



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 JUNE 27 PM 03:36  
ORIGINAL POSTING NUMBER: T 591

**RECEIVED**  
2022 JUN 29 PM 02:20  
NANTUCKET TOWN CLERK  
Posting Number: T 596

**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 30, 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>

## 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.**

### I. COMMISSIONER'S COMMENTS

### II. PUBLIC COMMENT

**III. CONSENT**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Andrew Vorce	40a Essex Rd	Fence	67/324	Andrew Vorce
2. Andrew Vorce	40a Essex Rd	New shed	67/324	Andrew Vorce
3. Andrew Vorce	40a Essex Rd	Outdoor shower	67/324	Andrew Vorce

**IV. 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. Sankaty LLC <b>06-6439</b>	49 Sankaty Rd	New Dwelling	49/66	Dustin Maury
2. Jay Maroney <b>06-6453</b>	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
3. Jay Maroney <b>06-6454</b>	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
4. Faberia Biff <b>05-6416</b>	58 Walsh St	Roof replacement	29/97	Emeritus
5. Jamie Kaplan <b>06-6440</b>	6 Joy St	Hardscape	55.4.4/32.2	Elaine Johnson
6. Jody & Robert Newman <b>05-6415</b>	6 Topping Lift	New Garage/Studio w/ solar panels	66/308	SCI
7. Melissa Kreiser <b>06-6444</b>	89 Washington St	Front house Trim Color change	55.1.4/81	Melissa Kreiser
8. Melissa Kreiser <b>06-6513</b>	89 Washington St	Back house Trim color change	55.1.4/81	Melissa Kreiser
9. Thomas/Margaret Montgomery	33 N. Liberty St	Outdoor Shower/ Arbor	41/157	Thomas/ Margaret
10. Rubinstein Bistany <b>05-6400</b>	51 Tennessee Ave	New Main Dwelling	59.4/202	Brook Meerbergen
11. Rubinstein Bistany <b>05-6401</b>	51 Tennessee Ave	New Garage	59.4/202	Brook Meerbergen
12. Rubinstein Bistany <b>05-6402</b>	51 Tennessee Ave	New Pool/ Deck	59.4/202	Brook Meerbergen
13. Okay Okay Café LLC <b>06-6449</b>	15 Washington St	Addition	42.3.1/99	BPC
14. Ack Tack LLC <b>06-6434</b>	19 Bishops Rise	Secondary Dwelling	40/31.3	Chris Hall Architects
15. Auburn Cottage LLC <b>06-6463</b>	46 Easton St	MH Add/Reno	42.4.1/22	Botticelli + Pohl
16. 44 Monomoy LLC <b>06-6451</b>	44 Monomoy Rd	New Garage/ Studio	54/72	WAPD

**V. 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>	9 Sherburne Way	MH move off or Demo	30/37	Topham Designs
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None.</i>				
2. Ocean Dojo LLC <b>03-5847</b>	20 Bartlett Farm Rd.	Pool & Hardscape	65/76	Atlantic Landscaping
• <i>Commissioners: Pohl, Camp, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i>				
3. Bishop Rise LLC <b>01-5597</b>	20B Bishop Rise Rd.	Garage/cottage	40/127	Topham Designs
• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
4. The Iren Hollo <b>05-6268</b>	31 Low Beach RD	Add/move on site	74/36	Botticelli + Pohl
• <i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: Thornewill; Recused: Pohl</i>				
5. Juraj Bencat <b>03-5957</b>	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
6. Arline Bartlett <b>12-5454</b>	21 Pleasant St.	Windows, doors, sm addition	55.4.1/1	LINK
• <i>Commissioners: Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
7. Amanda & Kevin Jacobs <b>04-6226</b>	4 Rays Court	Addition & Historical Reno	42.3.2/3	Design Assoc Inc.
• <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: Oliver; Recused: None</i>				

