



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK
Posting Number:T 706

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday July 20, 2021 at 5:00PM IN-PERSON MEETING
Location / Address	Public Safety Facility, 4 Fairgrounds Rd, Community Room, 1 st floor, Nantucket, MA

Please note: Ray Pohl, Chairman
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

To watch live feed, click here: https://www.youtube.com/watch?v=PrH_hpPkOx8

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. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Moor Better LLC	4 Moors End Lane	Cabana	41/211	Topham Design
2.	John Khann	8 Okorwaw Ave	389 sf cabana	79/132	Mark Cutone Architecture
3.	John Khann	8 Okorwaw Ave	63 sf addition/fenestration	79/132	Mark Cutone Architecture
4.	James Fong	85 Tom Nevers Road	Rev 0041; windows/roof	71/14	Topham Design
5.	Peter Kaizer	6 Nobadeer Ave	Rev 06-3996 resite 50' garage	80/37.2	Peter Kaizer
6.	Kathleen Krall	15 Masaquet Ave	Rev 06-4010 porch	80/141	Botticelli + Pohl
7.	Thomas Keegan	41B Cliff Road	Rev 04-3330 walk down & pent roof	29/40	Linda Williams
8.	George Schmidt	3 A Street	Garage renovations	60.2.4/78	Linda Williams

9.	Ronald Winters	6B Essex Road	Roof change	67/598.3	Stegra Corp
10.	LBC Sconset, LLC	9 Hawks Circle	Demo pool	74/37.1	JGGA
11.	DASI, LLC	8 Mayhew Lane	Rev 3949; 28sf add/enlg prch	41/396.5	NAG
12.	Karin Miller	7 Greenleaf	Garage color change	39/31	Thornewill Design
13.	Cynthia Houlihan	61 Boulevarde	Resite shed	79/18	Structures Unlimited

III. 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.	Barbara Clarke	1A Monohansett Road	Pool-patio	79/115.3	LINK
	• Pool and pool equipment must not be visible at time of inspection and in perpetuity				
2.	Ryan Carter	8A Hawthorne Lane	Outdoor shower	56/802	Linda Williams
	• Due to lack of visibility				
3.	John Khann	8 Okorwaw Ave	Pool, otdr kitchen, hardscape	79/132	Mark Cutone Architecture
	• Pool must not be visible at time of inspection and in perpetuity				
4.	LBC Sconset, LLC	9 Hawks Circle	Pool	74/37.1	JGGA
	• Pool must not be visible at time of inspection and in perpetuity				

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Center Street, LLC	13 Center Street	Projecting sign	42.3.1/203	Hanadi Hanzeh
2.	Mark Furlong	81 Hinsdale Road	Wall Sign	69/21	Sign Here Nantucket
3.	Mark Furlong	81 Hinsdale Road	Entrance Sign	69/21	Sign Here Nantucket

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.	Joshua Harde	83 Eel Point Road	Rooftop solar	32/12	Linda Williams
2.	Jessica Millard 06-4017	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
3.	Richard Arnold 07-4123	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold

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 05-3810	11 Pleasant Street	Window survey	42.3.3/121	Linda Williams
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
4.	22 Easton Street LLC 05-3643	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>				
5.	22 Easton LLC 06-4026	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
	• <i>Not yet opened</i>				
6.	Mark Wilmot 05-3718	35 Monomoy Road	Dormer, fenestration, balcony	54/74	Gryphon Architect
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i>				
7.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: Camp</i>				
8.	Jim & Cindy Helfrich 05-3834	37 Fair Street	Addition/alterations/porch	42.3.2/212	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
9.	William Scannell 05-3849	119R Eel Point Road	Rev. 2446: cupola revs	33/17.1	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp, Oliver</i>				
10.	Barry Ang 05-3821	11 Jonathan Way	Main dwelling	75/42	McMullen + Assocs.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
11.	Barry Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen + Assocs.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
12.	Barry Ang 05-3824	11 Jonathan Way	Pool/hardscape	75/42	McMullen + Assocs.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
13.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i>				
14.	Greg Raiff 05-3832	100 Low Beach Road	Rev 10-2182: hardscaping	75/27	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
15.	Earret LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47.1	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver</i>				
16.	John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				

