



Updated Meeting Posting MEETING POSTING

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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)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday August 10, 2021 at 5:00PM IN-PERSON MEETING
Location / Address	Public Safety Facility, 4 Fairgrounds Rd, Community Room, 1 st Floor, Nantucket, MA
	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: Cathy Flynn, Land Use Specialist

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

To watch live meeting, click here: <https://www.youtube.com/watch?v=dFrm9nDWsbE>

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.	3 Skyline LLC 07-4281	3 Skyline Drive	Garage	79/137.1	Ethan McMorrow
2.	Justin Brooks	6 Kinikinnik Way	Basement egress window	80/420	Sanne Payne
3.	Hristo Rashkov	8 Lewis Street	Addition	67/37	Hristo Rashkov
4.	Frank Ryan	8 Kings Way	Hardscaping	41/277	Ahern, LLC
5.	David Dalury 08-4331	125 Polpis Road	308sf garage addition	44/19.2	Thornewill Design
6.	Whitney Gifford 08-4329	19 Keel Lane	Rev 35603; windows	66/322	Gryphon Architects

7.	Tom Larrabee 08-4323	101-103 Hummock Pond Road	Metal storage container revisions	56/67, 67.1 & 307	Robert Newman
8.	Diane Pearl 08-4337	12 Margaret's Way	Shed	20/9	Structures Unlimited
9.	Alice Burnham 08-4336	12 1/2 Sherburn Turnpike	Rev 2003; fenestration	30/174.1	Botticelli & Pohl
10.	6 BLVD, LLC 08-4332	6 Boulevarde	Cottage-dormers/porch	80/75.1	Normand Residential
11.	6 BLVD, LLC 08-4333	6 Boulevarde	Garage- stairs/balcony	80/75.1	Normand Residential

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.	3 Raceway Dr, LLC 08-4339	3 Raceway Drive Lot 1	Pool-hardscape	66/281	Atlantic Landscaping
	• Pool and firepit must not be visible at time of inspection and in perpetuity				
2.	16 Nanahumacke Tr 07-4282	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern, LLC
	• Pool must not be visible at time of inspection and in perpetuity				
3.	ACK-LLC 08-4314	22 Capaum Road	Rev 73285; fenestration chgs	40/12	Permits Plus
	• Due to lack of visibility				

IV. 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.	Altman Michael Tr Etal 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
2.	Altman Michael Tr Etal 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC
3.	Cinda Gaynor 07-4149	84 Old South Road	Hoop tent	68/415	Greyson Keller
4.	Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
5.	Peter O'Brien 07-4174	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
6.	Laura & Doug Fisher 07-4256	7 Paul Jones Road	New Pool	30/68.1	Emeritus
7.	90 N Liberty Pres.Trust 07-4195	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
8.	The Braes LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
9.	Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
10.	38 Monohasset LLC 07-4182	38 Monohansett	New Dwelling	79/60	Val Oliver Design
11.	30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
12.	Jennifer Bowman 07-4194	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
13.	Westmoor Club, LLC 07-4189	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects
14.	ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
15.	5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	LFW/Topham Design
16.	G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design
17.	Nant 24 Mill St LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
18.	Nant 24 Mill St LLC 07-4270	24 Mill Street	120 sf shed	55.4.4/97	Self

V. OLD BUSINESS 07/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Herbert 06-4046	4 Harbor View Way	Alteration	42.4.1/30	Topham Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
2.	David Lazowski 04-3411	18 Parson Lane	Hardscaping	75/102	Mark Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
3.	Downyflake 06-3974	14 W Creek Road	Commercial building	55/175	Robert Newman
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
4.	Downyflake 06-3971	14 W Creek Road	Rooftop solar	55/175	Robert Newman
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
5.	Lentini, Salvator 06-4048	20 Field Ave	Main house addition	80/149	CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
6.	Lentini, Salvator 06-4052	20 Field Ave	Pool	80/149	CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
7.	Lentini, Salvator 06-4054	20 Field Ave	Pool cabana	80/149	CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
8.	Brian Harris 06-4064	51 Weweeder Ave	New dwelling	88/12	Emeritus
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>				
9.	Robin Tweedy 06-4065	3 Grand Ave	Renovation	73.3.1/13.1	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
10.	Jim Ikard 05-3833	1 Bloom	Addition	42.3.3/140	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: Camp</i>				
11.	Jim Helfrich 05-3834	37 Fair Street	Addition/alteration/porch	42.3.2/212	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp</i>				
12.	Greg Raiff 05-3832	100 Low Beach Road	Hardscape revisions	75/27	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				

