



## Updated Meeting Posting MEETING POSTING

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### 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, &amp; Time</b>	Tuesday, June 20, 2023, at 4:00 pm*HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 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 THE 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:</b>	Esmeralda Martinez, Land Use Specialist

**To join the Historic District Commission meeting click on the Zoom Registration Link below:**

[https://us06web.zoom.us/webinar/register/WN\\_6ocftNKSzuCYFPnJYmhCw](https://us06web.zoom.us/webinar/register/WN_6ocftNKSzuCYFPnJYmhCw)

**To watch the live meeting, click here:**

[https://youtu.be/\\_s1RhWvhGI0](https://youtu.be/_s1RhWvhGI0)

**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. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	34 Centre St LLC <b>06-8607</b>	34 Centre St	Temporary Sign	42.3.1/120	Nantucket Film Festival	
2.	4ACK LLC <b>06-8608</b>	12 Oak St	Temporary Sign	42.4.2/27	Nantucket Film Festival	
3.	Nantucket Dreamland <b>06-8610</b>	17 S. Water St	Temporary Sign	42.3.1/11.1	Nantucket Film Festival	
4.	White Heron Theatre <b>06-8611</b>	5 N. Water St	Temporary Sign	42.4.2/88	Nantucket Film Festival	
5.	The One 2744 LLC <b>06-8592</b>	47 Main St	Projecting sign	42.3.1/206	Emeritus	

**II. CONSENTS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Roy Weedon	9 Twin St	Move window revision	55.4.1/7.1	EMDA	RP
2.	Linda Loring Nature Foundation	90 Eel Point Rd	Demo Cottage	39/142	Gryphon Architects	RP
3.	Linda Loring Nature Foundation	90 Eel Point Rd	Demo Shed/ Garage	39/142	Gryphon Architects	RP
4.	Michael Smith	12 Austin Farm Dr	Window Alteration	56/369	Sandcastle Construction	RP
5.	21 Amelia Dr LLC	21 Amelia Dr.	Ext stairs revisions	67/427	EMDA	RP
6.	Jonathan Jacoby	3 Tautemo Way	Main house window rev	83/22	EMDA	RP
7.	63 Hulbert LLC	63 Hulbert St	MH Hist Determination	29/9	Emeritus	OV
8.	63 Hulbert LLC	63 Hulbert St	GH Hist Determination	29/9	Emeritus	OV
9.	63 Hulbert LLC	63A Hulbert St	MH Hist Determ	29/9.1	Emeritus	OV
10.	Seven Pines LLC	78 Pocomo Rd	Addition & alterations	15/39	Mark Avery	OV
11.	Patti Douster	13 Monomoy Rd	Rev Shutters Windows	54/198	Patti Douster	OV
12.	Alger Sarah Trust	23 Morey Lane	New shed	73.3.2/22	Will Stephens	OV
13.	Wilfredo Chiesa	18 Dukes Rd	Rev Windows Doors	41/62	Wilfredo Chiesa	SW
14.	Lindley Family	14 Helens Dr	New Dwelling	67/91	Val Oliver	SW
15.	Edward Mills	8 Burnt Swamp Ln	Window & door chng	56/279	Edward Mills	SW
16.	Louie Dog LLC	15 Tomahawk Ln	Window change	69/359	EMDA	SW
17.	Tony Butler	3 Baltimore	New fence	60/19	Tony Butler	SW
18.	Jonathan LLC	2 Weetamo Rd	Roof Over Existing Deck	15/55	Sandcastle Construction	SW
19.	Ali Towfighi	35 Brewster Rd	Relocate Shed on Site	54/86	JB Studio	SW
20.	Ceylon Elves LLC	3 Wyers Wat Lot A	Renew COA 72218 Garg/GH	41/380	Botticelli + Pohl	SW
21.	Ceylon Elves LLC	3 Wyers Wat Lot A	Renew COA 72158 Dem/Mh	41/380	Botticelli + Pohl	SW
22.	Ceylon Elves LLC	3 Wyers Wat Lot A	Renew COA 72159 Dem/Gar	41/380	Botticelli + Pohl	SW
23.	Sonia Lang	10 Spruce Rd	Shed	55/47	Structures Unlimited	SW
24.	Conlon James LTR ETAL	24 Woodbine St	Shed Window Door Rev	80/96	Emeritus	SW
25.	Tom Schneider	47 Chuckhollow Rd	Shed	75/114	Val Oliver	EM
26.	Nant Property Owner LLC	7 Honeysuckle Dr	Rev 5994 steps	68/878	Linda Williams	EM
27.	Nant Property Owner LLC	3 Honeysuckle Dr	Window & steps Rev 5993	68/879	Linda Williams	EM
28.	Margolis	5 Marble Wy Unit#2	Bsmt walkdown	66/444.1	LINK	EM
29.	Jane Berman <b>05-8571</b>	98 Tom Nevers Rd	Remove porch roof rev 04-6169	91/40	NAG	EM
30.	Davis-Torres	108 Surfside Rd	Color Change revisions	80/5	Val Oliver	SW
31.	Richmond Great Pt	2 Greglen Ave	Demo building	68/131	Joe Marino	SW
32.	Allen, Jennifer & Michael	1 Austin Farm	Addition, porch garage doors	56/386	SMRD	SW
33.	James & Julia Heise	2 Exeter St	Demo Gazebo	76.4.1/29	BPC	SW
34.	James & Julia Heise	2 Exeter St	New Gazebo	76.1.4/29	BPC	SW
35.	Richardson, Duncan	21 Golfview	Garage/ Studio	66/174	SMRD	SW
36.	Greg & Amy Rowland	3 Pawguyet Ln	Shed Door Changes	30/128	Ben Normand	SW
37.	Ed & Kathy Chibaro	2 Mid Tawpawshaw	Spa Ramp Hardscape	53/49	Thornewill Designs	SW
38.	41 Hulbert LLC	41 Hulbert Ave	GH Fens Revs	29/18	Botticelli + Pohl	SW
39.	Brett Robertson	31 Sankaty Rd	Attic Dormer	49.2.3/42	NAG	SW

