



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 JUN 29 AM 10:10

Original Posting Number: T 637

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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2021 JUN 30 AM 09:59  
NANTUCKET TOWN CLERK  
Posting Number:T 641

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Thursday July 01, 2021 at 01:00PM <b>IN-PERSON MEETING</b>
<b>Location / Address</b>	Public Safety Facility, Community Room, 1 <sup>st</sup> floor, 4 Fairgrounds Rd, Nantucket, MA
	Ray Pohl, Chairman
<b>Please note:</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.

## HISTORIC DISTRICT COMMISSION

**Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist**

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

To watch live feed, click here: <https://www.youtube.com/watch?v=i9x0lm9ruFQ>

**Commissioners:** Ray Pohl (Chair), Abby Camp (Vice-Chair), Diane Coombs, John McLaughlin, Val Oliver

**Associate Commissioners:** Stephen Welch, Jesse Dutra, Carrie Thornewill

**Staff:** Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

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. PUBLIC COMMENT

### II. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nant Hist Assoc	15 Broad Street	Temporary banner	42.4.2/61	Ashley Santos
2.	Nant Hist Assoc	15 Broad Street	Temporary banner	42.4.2/61	Ashley Santos
3.	Barbara Lewis	8 Amelia Drive	Wall sign	67/445	Sign Here Nantucket

### III. NEW BUSINESS (06/07/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Patti Duester <b>05-3876</b>	13 Monomoy Road	As-built fence	54/198	Self
2. Howard + Holt	10 Bayberry Lane	Addition	67/71	Newman Inc.
3. Stuart Whitlock <b>06-3965</b>	101 Orange Street	As-built fence	55.1.4/17	Self
4. Tim Vieth <b>06-3912</b>	3 Gladlands Avenue	Pool and hardscape	88/234	Atlantic Landscaping
5. Aileen Newquist <b>06-3911</b>	29 Main Street	Pool and hardscape	73.3.1/9	Atlantic Landscaping
6. Rhack LLC <b>06-3909</b>	20 Sherburne Tpk	Pool and hardscape	30/195	Atlantic Landscaping
7. Brian Nester <b>06-3908</b>	4 E Lincoln Avenue	Pool and hardscape	42.4.1/49	Atlantic Landscaping
8. Local Buoy Props <b>05-3890</b>	39 Beach Grass Road	New duplex	66/368	Val Oliver Design
9. 41 Beach Grass LLC <b>06-3953</b>	41 Beach Grass Road	New dwelling	68/367	Val Oliver Design
10. 43 Beach Grass LLC <b>06-3952</b>	43 Beach Grass Road	New dwelling	66/358	Val Oliver Design
11. John Barry <b>06-3956</b>	22 Eel Point Road	New guest house	40/45	Emeritus
12. John Barry <b>06-3955</b>	22 Eel Point Road	New garage	40/45	Emeritus
13. Barbara Henderson <b>06-3981</b>	6A Silver Street	Spa and hardscape	55.4.1/184.1	Waterspaces
14. Thomas Wynn Trst <b>06-3966</b>	10 Moors End Lane	Addition	43/214	Studio Ppark
15. Kingfisher R.T. <b>05-3719</b>	278 Polpis Road	Rev 2488 relocate on site	25/2	Gryphon Architects

#### IV. OLD BUSINESS (06/15/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Peter Garren <b>04-3615</b>	36 Pocomo Road	2 <sup>nd</sup> dwelling/garage	14/79	NAG
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver; Alternates: None; Recused: Camp (stepped out)</i>				
2. Eliza Silva <b>04-3391</b>	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
3. Jennifer Khoury <b>05-3768</b>	27 W Chester Street	Spa	42.3.4/2	David Troast
• <i>Commissioners: Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Pohl</i>				
4. Westmoor Club <b>05-3636</b>	109 W Chester St	Dorm A	41/805	JGG Architects
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5. Westmoor Club <b>05-3637</b>	105 W Chester St	Dorm B	41/805	JGG Architects
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
6. Carol Anne Surface <b>04-3605</b>	47 Warren's Landing	New dwelling	38/34	BPC
• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
7. Carol Anne Surface <b>04-3606</b>	47 Warren's Landing	Studio	38/34	BPC
• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
8. Carol Anne Surface <b>04-3607</b>	47 Warren's Landing	Pool	38/34	BPC
• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
9. 14 MVR LLC <b>04-3420</b>	14 Madequecham Valley Road	New dwelling	89/13	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
10. Frederick Hahn <b>05-3797</b>	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Landscaping
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
11. Zero India Street <b>03-3268</b>	1 Cambridge Street	Addition	42.3.1/150.2	Emeritus
• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i>				
12. One Folger Road, LLC <b>05-3642</b>	1 Folger Road	Studio	30/195.1	Studio Ppark
• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
13. Delores Martin <b>05-3796</b>	80 Easton Street	Spa & fence	42.4.2/6	Self
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill, Alternates: None; Recused: None</i>				

