



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 AUG 05 AM 10:11
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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) – Old Business
Day, Date, & Time	Tuesday August 9, 2022, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 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/92280688302?pwd=aGs3K2tLSzFaOVpNbENtM0pHd28wUT09>

Meeting ID: 922 8068 8302 **Password:** 153126

Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126

To watch live meeting, click here:

<https://www.youtube.com/watch?v=WHyLDsk0QBI>

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.	John & Katie Owsley	2 Maxey Pond Rd	New Shed	40/96	Thornewill Design
2.	Andrew Vorce	40 Essex Road	New Shed	67/324	Andrew Vorce
3.	43 Beach Grass LLC	43 Beachgrass Rd	Fenestration chng rev 06-3952	68/358	Tim Trudel
4.	Erik & Allison Carneal	23 Golfview Drive	Addition rev 09-1670	66/175	Botticelli + Pohl
5.	Jessica N. Torre	53 Miacomet Ave	Move on from 8 Holly St	67/90	LINK
6.	NHA Properties	5R Norquarta Dr	Roof Change	67/512	Stegra Corp
7.	Jill Johnson	10 Daffodil Lane	Driveway & fence enlargement	68/770	Jill Johnson
8.	NHA Properties	48 Okorwaw Ave	Roof change	79/173	Stegra Corp
9.	Leanne Mangano	6 Todd Circle	Roof change	66/294	Leanne Mangano
10.	Holly & Peter Fernandes	5A Green Meadows Ln	Sm rear addition	67/378.1	Peter Fernandes
11.	William Graham	53 Meadowview Dr	Add pergola rev 07-6635	56/173	Thornewill Design
12.	Randy Sharp	49A Meadowview Dr	Apron & hardscape	56/113.1	Thornewill Design
13.	Jeffrey Ottani	4 Jonathan Way	Ground mound solar array	75/47	Sun Wind
14.	Stephen Mailloux	13 Hawthorne Lane	Roof solar array	56/264	Sun Wind
15.	Michael Conway	98 Somerset rd	Window replacement	66/222	Michael Conway
16.	Richard and Jane Leider Tr	64 Sankaty Rd	Cabana	49/80.1	NAG
17.	Julia Meade	8 Bayberry Ln (Sconset)	New Basement/ Stair/ Window	49/92.1	NAG

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.	Richard and Jane Leider Tr	64 Sankaty Rd	Pool	49/80.1	NAG	<ul style="list-style-type: none">Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.
2.	Dorothy Hertz	1 Friendship Lane	Pool & hardscape	66/247	Linda Williams	<ul style="list-style-type: none">Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

V. OLD BUSINESS 07/12/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	18 Center St, LLC 06-6486	18 Center St (Sias)	Addition & raise roof	73.1.3/105	Twig Perkins

*Back to HDC for discussion & proper notification to abutters

VI. 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.	32 Hulbert Trust 11-5220	32 Hulbert Ave	New dwelling	29/72	Botticelli + Pohl

Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.

VII. NEW BUSINESS 07/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Patience Killen 06-6585	1 Old North Wharf	Demo/Move Shed	42.3.1/80.1	Linda Williams
2.	30 Pearl LLC 07-6593	30 India St	Addition	42.3.4/137	Botticelli + Pohl
3.	55 Eel Point Holdings LLC 07-6619	55 Eel Point Rd	New Cabana	32/47	Botticelli + Pohl
4.	Nantucket G and S LLC	81 Vestal St	New Fence	56/254	MCA +
5.	Michael Wilson	7 Cornwall St	Fence	71.3.2/9	Linda Williams

VIII. OLD BUSINESS 07/12/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Joseph Minella 03-5939	9 Gingly Lane	MH House grading	41/851	Sandcastle Const.	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>
2.	Joseph Minella 06-6555	9 Gingly Lane	MH solar	41/851	Sandcastle Const.	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>
3.	Joseph Minella 03-5937	9 Gingly Lane	Pool & hardscape	41/851	Sandcastle Const.	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>
4.	9 E Street LLC 05-6359 -	9 E St.	MH Solar roof array	60.2.1/6	Ack Smart	<i>Commissioners: Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>
5.	9 E Street LLC 05-6360-	9 E St.	GH Solar roof array	60.2.1/6	Ack Smart	<i>Commissioners: Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>