13.	John Barry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
14.	John Barry 05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
15.	John Barry 05-3895	22 Eel Point Road	New garage	40/45	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
16.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Camp; Recused: None</i>				
17.	33 N Mill LLC 05-3789	7 N Mill Street	New dwelling	55.4.4/77	Sophie Metz
	• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
18.	Mark Atkinson 06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
	• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch; Recused: Pohl</i>				
19.	Carol Anne Surface 04-3606	47 Warren's Landing	Pool	38/54	BPC
	• <i>Commissioners: Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
20.	Kristine Amendalora 05-3625	8 Bank Street	Additions	72.1.3/69	Angus Macleod
	• <i>Commissioners: Coombs (acting chair), McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				

VI. NEW BUSINESS 08/03/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Julius Pasys	6 Bayberry Lane	Addition	67/73	Thornewill Design
2.	Eileen Harkness	5 Gardner Perry Lane	Demo shed	55/32.1	Thornewill Design
3.	Eileen Harkness	5 Gardner Perry Lane	Addition	55/32.1	Thornewill Design
4.	James Gribbell	2 Mulberry Street	New garage/cottage	55.4.1/20	Thornewill Design
5.	Amos Hostetter	58 Baxter Road	New dwelling	49/54	Will Stephens
6.	Tom Fusaro	6 Toombs Court	New dwelling	68/155	Val Oliver Design
7.	TLG Properties	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
8.	Theodorakos Vaios Tr	79 Pocomo Road	Demo/move off dwelling	15/5	CWA
9.	Hannah Gardner House	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
10.	Hannah Gardner House	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
11.	5 Sherburne Way LLC	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
12.	Steve Frohwein	32 N. Liberty	Move shed on site	41/159	Emeritus
13.	Steve Frohwein	32 N. Liberty	Replace windows/like kind	41/159	Emeritus
14.	2 Chestnut St ACK LLC	2 Chestnut Street	Addition	42.3.1/69	Emeritus
15.	MBL Norris	14 Lowell Place	Shed	41/164	Emeritus
16.	Nantucket Oaks LLC	99 Low Beach Road	New studio #1	75/32.1	Normand Residential
17.	Nantucket Oaks LLC	99 Low Beach Road	New studio #2	75/32.1	Normand Residential
18.	Nantucket Oaks LLC	99 Low Beach Road	New studio #3	75/32.1	Normand Residential
19.	William Scannell	119R Eel Point Road	Enlrge pool-hardscape	33/17.1	Atlantic Landscaping
20.	Lund Nantucket R.T.	1 & 3 Hydrangea Lane	Pool	73/97 & 98	Atlantic Landscaping
21.	Shared Haven N.T.	19 Derrymore Road	Pool	41/116	Atlantic Landscaping
22.	Kris Megna	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart

VII. OLD BUSINESS 08/10/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Howard Martin 06-4020	2 Back Street	New dwelling	55/389	LINK
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
2.	Wayne Berman 07-4229	98 Tom Nevers Road	Add, roofwalk, fenestration	91/40	NAG
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
3.	Lot 27 N Mill LLC 06-4021	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None</i>				
4.	Lot 27 N Mill LLC 06-4022	Lot 27B Birdsong	Studio	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None</i>				
5.	Jacqueline Pizzi 06-4081	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra, Thornewill; Recused: None</i>				
6.	22 Easton Street 05-3643	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
7.	22 Easton Street 05-3644	22-24 Easton Street	East garage	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
8.	22 Easton Street 05-3645	22-24 Easton Street	West garage	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
9.	22 Easton Street 05-3646	22-24 Easton Street	Gym pavilion	42.1.4/12	Workshop APD

- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None*
10. 22 Easton Street **06-4026** 22-24 Easton Street Pool and hardscape 42.1.4/12 Ahern
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None*
11. Oliveira Martin Trust **06-4028** 87 Cliff Road Pool 30/168.1 Ahern
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None*
12. Darrell Ferguson **06-4102** 28 Main Street, Sias Color change chimney and fenest 73.3.1/47 Emeritus
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*
13. Jessica Millard **06-4017** 5 Cudweed Windows/doors 82/145 Val Oliver
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None*
14. NHA Macy Warehouse **07-4199** 12 Straight Wharf Unapproved Like-Kind doors 42.3.1/138 Linda Williams
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch (took a break); Recused: None*
15. Norris Building Co. **06-4086** 14A Lowell Place Hardscape – spa 41/164 LFW/Atlantic Landscaping
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None*

VIII. OTHER BUSINESS

Approved Minutes -	July 20, 27 & 29, 2021
Review Minutes -	August 3 & 5, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Thursday 8/12/21 at 1:00PM at 2 Fairgrounds Rd, Conference Room • Discussion of Advisory Board review • 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	