#### V. NEW BUSINESS (06/21/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Marine	14 Sun Island Road	Rooftop solar	69/105	ACK Smart
2. Corey Gammill	56 Miacomet Ave	Rooftop solar	67/350	ACK Smart
3. Richard Meisenberg	86 Polpis Road	Pool, spa, and hardscape	44/25.4	Ahern
4. Timothy Quinlisk	88 Quidnet Road	Patio	21/104	Ahern
5. Mike White	8 Grey Lady Lane	New dwelling	66/704	Val Oliver Design
6. Jack Barry	1 Goose Cove Way	Rev 69708; downsize pool	59.4/133	Val Oliver Design
7. Amy Ambrecht	13 Giny Lane	Rev 71359 pool and spa	41/850	Robert Newman
8. Phil Pastan	16 Beach Grass Road	New dwelling	68/384	KOH Architecture
9. Phil Pastan	18 Beach Grass Road	New dwelling	68/383	KOH Architecture
10. Michael Herbert	4 Harbor View Way	Revisions to spa and hardscape	42.4.1/30	Topham Design
11. Fredrick Hahn	50 Eel Point Road	Shed	32/25.1	Ethan McMorrow
12. Hydrangea Ln No. 3 LLC	10 Hydrangea Lane	New dwelling	73/89	Brook Meerbergen
13. Hydrangea Ln No. 3 LLC	10 Hydrangea Lane	Pool and hardscape	73/89	Brook Meerbergen

14.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane Lot 5	New dwelling	73/89	Brook Meerbergen
15.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane Lot 5	Pool	73/89	Brook Meerbergen
16.	Norbonne LLC	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
17.	Boughrum Fam NT	28 Old Tom Nevers Road	Windows	92.4/252	Self
18.	Letini Salvatore	20 Field Ave	Main house addition	80/149	Chip Webster
19.	Letini Salvatore	20 Field Ave	Addition	80/149	Chip Webster
20.	Letini Salvatore	20 Field Ave	Pool	80/149	Chip Webster
21.	Letini Salvatore	20 Field Ave	Pool cabana	80/149	Chip Webster
22.	NHA	89 A-B Bartlett Road	AC and roof overhang	66/410	Linda Williams
23.	6 OWF Road LLC	6 Old Westmoor Farm Rd	Pool	41/821	Ahern
24.	John Dalton	30 Vestal Street	Pool/patio	41/45	Ahern
25.	Lot 27 North Mill LLC	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	Brook Meerbergen
26.	Lot 27 North Mill LLC	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	Brook Meerbergen
27.	Jessica Millard	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
28.	Anna Samuels	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
29.	17 FGR ACK, LLC	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
30.	17 FGR ACK, LLC	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
31.	Hayden Hurley Tr	5 Sandy Drive	MH move off to 11 Hulbert Ave	29/74	Val Oliver Design
32.	11 Hulbert, LLC	11 Hulbert Avenue	MH move on from 5 Sandy Drive	29.2.3/2	Val Oliver Design
33.	Hayden Hurley Tr	5 Sandy Drive	Studio move off to 11 Hulbert Ave	29/74	Val Oliver Design
34.	11 Hulbert, LLC	11 Hulbert Avenue	Studio move on fr m 5 Sandy Drve	29.2.3/2	Val Oliver Design
35.	Nant. Whales End II LLC	43 Squam Road	Gym building	13/24	Mark Cutone Arch.
36.	Nant. Whales End II LLC	43 Squam Road	Pool	13/24	Mark Cutone Arch.
37.	Nant. Whales End II LLC	43 Squam Road	Sport court	13/24	Mark Cutone Arch.
38.	Eloy Nava	79 Milk Street	Garage addition/color change	56/213	SMRD
39.	Brian Harris	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
40.	Brian Harris	51 Weweeder Avenue	Move off/demo shed	88/12	Emeritus
41.	Brian Harris	51 Weweeder Avenue	New dwelling	88/12	Emeritus
42.	Robin Tweedy	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
43.	Nantucket Inves. Holding	22 Pocomo Road	New dwelling	14/73.1	Emeritus
44.	Housing Nantucket	31 Fairgrounds Road	New dwelling 1	67/149	Emeritus
45.	Housing Nantucket	31 Fairgrounds Road	New dwelling 2	67/149	Emeritus
46.	Housing Nantucket	31 Fairgrounds Road	New dwelling 3	67/149	Emeritus
47.	Housing Nantucket	31 Fairgrounds Road	New dwelling 8	67/149	Emeritus
48.	Mark Atkinson`	82 Baxter Road	Addition	49/39	Botticelli + Pohl
49.	Fleur De Lis	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
50.	Fleur De Lis	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
51.	Fleur De Lis	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
52.	Parren Nantucket	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
53.	Parren Nantucket	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
54.	Howard Martin	2 Back Street	Move off/demo	55/359	LINK
55.	Howard Martin	2 Back Street	New dwelling	55/359	LINK
56.	Richard Arnold	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
57.	Sean & Gina O'Callaghan	16 Boulevarde	Addition	80/79	Studio PPARK