IX. NEW BUSINESS 07/19/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Stone	6 Marcus Wy	Fire Demo	91/9.1	Will Stephens
2.	Michael Stone	6 Marcus Wy	New Dwelling	91/9.1	Will Stephens

3.	Stephan & Kim Schaefer	86 Cliff Rd	Rooftop Solar for MH	30/74.2	Robert Newman
4.	Rorelly Jody Newman	6 Topping Lift	Rooftop Solar garage/studio	66/308	Robert Newman
5.	James Van Tassci	42B Union St	Replace Fence	42.3.2/28	James Van Tassci
6.	Eric Silfen	3 Meadowview Dr	Rooftop Solar for MH	56/92	Cotuit Solar
7.	William Irwin	2 North Cliff Wy	Shed	30/214	William Irwin
8.	Victor Healy	94 Orange St	Addition	55.1.4/47	Paul Dreher
9.	Matthew & Theresa Stone	47 Milk St	New MH Dwelling	56/201	LW/ Woodmeister
10.	Matthew & Theresa Stone	47 Milk St	Garage Move on Site & reno	56/201	LW/ Woodmeister
11.	Matthew & Theresa Stone	47 Milk St	Pool and Hardscape	56/201	LW/ Woodmeister
12.	Matthew & Theresa Stone	47 Milk St	Cabana	56/201	LW/ Woodmeister
13.	Matthew & Theresa Stone	47 Milk St	New Garage	56/201	LW/ Woodmeister
14.	Stephen Virtue	39 Pleasant St	Fence Revision	55.4.1/154	Linda Williams
15.	John Bessie Connelly	90 Washington St.	Addition	42.2.3/21	Bentley & Churchill
16.	Willard Overlock	29 Coffin St (Sconset)	New Shed	73.4.1/26.2	Bentley & Churchill
17.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New Garage	30/196	S. Metz
18.	18 Sherburne Nom Tr	18 Sherburne Turnpike	New Guest House	30/196	S. Metz
19.	Lloyd Realty LLC	7 Heather Ln	Guest House Revisions	30/24.2	S. Metz
20.	Lloyd Realty LLC	7 Heather Ln	New Cabana	30/24.2	S. Metz
21.	Lloyd Realty LLC	7 Heather Ln	New Garage	30/24.2	S. Metz
22.	Chris & Ashley Austin	Maple Ln (Lot 7)	New Dwelling	67/303	Emeritus
23.	Karl Slatoff	28 India St	Fence	42.3.4/108	Twig Perkins
24.	RJ Glidden	47 Warren's Landing	Move/ Demo Building	38/54	Jessie Glidden

