



# 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Tuesday August 17, 2021 at 5:00PM IN-PERSON MEETING
<b>Location / Address</b>	Public Safety Facility, 4 Fairgrounds Rd, Community Room, 1 <sup>st</sup> Floor, 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 meeting, click here: [https://www.youtube.com/watch?v=YSnWI\\_dgagE](https://www.youtube.com/watch?v=YSnWI_dgagE)

**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. James Bessey <b>07-4300</b>	21 Ellen's Way	Rev 09-1727; trellis/ pergola	81/183	Brook Meerbergen
2. Hannah Gardner House <b>07-4272</b>	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
3. 8 North Star <b>08-4346</b>	8 North Star Lane	Roof change	30/212	Linda Williams
4. Eloy Nava <b>08-4365</b>	79 Milk Street	Shed	56/213	SMRD
5. Duncan Richardson <b>08-4366</b>	21 Golfview Drive	Move shed off to 14 Golfview	66/174	SMRD
6. Duncan Richardson <b>08-4367</b>	14 Golfview Drive	Move shed on from 21 Golfview	66/174	SMRD
7. Galen Gardner <b>08-4371</b>	1 Rainbows End	New dwelling- 770sf	80/86	Val Oliver Design
8. Stowe Enterprises LLC <b>08-4376</b>	11 Alexandria Drive	Window/door replacement	67/414	Val Oliver Design
9. John Schafer <b>08-4390</b>	10A Miacomet Avenue	Re-site as-built shed	67/872	Billy Saad

10. Matthew Abbott <b>08-4388</b>	136 Miacomet Road	Rev 3501; door change	81/6.3	Mark Cutone Arch
11. Tom Kennelly <b>08-4344</b>	4 Sheep Commons	As-built addition	54/221	Permits Plus
12. Michael Kopfler <b>08-4360</b>	7 Village Way	Remove parapet wall	14/44	Thornewill Design
13. Carl Nielsen <b>08-4357</b>	50 Wanoma Way	Shed	92.4/244	Thornewill Design
14. Mark Cannan <b>08 4325</b>	12 Waquoit Road	Cabana	89/10	Thornewill Design

### 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. Eloy Nava <b>08-4364</b>	79 Milk Street	Pool	56/213	SMRD
• Pool must not be visible at time of inspection and in perpetuity				
2. Last Waltz LLC <b>08-4348</b>	83 Bartlett Road	Fence	66/409	Linda Williams
• Screened at time of inspection and in perpetuity				
3. Henry Mont <b>08-4334</b>	11 Perry Lane	Deck/ pergola	67/112.6	Self
• Due to lack of visabilitiy				
4. Kathleen Krall <b>08-4380</b>	15 Masaquet Avenue	Add chimney	80/141	Botticelli + Pohl
• Due to lack of visibility				
5. 16 Lyons Tr <b>08-4327</b>	16 Lyons Lane	Rev 3313; reloc firepit	76/15	Atlantic Landscaping
• Pool/firepit must not be visible at time of inspection and in perpetuity				
6. Giovanni Ferretti <b>08-4341</b>	3 B Sun Island Road	Fence	69/270.3	Linda Williams
• Due to lack of visibility				
7. Susan Wayne <b>08-4342</b>	67 Pocomo Road	Hardscape/Fence/Gate	15/11	Linda Williams
• Due to lack of visibility				

### IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Allan Bell <b>08-4310</b>	122 Pleasant Street	Sign change	55/160	Allan Bell
2. 13 Center St, LLC <b>07-4164</b>	13 Center Street	Projecting Sign	42.3.1/203	Hanadi Hamzeh
3. Mark Furlong <b>07-4247</b>	81 Hinsdale Road	Free standing sign	69/21	Sign Here Nantucket
4. Nashaquisett Corp. <b>08-4309</b>	7 Washaman Avenue	Sign	55/538	Sign Here Nantucket
5. 11 India Street LLC	11 India Street	Projecting sign	42.3.1/122.1	Carlene Santos

