	2 Candle House Lane	New dwelling	55.4.1/	Concept Design
2. Joe Minella 03-5939 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>	9 Giny Lane	New dwelling	41/851	Robert Newman
3. Joe Minella 04-6078 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>	9 Giny Lane	New 2 <sup>nd</sup> dwelling	41/851	Robert Newman

4.	Joe Minella <b>03-5937</b>	9 Gingly Lane	Pool & Hardscape	41/851	Robert Newman
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
5.	Joe Minella <b>03-5938</b>	9 Gingly Lane	Garage/Studio	41/851	Robert Newman
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
6.	Nick & Kacie Pappas <b>03-6067</b>	7 Beaver St	Addition	55.1.4/82	Val Oliver
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Welch, Thornewill; Alternates: Dutra; Recused: Oliver, Camp</i>				
7.	2 Chestnut LLC <b>04-6091</b>	2 Chestnut St	Color change	42.3.1/69	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
8.	88 Pocomo LLC <b>03-5885</b>	88 Pocomo Rd.	Main House new dwelling	15/52	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
9.	88 Pocomo LLC <b>04-6092</b>	88 Pocomo Rd.	New Guest house	15/52	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				

#### **XI. NEW BUSINESS 06/07/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael & Darya Grant	6 Forrest Ave	Move On from 113 Madaket Rd	68/12	Link/ Thornewill D.
2.	55 Road LLC	56 South Shore Rd	New Dwelling	80/114	EMDA
3.	Maines Mulloy	28 Honeysuckle	New Dwelling with Garage	68/385	Val Oliver
4.	Sankaty LLC	49 Sankaty Rd	New Dwelling	49/66	Dustin Maury
5.	Kathleen M. Cannon Trust	26 Liberty St	Move Windows & Add Door	42.3.4/115	NAG
6.	Richmond Great Point	29 Beach Grass Rd	New Dwelling	68/379	KOH
7.	P Fox Nantucket LLC	20 Orange St	Hardscape/ Fence	42.3.2/70	Ahern
8.	Bank of America	65 Main St	Exterior Lighting	42.3.1/197	Bruce Bisbano
9.	Scarlett O'Hara LLC	43 Nobadeer Farm Rd	Commercial Barn	69/17	Reid Builders
10.	Nadine Westcott	3 Angola St	Fence	55.4.1/62	Nadine Westcott
11.	Dan Schiff	22 Starbuck Rd	Fireplace Color Change	60/118	Dan Schiff
12.	John Kane	12 Pond Rd	Addition	56/295	Topham Design
13.	Jay Maroney	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
14.	Jay Maroney	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
15.	Bertyl Johnson	250 Madaket Rd	Addition	59.4/213	Brook Meerberger
16.	Patrick Quigley	10 Tashama Ln	Demo Shed	55/478	Patrick Quigley
17.	Patrick Quigley	10 Tashama Ln	Addition	55/478	Patrick Quigley
18.	Sankaty Head Foundation	100 Sankaty Rd	Windows, Doors, & Bathroom	49/115	NAG
19.	Isl& Living LLC	2B Longwood Dr	New Garage	71/13.4	JB Studio
20.	Faberia Biff	58 Walsh St	Roof replacement	29/97	Emeritus
21.	Melinda Johnson	131 Wauwinet Rd	Historic Determination	12/5	Alan Noll
22.	Melinda Johnson	131 Wauwinet Rd	Elevate Historical Structure	12/5	Alan Noll
23.	Jamie Kaplan	6 Joy St	Hardscape	55.4.4/32.2	Elaine Johnson
24.	Miroslava Ahern	6.2 Windy Way	Revisions to existing COA	67/864	Ahern
25.	Jody & Robert Newman	6 Topping Lift	Garage Studio	66/308	Sandcastle Contract.
26.	31 Old South Rd LLC	31 Old South Rd	Commercial Mixed-Use Building	68/3	Val Oliver
27.	Caleb Cressman	300 Polpis Rd	Demo Barn	20/11	Thornewill Design
28.	Kerman Karen Tr	10 Holly St	Rev. to 2021-10-4888, Add Door	80/23	Thornewill Design
29.	Melissa Kreiser	89 Washington St	Alteration	55.1.4/81	Melissa Kreiser
30.	Jonathan Delgado	1 Parson Ln	Rooftop Solar	75/143	Cotuit Solar
31.	Thomas/Margaret Montgomery	33 N. Liberty St	Outdoor Shower/ Arbor	41/157	Thomas/ Margaret
32.	Ellen Hoeffel	85 Cliff Rd	Garage/Studio	30/167	Vallerlis
33.	Rubinstein Bistany	51 Tennessee Ave	Demo or Move Garage	59.4/202	Brook Meerberger
34.	Rubinstein Bistany	51 Tennessee Ave	Guest House (Move or Modify)	59.4/202	Brook Meerberger
35.	Rubinstein Bistany	51 Tennessee Ave	New Main Dwelling	59.4/202	Brook Meerberger
36.	Rubinstein Bistany	51 Tennessee Ave	New Garage	59.4/202	Brook Meerberger
37.	Rubinstein Bistany	51 Tennessee Ave	New Pool/ Deck	59.4/202	Brook Meerberger
38.	Green Family Trust	4 Doc Ryder Dr	Addition	66/220	Gryphon Architects
39.	Okay Okay Café LLC	15 Washington St	Addition	42.3.1/99	BPC
40.	Ack Tack LLC	19 Bishops Rise	Secondary Dwelling	40/31.3	Chris Hall Architects
41.	Auburn Cottage LLC	46 Easton St	Relocate Shed	42.4.1/22	Botticelli + Pohl
42.	Auburn Cottage LLC	46 Easton St	MH Add/Reno	42.4.1/22	Botticelli + Pohl
43.	44 Monomoy LLC	44 Monomoy Rd	MH Add/Reno	54/72	WAPD
44.	44 Monomoy LLC	44 Monomoy Rd	New Garage/ Studio	54/72	WAPD
45.	88 Pocomo LLC	88 Pocomo Rd	Sports Court	15/42	Ahern
46.	88 Pocomo LLC	88 Pocomo Rd	Pool/Hardscape	15/42	Ahern
47.	Eel Point Holdings LLC	55 Eel Point Rd	Driveway/ Apron	32/47	Ahern
48.	Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
49.	Nantucket Shire LLC	30 Dukes Rd	Move Shed & Addition	56/189	Linda Williams

#### **XII. OLD BUSINESS 06/14/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lions Foot LLC <b>03-5844</b> • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None.</i>	9 Sherburne Way	MH move off or Demo	30/37	Topham Designs
2.	Ocean Dojo LLC <b>03-5847</b> • <i>Commissioners: Pohl, Camp, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i>	20 Bartlett Farm Rd.	Pool & Hardscape	65/76	Atlantic Landscaping
3.	Bishop Rise LLC <b>01-5597</b> • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>	20B Bishop Rise Rd.	Garage/cottage	40/127	Topham Designs
4.	The Iren Hollo <b>05-6268</b> • <i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: Thornewill; Recused: Pohl</i>	31 Low Beach RD	Add/move on site	74/36	Botticelli + Pohl
5.	Juraj Bencat <b>03-5957</b> • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
6.	Arline Bartlett <b>12-5454</b> • <i>Commissioners: to be added</i>	21 Pleasant St.	Windows, doors, sm addition	55.4.1/1	LINK

Approved Minutes -	June 2, 2022
Review Minutes -	June 7 & 9, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>June 21<sup>th</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>