**VI. 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. 18 Sherburne TP Nominee Tr	18 Sherburne TP	New Dwelling	30/196	S. Metz
4. Anna & Daniel Day	7 Bayberry	New Dwelling	67/61 (lot A)	Val Oliver
5. Lisa Dobue Holby	19 Low Beach Rd	2 <sup>nd</sup> Dwelling	74/83	Val Oliver
6. 308 Madaket Rd LLC	308 Madaket Rd	Addition	60.2.1/67	EMDA
7. Elizabeth Dorn	23 Front St	Roof Change (3 tab – Arch)	73.1.3/92	James Lydon
8. 4.5 Cathcart LLC	4.5 Cathcart Rd	Demo Widows Walk	54/82	David Nagys
9. Hospital Thrift Shop Inc	17 India St	Deck Removable Bridge	42.3.1/117	EMDA
10. Charles Dermody	11 Hydrangea Ln	New Shed	73/93	Structures Unlimited
11. Jim & Cindy Helfrich	37 Fair St	Alterations/ Add Covered Porch	42.3.2/212	Emeritus
12. Richmond Great Point Pt	1 Violet Pl	New Commercial Building	68/340	KOH
13. Richmond Great Point Pt	2 Violet Pl	New Commercial Building	68/340	KOH
14. Richmond Great Point Pt	3 Violet Pl	New Commercial Building	68/340	KOH
15. Julia Morash	18 ½ Gray Ave	New Cottage	67/183.1	Thornewill Design
16. Cailen Casey	77 Sparks Ave	Hardscape/ Driveway	55/138.1	Cailen Casey
17. Jennifer Dobue Cheul	1 Stone Post Wy	Garage Apt	74/82	Val Oliver
18. 26 Pine Crest LLC	26 Pine Crest	New Dwelling	68/426	EMDA
19. 18 Center St LLC	18 Center St (Sconset)	Addition/ Raise Roof	73.1.3/105	Twig Perkins
20. Susan O'Malley	10 New Mill St	New Deck	59.4.4/9	Boris Nikolov
21. Susan O'Malley	10 New Mill St	Fence	59.4.4/9	Boris Nikolov

22.	Horchow & Routman	33 Cliff Rd	MH Fenestration, Ramp, Dormer	42.4.4/5	CWA
23.	Horchow & Routman	33 Cliff Rd	Guest House, Addition/ Fenest.	42.4.4/5	CWA
24.	Horchow & Routman	33 Cliff Rd	Garage	42.4.4/5	CWA
25.	Clarke Browne	23 Ocean Ave	Addition	73.3.1/19	Angus Macleod
26.	India & Rose Tr	28 India St	Fenestration Rev 02-5776	42.3.4/108	Botticelli + Pohl
27.	Frank Rovinski	33 Main St (Sconset)	Reno/ Alteration	73.4.2/34	Emeritus
28.	Chicken Box	12 Dave St (Bldg. 1)	New Dwelling	55/158	Emeritus
29.	Chicken Box	12 Dave St (Bldg. 2)	New Dwelling	55/158	Emeritus
30.	Glidden	24 Rugged Rd	Move off Dwelling	67/164	Emeritus
31.	HMSW LLC	25 Sankaty Head	MH Addition/ Demolition	48/3	Emeritus
32.	HMSW LLC	25 Sankaty Head	New Shed	48/3	Emeritus
33.	Guy Wisinski	13 Arkansas Ave	Solar Roof Array	59.4/158	Ack Smart
34.	Sergey & Yuliya Chumak	8 Parson Ln	New Pool/ Cabana	75/97	WAPD
35.	Ack N Back LLC	33 Quidnet Rd	Move Off/ Demo	21/27.2	WAPD
36.	Ack N Back LLC	33 Quidnet Rd	Primary Dwelling	21/27.2 - 27.4	WAPD
37.	Ack N Back LLC	33 Quidnet Rd	Garage Studio	21/27.4	WAPD
38.	Ack N Back LLC	33 Quidnet Rd	Pool Cabana	21/27.4	WAPD
39.	Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
40.	Nantucket Shire LLC	30 Dukes Rd	Move Shed & Addition	56/189	Linda Williams