X. OLD BUSINESS 07/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nant Lifesaving Museum 04-6124	158 Polpis rd	Window replacement	27/28	LINK
•	<i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
2.	Jason & Jennifer Mendelson 05-6328	7a Sherburne Turnpike	New dwelling	30/112	Studio Ppark
•	<i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: Dutra; Recused: Oliver.</i>				
3.	Sankaty LLC 06-6439	49 Sankaty Rd	New dwelling	49/66	Dustin Maury
•	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
4.	Sankaty LLC	49 Sankaty Rd	Garage	49/66	Dustin Maury
•	<i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: None; Recused: None.</i>				
5.	Sankaty LLC	49 Sankaty Rd	Pool/Spa	49/66	Dustin Maury
•	<i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: None; Recused: None.</i>				
6.	Sankaty LLC	49 Sankaty Rd	Cabana	49/66	Dustin Maury
•	<i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: None; Recused: None.</i>				
7.	Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/ renovation	30/112	MCA
•	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
8.	Lisa Holby	19 Low Beach rd	New dwelling	15/42	Val Oliver
•	<i>Commissioners: Pohl, Coombs, Welch, Dutra, Thornewill; Alternates: None; Recused: Oliver.</i>				
9.	88 Pocomo Rd LLC	88 Pocomo Rd	New dwelling	15/42	Emeritus
•	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
10.	88 Pocomo Rd LLC 04-6092	88 Pocomo Rd	New guest house	15/42	Emeritus
•	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
11.	88 Pocomo Rd LLC 05-6419	88 Pocomo rd.	Sport court	15/42	Ahern
•	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
12.	88 Pocomo Rd LLC 05-6420	88 Pocomo rd.	Pool & hardscape	15/42	Ahern
•	<i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
13.	Sandy Ack 04-6147	6 Sandy Dr.	New dwelling	29/76	NAG
•	<i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Oliver, Welch.</i>				
14.	Chicken Box 06-6496	12 Daves St.	New Dwelling (Bldg 1)	55/158	Emeritus
•	<i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Oliver, Welch.</i>				
15.	Chicken Box 06-6495	12 Daves St.	New Dwelling (Bldg 2)	55/158	Emeritus
•	<i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Oliver, Welch.</i>				
16.	18 Sherburne TP Nom Tr	18 Sherburne Turnpike	New Dwelling	30/196	S.Metz
•	<i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Oliver, Welch.</i>				
17.	India and Rose Tr 06-6484	28 India St	Fens Revs/ Patio Demo	42.3.4/108	Botticelli + Pohl
•	<i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				

XI. NEW BUSINESS 08/02/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Land Bank	19 Wauwinet Rd	Demolition of Storage Building	20/35	Normand Residential

2.	Nantucket Land Bank	19 Wauwinet Rd	Move/ Demo Gazebo	20/35	Normand Residential
3.	Nantucket Land Bank	19 Wauwinet Rd	Demo Pool, Remove Fencing	20/35	Normand Residential
4.	Caleb Cressman	300 Polpis Rd	New barn	20/11	Thornewill Design
5.	US FED Aviation Admin	Squam Rd	Demo shed	21/120.1	Kevin Grant
6.	Zero India St LLC	1 Cambridge st	Historic Determination	42.3.1/130.2	Emeritus
7.	Brandon Casement	6 New St	Dormer	55.4.1/34	Brandon Casement
8.	Gregory & Aileen Tourto	20 Midland Ave	Move Off/ Demo House	59.3/164	Gryphon Architects
9.	Gregory & Aileen Tourto	20 Midland Ave	New Dwelling	59.3/164	Gryphon Architects
10.	Gregory & Aileen Tourto	20 Midland Ave	New Garage/ Studio	59.3/164	Gryphon Architects
11.	*Lisa McKechnie	6 South Water St	Fence	42.3.1/130.1	Lisa McKechnie
12.	Johnathan Pressement	2 Ash Ln	Change Deck Steps	42.4.2/93	Thornewill Design
13.	Johnathan Pressement	2 Ash Ln	Fence, Gates, and Arbor	42.4.2/93	Thornewill Design
14.	Roberta Brown	9 Beach St (Sconset)	Main House Addition	73.1.3/24	Topham Design
15.	Chicken Box	12 Dave St (Bandhouse)	Move off/ Demo	55/158	Emeritus LTD
16.	Chicken Box	12 Dave St	Partial Demo	55/158	Emeritus LTD
17.	Hesham & Gwendoline Elnaggar	30 Union St	New Garage	42.3.2/143	Gryphon Architects
18.	12 Pilgrim Rd LLC	12 Pilgrim Rd	Demo Concrete House	41/476	Val Oliver
19.	HMSW LLC	25 Sankaty Head	Demo, Addition, and Fenes.	48/3	Emeritus LTD
20.	51 Fair St LLC	51 Fair St	Addition/ Alteration	42.3.2/40	Emeritus LTD
21.	NHA Properties Inc	27 Dartmouth St (Apt A)	Solar Roof Array	76.4.2/363	Acksmart
22.	NHA Properties Inc	27 Dartmouth St (Apt B)	Solar Roof Array	76.4.2/363	Acksmart
23.	NHA Properties Inc	18 Irving St	Solar Roof Array	79/158	Acksmart
24.	Richmond Great Pt	4 Blue Ct	New Dwelling	68/348	KOH
25.	Richmond Great Pt	5 Blue Ct	New Dwelling	68/345	KOH
26.	Richmond Great Pt	7 Blue Ct	New Dwelling	68/344	KOH
27.	Richmond Great Pt	8 Blue Ct	New Dwelling	68/347	KOH
28.	Richmond Great Pt	9 Blue Ct	New Dwelling	68/343	KOH
29.	Richmond Great Pt	11 Blue Ct	New Dwelling	68/342	KOH
30.	Richmond Great Pt	5 Sandplain	New Dwelling	68/349	KOH
31.	Richmond Great Pt	7 Sandplain	New Dwelling	68/350	KOH
32.	Richmond Great Pt	21 Sandplain	New Dwelling	68/387	KOH
33.	Decatur XIX LLC	12 Westerwyck Wy	Demo/ Move Garage	82/64	Val Oliver
34.	OkayOkay Café LLC	15 Washington St	Revs (Window Changes)	42.3.1/99	BPC
35.	Brandon Lower	146 Main St	New Garage, Patio, and Pergola	41/518	Matthew Rider
36.	Brandon Lower	146 Main St	Clapboard, Pergola, Trim Color	41/518	Matthew Rider
37.	Ack N Back LLC	33 Quidnet rd.	Pool and Hardscape	21/27.2	Ahern
38.	5QPR LLC	5 Quaise Pasture Rd	New Barn	26/21	Botticelli + Pohl
39.	42 Easton St LLC	42 Easton St	Add Shutters	42.4.1/21	Emeritus LTD