17.	John Berry 05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
	• <i>Commissioners: Camp, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
18.	John Berry 05-3955	22 Eel Point Road	New garage	40/45	Emeritus
	• <i>Commissioners: Camp, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
19.	Kristina Amendaloro 05-3625	8 Bank Street	Addition revisions	72.1.3/69	Angus Macleod
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				

VII. NEW BUSINESS (07/06/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sean Kolloff	19 Bartlett Road	Demo/move DU	67/8	Self
2.	Sean Kolloff	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
3.	James Rockett	70 Pochick Ave	New house	79/155	Thornewill Design
4.	James Rockett	70 Pochick Ave	Barn	79/155	Thornewill Design
5.	Lisa Botticelli	10R Gray Ave	Rooftop solar	67/178.1	Cotuit Solar
6.	Betty Browning	69 Somerset Road	Rooftop solar	65/85	Cotuit Solar
7.	Margaret Owen	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
8.	Norris Building Co. Inc.	14A Lowell Place	Spa and fence	41/164	Atlantic Landscaping
9.	Jacqueline Pizzi	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
10.	Frederick Hahn	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
11.	21 Amelia Drive LLC	21 Amelia Drive	New mixed used building	67/427	EMDA
12.	Allie Scheffelin	23 Starbuck Road	Rev 12-2533 staircase	60/107	Thornewill Design
13.	Oliveira Martim Trust	87 Cliff Road	Pool and patio	30/168.1	Ahern LLC
14.	Joshua Leffler	22 Pleasant Street	MH -color & clapboard	42.3.2/50	Linda Williams
15.	Joshua Leffler	22 Pleasant Street	Garage – color & clapboard	42.3.2/50	Linda Williams
16.	Joshua Leffler	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
17.	Brahma Ack LLC	6A Morey Lane	Move barn off to 7 Bunker Hill	73.3.1/47.1	LFW/Topham Design
18.	5 Bunker Hill, LLC	7 Bunker Hill Road	Move on barn frm 6A Morey alterations	73.4.2/39	LFW/Topham Design
19.	G2 Bunker Hill, LLC	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design
20.	OHOM LLC	28 Main St, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
21.	Altman Michael Tr Etal	37 Sankaty Head Road	Pool	48/2	BPC
22.	Altman Michael Tr Etal	37 Sankaty Head Road	Cabana	48/2	BPC
23.	High Tide Partners LLC	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
24.	High Tide Partners LLC	8 Ackermuck Way Lot 2	Garage	41/618	BPC
25.	High Tide Partners LLC	8 Ackermuck Way Lot 2	Pool	41/618	BPC
26.	Janice Hoff Trust	26 Quidnet Road	New 2 nd dwelling	21/35	McMullen & Associates
27.	Wayne & Lea Berman	98 Tom Nevers Road	Addition, widows walk, fenestration	91/40	NAG
28.	ACK Laundro LLC	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
29.	Bill and Cindy Burke	54 Pochick Ave	Fenestration revisions	79/128	Emeritus
30.	Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
31.	Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
32.	Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
33.	Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
34.	8 Walsh, LLC	8 Walsh Street	Rev 3819; fenestration	42.4.1/83	Brook Meerbergen

VIII. OLD BUSINESS 07/13/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Architect
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
2.	Village Way RT 05-3782	6 Village Way	New dwelling	14/42	James Browsers
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
3.	17 Lincoln RT 06-3968	17 Lincoln Ave	Pool and hardscape	30/118	Ben Champoux
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i>				
4.	14 MVR LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5.	Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
6.	Zero India Street LLC 03-3268	1 Cambridge Street	Alteration + addition	42.3.1/130.2	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>				
7.	Jennifer Silva 04-3381	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Thornewill</i>				
8.	38 Prospect LLC	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams

- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None*
9. Stephanie Basile **04-3602** 8 New Mill Garage/apartment revisions 42.3.3/33.2 Linda Williams
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*

IX. NEW BUSINESS 07/20/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Daniel Bartlett	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
2.	Daniel Bartlett	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
3.	Moor Better LLC	4 Moors End Lane	Dormers	41/211	Topham Design
4.	Mark Burlingham	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
5.	Cinda Gaynor	84 Old South Road	Hoop tent	68/415	Greyson Keller
6.	Alex Karis	22 Ellen's Way	Rev 03-3097	81/179	Brook Meerbergen
7.	Alex Karis	22 Ellen's Way	Rev 03-3098	81/179	Brook Meerbergen
8.	Alex Karis	22 Ellen's Way	Sport court/minor landscape	81/179	Brook Meerbergen
9.	Tom Hanlon Landscaping	117 Old South Road	New commercial bldg.	68/111	EMDA
10.	JDB 34 Liberty LLC	34 Liberty Street	Fence	42.3.4/82	Linda Williams
11.	TJL Properties LLC	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
12.	Gerald Hamelburg	9 Davis Lane	Rev 03-3156 chg railing	82/74	Linda Williams
13.	Chris Loftus	8A Evergreen Way	New cottage	68/703.1	Linda Williams
14.	NHA Macy Warehouse	12 Straight Wharf	Barn doors	42.3.1/138	Linda Williams
15.	Joseph Arvay	11 Front Street	Replace 3 windows	73.1.3/99	Nolasco Construction
16.	Ann Laurilliard	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Design
17.	Andrea Giroux	25 Hummock Pond Rd	Renew 69288	56/8	Thornewill Design
18.	Andrea Giroux	25 Hummock Pond Rd	Renew 69289	56/8	Thornewill Design
19.	Nicholas Boyle	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
20.	Seawing LLC	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
21.	Seawing LLC	13 Low Beach Road	Shed	74/45	Smith & Hutton
22.	Seawing LLC	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
23.	Brian Harris	50 Weeweeder Avenue	Rev 06-164; change doors	79/15	Self
24.	John Khann	8 Okorwaw Avenue	New dwelling	79/132	Mark Cutone Architecture
25.	Sally Horchow	27 E Tristram Avenue	Hardscape	31/2	Ahern, LLC
26.	Anthony Valero	8 Goldstar Drive	Window/door replacement	55/187	Val Oliver Design
27.	Joe Tirone	25 Honeysuckle	New duplex	68/389	Val Oliver Design
28.	Liz & Mark Norris	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
29.	Brett Fodiman	111 Surfside Road	MH Rev 2217; add porch	80/70	Emeritus
30.	Brett Fodiman	111 Surfside Road	GH Rev 2765; omit dormer	80/70	Emeritus
31.	Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
32.	Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
33.	HGMB LLC	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
34.	Peter O'Brien	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
35.	Laura & Doug Fisher	7 Paul Jones Road	New Pool	30/68.1	Emeritus
36.	90 N Liberty Presv.Trust	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
37.	The Braes LLC	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
38.	Houghton,Jim	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
39.	38 Monohasset LLC	38 Monohansett	New Dwelling	79/60	Val Oliver Design
40.	Molly McGrath Irrev. Trust	50 W Miacomet Rd	Rev 67335 fenestration revs	86/2	Sue Genthner
41.	30 Vestal, LLC	30 Vestal Street	755sf cabana	41/45	Studio Ppark
42.	Jennifer Bowman	14 Starbuck Road	Spa- hardscape	60/114	Jardins International

X. OTHER BUSINESS

Approved Minutes -	June 29 and July 1, 2021
Review Minutes -	July 6, 8 & 13, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday July 22, 2021 at 1:00PM at 2 Fairground Rd Conference Room • HDC Meeting Schedule August/September 2021 • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	