



Updated Meeting Posting MEETING POSTING

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2022 JUN 23 AM 10:21
NANTUCKET TOWN CLERK
Posting Number:T 577

ORIGINAL POSTING TIME: 2022 JUNE 21 PM 09:37
ORIGINAL POSTING NUMBER: T 567
ORIGINAL POSTING TIME: 2022 JUNE 22 AM 10:50
ORIGINAL POSTING NUMBER: T 571

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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, & Time	Thursday June 23, 2022 at 1:00pm *HYBRID
Location / Address	CONFERENCE ROOM, 2 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 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, 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.

II. PUBLIC COMMENT

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Auburn Cottage LLC	46 Easton St	Relocate Shed	42.4.1/22	Botticelli + Pohl
2. Kerman Karen Tr	10 Holly St	Rev. to 2021-10-4888, Add Door	80/23	Thornewill Design
3. 44 Monomoy LLC	44 Monomoy Rd	MH Add/Reno	54/72	WAPD
4. Island Living LLC	2B Longwood Dr	New Garage	71/13.4	JB Studio
5. Eel Point Holdings LLC	55 Eel Point Rd	Driveway/ Apron	32/47	Ahern
6. 17 Ranger Rd LLC	17 Ranger Rd	Replace Window	39/28	LINK
7. Patrick Bailey	3 Doc Ryder Dr	New Shed	66/210	JB Studio
8. 14 MVR LLC	14 Madaquecham Valley	New Shed	89/13	Emeritus

IV. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Melinda Johnson • applicant to provide additional historic photographs.	131 Wauwinet Rd	Historic Determination	12/5	Alan Noll
2. Jonathan Delgado • Due to lack of visibility	1 Parson Ln	Rooftop Solar	75/143	Cotuit Solar
3. Nadine Westcott • Due to lack of visibility	3 Angola St	Fence	55.4.1/62	Nadine Westcott
4. Sankaty Head Foundation • Due to lack of visibility	100 Sankaty Rd	Windows, Doors, & Bathroom	49/115	NAG
5. John O'Toole • Due to lack of visibility	1 McGarveys Wy	New Shed	72/7	Thornewill Design
6. Sam Aloisi • Due to lack of visibility	16 Greglen Ave	Add Dormer	68/183	Thornewill Design

IV. 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>
1. Jessica Millard 06-4017 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver.</i>	5 Cudweed Road	Alterations	82/145	Val Oliver

V. 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. JP Hernandez 02-5689 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch, Thornewill; Recused: Pohl.</i>	328 Madaket Rd	Tesla Solar Rooftop	60/103	Tesla Energy

VI. 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. Gail Johnson 05-6363	21 S Water St	Repair Sidewalk	42.4.2/102	CWA

VII. 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. 2 Chestnut LLC 04-6091 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>	2 Chestnut St	Color change	42.3.1/69	Emeritus
2. 88 Pocomo LLC 03-5885 • <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	88 Pocomo Rd.	Main House new dwelling	15/52	Emeritus
3. 88 Pocomo LLC 04-6092 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	88 Pocomo Rd.	New Guest house	15/52	Emeritus

VIII. 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. Melinda Johnson	131 Wauwinet Rd	Elevate Historical Structure	12/5	Alan Noll
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. Kathleen M. Cannon Trust	26 Liberty St	Move Windows & Add Door	42.3.4/115	NAG
5. Richmond Great Point	29 Beach Grass Rd	New Dwelling	68/379	KOH
6. P Fox Nantucket LLC	20 Orange St	Hardscape/ Fence	42.3.2/70	Ahern
7. Bank of America	65 Main St	Exterior Lighting	42.3.1/197	Bruce Bisbano
8. Bank of America	15 Sparks Ave	Exterior Lighting	55/177	Bruce Bisbano
9. Scarlett O'Hara LLC	43 Nobadeer Farm Rd	Commercial Barn	69/17	Reid Builders
10. Dan Schiff	22 Starbuck Rd	Fireplace Color Change	60/118	Dan Schiff
11. John Kane	12 Pond Rd	Addition	56/295	Topham Design
12. Jay Maroney	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
13. Jay Maroney	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
14. Bertyl Johnson	250 Madaket Rd	Addition	59.4/213	Brook Meerberger