## VII. OLD BUSINESS 06/28/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lindsay Matthews <b>03-5955</b> • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>	37 W Chester St	Addition	41/150	NAG
2.	Milestone Property M. • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None.</i>	28A Evergreen Way	Guest House	68/713.2	BPC
3.	Maple Lane LLC • <i>Commissioners: to be added.</i>	Maple Lane Lot 1	New Dwelling	67/303	Val Oliver/ Maury
4.	Pocomo 53 Trust <b>05-6289</b> • <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>	53 Pocomo Rd	Main House	15/17	Mellows & Paladino
5.	Pocomo 53 Trust <b>05-6291</b> • <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>	53 Pocomo Rd	Guest House	15/17	Mellows & Paladino
6.	31 Western Ave LLC <b>05-6312</b> • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>	31 Western Ave	Pergola & Hardscape	87/94	Ahern
7.	Victor Haley <b>03-5943</b> • <i>Commissioners: Camp, Coombs, Welch, Oliver, Thornewill; Alternates: None; Recused: None.</i>	94 Orange St	Addition	55.4.4/47	Paul Dreher
8.	K225 LLC • <i>Commissioners: to be added.</i>	126 Main St	Renovation	42.3.2/98	Linda Williams
9.	Mike Romano <b>05-6245</b> • <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>	55 Easton St	Addition	42.4.1/68	Shelter 7
10.	Erik Gersten <b>03-6027</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None.</i>	25 India St	Skylight	42.3.4/106	Linda Williams
11.	High Tide Partners LLC <b>04-6196</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	New dwelling	39/41	BPC
12.	High Tide Partners LLC <b>04-6198</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Garage	39/41	BPC
13.	High Tide Partners LLC <b>04-6173</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Gazebo	39/41	BPC
14.	High Tide Partners LLC <b>04-6172</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Shed	39/41	BPC
15.	High Tide Partners LLC <b>04-6197</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Pool	39/41	BPC
16.	450 Green Park LLC <b>11-5272</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>	2 Stone Alley	Addition, alteration & foundation	42.3.1/103	Emeritus
17.	17 Ranger Rd LLC • <i>Commissioners: to be added.</i>	17 Ranger Rd	New garage	39/28	LINK
18.	ACK 71 Orange St LLC • <i>Commissioners: to be added.</i>	71 Orange St	New garage	55.4.1/167	LINK
19.	High Cliff Trust <b>04-6202</b> • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>	11 East Hollowell Ln	Mh addition & renovation	30/17	Botticelli + Pohl
20.	High Cliff Trust <b>04-6191</b> • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>	11 East Hollowell Ln	New garage	30/17	Botticelli + Pohl
21.	Stark Point LLC <b>04-6118</b> • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>	16 Easton St	New dwelling	42.1.4/11	Botticelli + Pohl
22.	Nantucket 62 Walsh St LLC <b>04-3608</b>	62 Walsh St	Rev 12-2551 siding change	29/85	Botticelli + Pohl

- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl.*
23. 32 Hulbert Trust **11-5220**                      32 Hulbert Ave                      New dwelling                      29/72                      Botticelli + Pohl
- *Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.*
24. Sarah Murphy **05-6351**                      Maple Lane Lot 4                      New Dwelling                      67/303                      Emeritus
- *Commissioners: Pohl, Camp, Coombs, Welch; Alternates: Oliver; Recused: None.*
25. Sarah Murphy **05-6380**                      Maple Lane Lot 4                      New Guest house                      67/303                      Emeritus
- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.*
26. John Wise **05-6346**                      10 Starbuck rd.                      New shed                      59.3/62                      Emeritus
- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch, Thornewill; Alternates: Camp; Recused: None.*
27. Jeffrey Greenberg **05-6381**                      30 Orange St                      New stoop & revise roofwalk                      42.3.2/176                      Emeritus
- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.*

Approved Minutes -	June 14 & 16, 2022
Review Minutes -	June 21 & 23, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>July 5<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>