## VI. OLD BUSINESS (06/29/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Howard Auburn Cottage 12-0324	46 Easton Street	Demo/move dwelling	42.4.1/22	Linda Williams
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Watterson; Alternates: Dutra; Recused: None</i>				
2.	61 Fairgrounds LLC	61 Fairgrounds Road Lot B	MH Rev 02-2982	67/173	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i>				
3.	ACK 11 Pleasant LLC	11 Pleasant Street	Window survey	42.3.3/121	Linda Williams
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
4.	33 N Mill LLC	7 North Mill Street	New dwelling	55.4.4/77	S Met
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5.	22 Easton Street LLC	22/24 Easton Street	Main house	42.1.4/12.1	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
6.	22 Easton LLC	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
7.	Mark Wilmot	35 Monomoy Road	Dormer, fenestration, balcony	54/74	Gryphon Architect
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i>				
8.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus

- *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: Camp*
9. Jim & Cindy Helfrich **05-3834** 37 Fair Street Addition/alterations/porch 42.3.2/212 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp*
10. William Scannell **05-3849** 119R Eel Point Road Rev. 2446: cupola revs 33/17.1 BPC
- *Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp, Oliver*
11. Barry Ang **05-3821** 11 Jonathan Way Main dwelling 75/42 McMullen + Assocs.
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
12. Barry Ang **05-3822** 11 Jonathan Way Cottage 75/42 McMullen + Assocs.
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
13. Barry Ang **05-3824** 11 Jonathan Way Pool/hardscape 75/42 McMullen + Assocs.
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
14. Trogo Nominee Trust **05-3640** 26 Easy Street Mixed use structure 42.4.2/23 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp*
15. Greg Raiff **05-3832** 100 Low Beach Road Rev 10-2182: hardscaping 75/27 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp*
16. Earret LLC **05-3836** 6A Morey Lane New dwelling 73.3.1/47.1 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver*
17. John Berry **05-3838** 22 Eel Point Road New dwelling 40/45 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
18. Kristina Amendalora **05-3625** 8 Bank Street Addition revisions 72.1.3/69 Angus Macleod
- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None*

**VII. OTHER BUSINESS**

Approved Minutes -	
Review Minutes -	June 22 & 24, 2021
Other Business -	<ul style="list-style-type: none"> <li>• HDC meeting schedule updated and start time discussion</li> <li>• Next HDC Meeting-<b>Tuesday 7/6, 2021 at 4:30 PM at 4 Fairgrounds Rd PSF Community Room</b></li> <li>• Coastal Resilience Plan Virtual Open House #2, June 24, 2021, 6-8pm. Registration to attend: <a href="https://www.eventbrite.com/e/nantucket-coastal-resilience-plan-open-house-2-tickets-154033750093">https://www.eventbrite.com/e/nantucket-coastal-resilience-plan-open-house-2-tickets-154033750093</a></li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul>
Commission Comments	