15. Patrick Quigley	10 Tashama Ln	Demo Shed	55/478	Patrick Quigley
16. Patrick Quigley	10 Tashama Ln	Addition	55/478	Patrick Quigley
17. Faberia Biff	58 Walsh St	Roof replacement	29/97	Emeritus
18. Jamie Kaplan	6 Joy St	Hardscape	55.4.4/32.2	Elaine Johnson
19. Jody & Robert Newman	6 Topping Lift	New Garage Studio	66/308	Sandcastle Contract.
20. 31 Old South Rd LLC	31 Old South Rd	Commercial Mixed-Use Building	68/3	Val Oliver
21. Caleb Cressman	300 Polpis Rd	Demo Barn	20/11	Thornewill Design
22. Melissa Kreiser	89 Washington St	Front house Trim Color change	55.1.4/81	Melissa Kreiser
23. Melissa Kreiser	89 Washington St	Back house Trim color change	55.1.4/81	Melissa Kreiser
24. Thomas/Margaret Montgomery	33 N. Liberty St	Outdoor Shower/ Arbor	41/157	Thomas/ Margaret
25. Ellen Hoeffel	85 Cliff Rd	Garage/Studio	30/167	Vallerlis
26. Rubinstein Bistany	51 Tennessee Ave	Demo or Move Garage	59.4/202	Brook Meerberger
27. Rubinstein Bistany	51 Tennessee Ave	Guest House (Move or Modify)	59.4/202	Brook Meerberger
28. Rubinstein Bistany	51 Tennessee Ave	New Main Dwelling	59.4/202	Brook Meerberger
29. Rubinstein Bistany	51 Tennessee Ave	New Garage	59.4/202	Brook Meerberger
30. Rubinstein Bistany	51 Tennessee Ave	New Pool/ Deck	59.4/202	Brook Meerberger
31. Green Family Trust	4 Doc Ryder Dr	Addition	66/220	Gryphon Architects
32. Okay Okay Café LLC	15 Washington St	Addition	42.3.1/99	BPC
33. Ack Tack LLC	19 Bishops Rise	Secondary Dwelling	40/31.3	Chris Hall Architects
34. Auburn Cottage LLC	46 Easton St	MH Add/Reno	42.4.1/22	Botticelli + Pohl
35. 44 Monomoy LLC	44 Monomoy Rd	New Garage/ Studio	54/72	WAPD
36. 88 Pocomo LLC	88 Pocomo Rd	Sports Court	15/42	Ahern
37. 88 Pocomo LLC	88 Pocomo Rd	Pool/Hardscape	15/42	Ahern
38. Sankaty LLC	49 Sankaty Rd	New Dwelling	49/66	Dustin Maury

IX. 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 03-5844 • <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 03-5847 • <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 01-5597 • <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 05-6268 • <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 03-5957 • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
6. Arline Bartlett 12-5454 • <i>Commissioners: to be added</i>	21 Pleasant St.	Windows, doors, sm addition	55.4.1/1	LINK
7. Amanda & Kevin Jacobs 04-6226 • <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: Oliver; Recused: None</i>	4 Rays Court	Addition & Historical Reno	42.3.2/3	Design Assoc Inc.

X. NEW BUSINESS 06/21/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cornell French	35 Main St (Sconset)	Porch Rails Change	73.3.1/7	Normand Residential
2. Sam Phelan	65 Pleasant St	New Fence	55/36.2	Sam Phelan
3. Christopher Maroney	9 Swift Rock	Extend Rear Deck	40/69	Pehhl
4. 18 Sherburne TP Nominee Tr	18 Sherburne TP	New Dwelling	30/196	S. Metz
5. Anna & Daniel Day	7 Bayberry	New Dwelling	67/61 (lot A)	Val Oliver
6. Lisa Dobue Holby	19 Low Beach Rd	2 nd Dwelling	74/83	Val Oliver
7. Decatur XIX LLC	12 Westerwyck Wy	Alterations to Existing House	82/64	Val Oliver
8. 308 Madaket Rd LLC	308 Madaket Rd	Addition	60.2.1/67	EMDA
9. Elizabeth Dorn	23 Front St	Roof Change (3 tab – Arch)	73.1.3/92	James Lydon
10. Ocean Dojo LLC	20 Bartlett Farm Rd	Revisions to 5756	65/76	BPC
11. 4.5 Cathcart LLC	4.5 Cathcart Rd	Demo Widows Walk	54/82	David Nagys
12. 4.5 Cathcart LLC	4.5 Cathcart Rd	Driveway Change	54/82	David Nagys
13. Hospital Thrift Shop Inc	17 India St	Deck Removable Bridge	42.3.1/117	EMDA
14. Vanessa Traniello	2 Seven Mile Ln	Add Spa	72/52	E. Kaminski
15. Charles Dermody	11 Hydrangea Ln	New Shed	73/93	Structures Unlimited
16. Robert Frederick	25 Meadow View Dr	Addition/ Windows	56/284	NAG
17. Jim & Cindy Helfrich	37 Fair St	Alterations/ Add Covered Porch	42.3.2/212	Emeritus
18. Richmond Great Point Pt	1 Violet Pl	New Commercial Building	68/340	KOH
19. Richmond Great Point Pt	2 Violet Pl	New Commercial Building	68/340	KOH
20. Richmond Great Point Pt	3 Violet Pl	New Commercial Building	68/340	KOH
21. Julia Morash	18 ½ Gray Ave	Mainhouse Alteration	67/183.1	Thornewill Design
22. Julia Morash	18 ½ Gray Ave	New Shed	67/183.1	Thornewill Design