XII. OLD BUSINESS 08/09/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Liz Powell 12-5445	71 Cliff Rd	Cabana	30/160	Thornewill
	<i>• Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
2.	Cordts – Pearce 02-572	76 Pleasant St.	Addition	55/367	LFW/ JB Studio
	<i>• Commissioners: Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: None.</i>				
3.	Ack N Back LLC 06-6501	33 Quidnet Rd	New dwelling	21/27.2-27.4	WAPD
	<i>• Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
4.	Ack N Back LLC 06-6503	33 Quidnet Rd	Garage studio	21/27.2-27.4	WAPD
	<i>• Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
5.	Maple Ln LLC	2 Maple Lane	2 nd dwelling	67/303	Dustin Maury
	<i>• Commissioners: Camp, Coombs, Welch, Dutra, Thornewill; Alternates: None; Recused: Oliver.</i>				
6.	High Tide Partners LLC 04-6196	26 Douglas Way	Main House	39/41	BPC
	<i>• Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
7.	High Tide Partners LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
	<i>• Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
8.	High Tide Partners LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
	<i>• Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
9.	High Tide Partners LLC 04-6173	26 Douglas Way	Gazebo	39/41	BPC
	<i>• Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
10.	High Tide Partners LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
	<i>• Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
11.	450 Green Park LLC 11-5272	2 Stone Alley	Addition	43.3.1/103	Emeritus LTD

- *Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None.*
- 12. Mike Romano **05-6245** 55 Easton St Addition & move on site 42.4.1/ 68 Shelter 7
- *Commissioners: Pohl, Camp, Welch, Thornewill; Alternates: None; Recused: None.*
- 13. CC VTTACK LLC **04-6106** 120 Old South Rd New commercial bldg. A 68/969 Link/CWA
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.*
- 14. CC VTTACK LLC **04-6105** 122 Old South Rd New commercial bldg. B 68/969 Link/CWA
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.*
- 15. CC VTTACK LLC **04-6104** 124 Old South Rd New commercial bldg. C 68/969 Link/CWA
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.*
- 16. Bank of America 15 Sparks Ave Lighting plan 55/177 Bisbano Assoc.
- *Commissioners: to be added.*
- 17. Bank of America 65 Main St Lighting plan 42.3.1/197 Bisbano Assoc.
- *Commissioners: to be added.*

Approved Minutes -	July 26, 2022
Review Minutes -	August 2, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- August 16th at 4:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM. • Request Legal Counsel for SAC in regard to Sign definition clarification. • 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