**III. 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.	Bent Shimmo NT <b>05-8510</b>	2 S Valley RD	Pool & retaining wall	43/165	Atlantic Landscaping	RP
			<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>			
2.	Jonathan Jacoby	3 Tautemo Way	Garage door chng.	83/22	EMDA	RP
			<ul style="list-style-type: none"> <li>Describe on elevations exact revisions.</li> </ul>			
3.	4 Westerwick Dr Realty	4 Westerwick Dr	Pool & hardscape	73/32	Atlantic Landscaping	OV
			<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application</li> </ul>			
4.	Mariana Belliveau	15A Youngs Way	Egress Window	68/328.4	Mariana Belliveau	SW
			<ul style="list-style-type: none"> <li>Locus map and image to be revised to indicate the location of the egress window.</li> </ul>			

5.	Brandon & Bridget Lower	146 Main St	Color Change rev	41/ 518	Main St Construction	HB
	<ul style="list-style-type: none"> <li>To include historical information.</li> </ul>					
6.	Mayra Escobar	2 Scotts Way	New Shed	67/995	Mayra Escobar	sw
	<ul style="list-style-type: none"> <li>Shed to be screened (though not necessarily invisible, at time of inspection and thereafter. )</li> </ul>					
7.	Ali Towfighi	35 Brewster Rd	Relocate Pool on Site	54/86	JB Studio	sw
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>					
8.	Charles Bruno	10 Monohansett Rd	Solar Rooftop	79/142	Ack Smart	sw
	<ul style="list-style-type: none"> <li>Street vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.</li> </ul>					
9.	Nantucket Hist. Assoc.	89 Bartlett Rd	New fence & hardscape	66/410	Michael Harrison	sw
	<ul style="list-style-type: none"> <li>Picket fence to be Type 2 w/cap (vs. balustrade- type proposed)</li> </ul>					
10.	Hans Dalgaard	34 Surfside Rd	Rooftop Solar	67/15.5	Cotuit Solar	sw
	<ul style="list-style-type: none"> <li>Due to limitations on visibility being angle relative to street, height and pitch of roof.</li> </ul>					
11.	Richards Evans <b>05-8533</b>	11 Wanoma Rd	Roof mount solar	92.4/229	Team Sunshine	
	<ul style="list-style-type: none"> <li>Not to be visible at time of inspection or in perpetuity.</li> </ul>					
12.	Nantucket Land Bank	4 Codfish Park	Resurface Path	73.2.4/42	Ben Normand	sw
	<ul style="list-style-type: none"> <li>provide photo of existing brick "to match existing"</li> </ul>					
13.	Joseph Benotti	8 Gladlands Ave	Solar Rooftop Rev	80/180	Ack Smart	sw
	<ul style="list-style-type: none"> <li>Street vegetation to be retained, maintained and/or replaced so as to provide near invisibility of panels as of time of inspection and thereafter.</li> </ul>					
14.	Alexandra Johnson	5 Robert Lane	Shed	56/38	Alexandra Johnson	sw
	<ul style="list-style-type: none"> <li>Street vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.</li> </ul>					
15.	Seth Gottlieb	6 Ridge Ln	Garage Roof Replacement	38/126	Seth Gottlieb	sw
	<ul style="list-style-type: none"> <li>Provide image of roof shingles on house with lighting conducive to viewing to confirm color, to add to HDC file.</li> </ul>					
16.	Nant Property Owner LLC	9 Honeysuckle Dr	Rev 5995 Door Window	68/877	Linda Williams	sw
	<ul style="list-style-type: none"> <li>Provide elevation of façade showing new window.</li> </ul>					
17.	Ack 15 CHR LLC	8 Chuckhollow Rd	Hardscape Revision to coa	72/31	Val Oliver	em
	<ul style="list-style-type: none"> <li>Hardscape and deck to be two separate applications.</li> </ul>					
18.	Michael Kane	38 Vestal St	Pool Shift on site	41/50	Val Oliver	em
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>					