23. Julia Morash	18 ½ Gray Ave	New Cottage	67/183.1	Thornewill Design
24. Westmoor Club	105 West Chester St	Revisions prev. approved COA	41/805	JGGA
25. Westmoor Club	109 West Chester St	Revisions prev. approved COA	41/806	JGGA
26. Cailen Casey	77 Sparks Ave	Hardscape/ Driveway	55/138.1	Cailen Casey
27. Jennifer Dobue Cheul	1 Stone Post Wy	Garage Apt	74/82	Val Oliver
28. Tom Larrabee	101 Hummock Pond Rd	Revisions 1500	56/67	Val Oliver
29. Ishmael Tr	14 Hinckley Ln	Addition	30/232 – 233	Zaras & Neudorfer Architects
30. 26 Pine Crest LLC	26 Pine Crest	New Dwelling	68/426	EMDA
31. 18 Center St LLC	18 Center St (Sconset)	Addition/ Raise Roof	73.1.3/105	Twig Perkins
32. Pensco Tr Company	27 S. Cambridge St	Heat Pump Condens./ Mini Split	59.3/30	S. Shore Climate Control
33. Susan O'Malley	10 New Mill St	New Deck	59.4.4/9	Boris Nikolov
34. Susan O'Malley	10 New Mill St	Fence	59.4.4/9	Boris Nikolov
35. Horchow & Routman	33 Cliff Rd	MH Fenestration, Ramp, Dormer	42.4.4/5	CWA
36. Horchow & Routman	33 Cliff Rd	Guest House, Addition/ Fenest.	42.4.4/5	CWA
37. Horchow & Routman	33 Cliff Rd	Garage	42.4.4/5	CWA
38. Clarke Browne	23 Ocean Ave	Addition	73.3.1/19	Angus Macleod
39. India & Rose Tr	28 India St	Fenestration Rev 02-5776	42.3.4/108	Botticelli + Pohl
40. Maureen Di Luca	6 Gold Star	Roof replacement	55/188	Johnson
41. Frank Rovinski	33 Main St (Sconset)	Reno/ Alteration	73.4.2/34	Emeritus
42. Chicken Box	12 Dave St (Bldg. 1)	New Dwelling	55/158	Emeritus
43. Chicken Box	12 Dave St (Bldg. 2)	New Dwelling	55/158	Emeritus
44. Glidden	24 Rugged Rd	Move off Dwelling	67/164	Emeritus
45. HMSW LLC	25 Sankaty Head	MH Addition/ Demolition	48/3	Emeritus
46. HMSW LLC	25 Sankaty Head	New Shed	48/3	Emeritus
47. Guy Wisinski	13 Arkansas Ave	Solar Roof Array	59.4/158	Ack Smart
48. Kevin Hayes	5 Fairfield St	Solar Roof Array	76.4.1/320	Ack Smart
49. Ack N. Star Property LLC	11 Ellen's Wy	Solar Roof Array	81/188	Ack Smart
50. Sergey & Yuliya Chumak	8 Parson Ln	New Pool/ Cabana	75/97	WAPD
51. Ack N Back LLC	33 Quidnet Rd	Move Off/ Demo	21/27.2	WAPD
52. Ack N Back LLC	33 Quidnet Rd	Primary Dwelling	21/27.2 - 27.4	WAPD
53. Ack N Back LLC	33 Quidnet Rd	Garage Studio	21/27.4	WAPD
54. Ack N Back LLC	33 Quidnet Rd	Pool Cabana	21/27.4	WAPD
55. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
56. Nantucket Shire LLC	30 Dukes Rd	Move Shed & Addition	56/189	Linda Williams

Approved Minutes -	June 7 & 9, 2022
Review Minutes -	June 14 & 16, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- June 28th, at 5:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM. • 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