#### IV. 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	
	<ul style="list-style-type: none"> <li><i>Commissioners- Pohl, Coombs, Camp, Dutra, Patten; Alternates: Oliver, Thornewill, Recused: None.</i></li> </ul>					

#### V. 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.	Horchow & routman <b>06-6540</b>	33 Cliff Rd	Guest house	42.4.4/5	CWA	
	<ul style="list-style-type: none"> <li><i>Commissioners- Pohl, Welch, Dutra, Patten; Alternates: None; Recused: None.</i></li> </ul>					
2.	Bob & Jeanette LLC	43 Kendrick rd.	New dwelling	76.4.3/31	CWA	
	<ul style="list-style-type: none"> <li><i>Commissioners- Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Dutra, Thornewill; Recused: None.</i></li> </ul>					
3.	Rednor Robin <b>05-8469</b>	2 Anns Ln	Pool & Hardscape	49/59.1	Julie Jordin	
	<ul style="list-style-type: none"> <li><i>Commissioners- Pohl, Welch, Camp, Coombs, Patten; Alternates: Dutra, Thornewill; Recused: None</i></li> </ul>					
4.	Aaron Panner <b>04-8291</b>	6 Hickory Meadow	Fence & gate	41/205	Scott Fritz	
	<ul style="list-style-type: none"> <li><i>Not anticipated within 48 hours.</i></li> <li><i>Commissioners- Welch, Camp, Coombs, Oliver, Thornewill; Alternates:None; Recused: None</i></li> </ul>					

#### VI. NEW BUSINESS 06/20/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Linda Porter	21 Keel Ln	New fence	66/323	Linda Porter
2.	Paul Donovan <b>05-8486</b>	89 Vestal ST	Fence	56/251	LINK
3.	Janet Bailey	11 Mill St	Hardscape	42.3.3/32	Mark Godfrey
4.	Ack Attack	7A Bayberry Ct	Replace Front Door	55/707.1	Andrew Grattan
5.	Erin Foley	76 Orange St	Dormer Addition	55.1.4/25	Sandcastle Construction
6.	Greg & Amy Rowland	3 Pawguket Ln	MH move Additions	30/128	Ben Normand
7.	Greg & Amy Rowland	3 Pawguket Ln	GH move Additions	30/128	Ben Normand
8.	Greg & Amy Rowland	3 Pawguket Ln	Hardscape	30/1285	Ben Normand
9.	Steamship Authority	1 Steamboat Wharf	Fence/Gate	42.4.2/101	Michael Bentley
10.	Linda Loring Nature Foundation	90 Eel Point Rd	Demo House	39/142	Gryphon Architects
11.	63 Hulbert LLC	63 Hulbert St	MH Lift, addition,window door	29/9	Emeritus

12. 63 Hulbert LLC	63 Hulbert St	GH Lift, addition,window door	29/9	Emeritus
13. 63 Hulbert LLC	63A Hulbert St	Lift, addition,window door	29/9.1	Emeritus
14. 1010 Wins LLC	10 Lincoln Ave	Main house revision	30/184	Emeritus

**VII. COMMISSIONER'S ITEMS FOR DISCUSSION AND VOTE**

- “Save our Sound Endorsement.”
- Thursday HDC meetings to be removed from meeting schedule.

Approved Minutes –	April 25, 27, May 9, 23, 25, 2023
Review Minutes -	May 30 & June 6, 8, 2023
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- June 27<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – ZOOM</b></li> </ul>
<b>Future Action Items-</b>	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</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>