### 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. ACK 860 QR, LLC <b>08-4345</b>	86 Quidnet Road	Rev 2944; wind/doors	21/102	NAG
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: Oliver</i>				
2. John Barry <b>05-3838</b>	22 Eel Point Road	New dwelling	40/45	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
3. John Barry <b>05-3956</b>	22 Eel Point Road	New guest house	40/45	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
4. John Barry <b>05-3895</b>	22 Eel Point Road	New garage	40/45	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
5. Trogoh Nominee Trust <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Camp; Recused: None</i>				
6. 33 N Mill LLC <b>05-3789</b>	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>				
7. Mark Atkinson <b>06-4023</b>	82 Baxter Road	Addition	49/39	Botticelli + Pohl
• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch; Recused: Pohl</i>				
8. Carol Anne Surface <b>04-3606</b>	47 Warren's Landing	Pool	38/54	BPC
• <i>Commissioners: Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
9. Kristine Amendaloro <b>05-3625</b>	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. Nant 24 Mill St LLC <b>07-4269</b>	24 Mill Street	Demo shed	55.4.4/97	Self
2. Nant 24 Mill St LLC <b>07-4270</b>	24 Mill Street	120 sf shed	55.4.4/97	Self
3. Julius Pasy <b>07-4217</b>	6 Bayberry Lane	Addition	67/73	Thornewill Design
4. Eileen Harkness <b>07-4215</b>	5 Gardner Perry Lane	Demo shed	55/32.1	Thornewill Design
5. Eileen Harkness <b>07-4216</b>	5 Gardner Perry Lane	Addition	55/32.1	Thornewill Design
6. James Gribbell <b>07-4236</b>	2 Mulberry Street	New garage/cottage	55.4.1/20	Thornewill Design
7. Amos Hostetter <b>07-4237</b>	58 Baxter Road	New dwelling	49/54	Will Stephens
8. Tom Fusaro <b>07-4238</b>	6 Toombs Court	New dwelling	68/155	Val Oliver Design
9. TLG Properties <b>07-4251</b>	21 Pleasant Street	Driveway	55.4.1/1	Edgewater

10.	Theodorakos Vaios Tr <b>07-4254</b>	79 Pocomo Road	Demo/move off dwelling	15/5	CWA
11.	Hannah Gardner House <b>07-4273</b>	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
12.	5 Sherburne Way LLC <b>07-4263</b>	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
13.	Steve Frohwein <b>07-4277</b>	32 N. Liberty	Move shed on site	41/159	Emeritus
14.	Steve Frohwein <b>07-4278</b>	32 N. Liberty	Replace windows/like kind	41/159	Emeritus
15.	2 Chestnut St ACK LLC <b>07-4271</b>	2 Chestnut Street	Addition	42.3.1/69	Emeritus
16.	MBL Norris <b>07-4268</b>	14 Lowell Place	Shed	41/164	Emeritus
17.	Nantucket Oaks LLC <b>07-4285</b>	99 Low Beach Road	New studio #1	75/32.1	Normand Residential
18.	Nantucket Oaks LLC <b>07-4286</b>	99 Low Beach Road	New studio #2	75/32.1	Normand Residential
19.	Nantucket Oaks LLC <b>07-4287</b>	99 Low Beach Road	New studio #3	75/32.1	Normand Residential
20.	William Scannell <b>07-4293</b>	119R Eel Point Road	Enlrge pool-hardscape	33/17.1	Atlantic Landscaping
21.	Lund Nantucket R.T. <b>07-4292</b>	1 & 3 Hydrangea Lane	Pool	73/97 & 98	Atlantic Landscaping
22.	Shared Haven N.T. <b>07-4289</b>	19 Derrymore Road	Pool	41/116	Atlantic Landscaping
23.	Kris Megna <b>07-4288</b>	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.	Wayne Berman <b>07-4229</b>	98 Tom Nevers Road	Add, roofwalk, fenestration	91/40	NAG
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
2.	Lot 27 N Mill LLC <b>06-4021</b>	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None</i>				
3.	Lot 27 N Mill LLC <b>06-4022</b>	Lot 27B Birdsong	Studio	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None</i>				
4.	Jacqueline Pizzi <b>06-4081</b>	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra, Thornewill; Recused: None</i>				
5.	22 Easton Street <b>05-3643</b>	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
6.	22 Easton Street <b>05-3644</b>	22-24 Easton Street	East garage	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
7.	22 Easton Street <b>05-3645</b>	22-24 Easton Street	West garage	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
8.	22 Easton Street <b>05-3646</b>	22-24 Easton Street	Gym pavilion	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
9.	22 Easton Street <b>06-4026</b>	22-24 Easton Street	Pool and hardscape	42.1.4/12	Ahern
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
10.	Oliveira Martin Trust <b>06-4028</b>	87 Cliff Road	Pool	30/168.1	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				
11.	Darrell Ferguson <b>06-4102</b>	28 Main Street, Sias	Color change chimney and fenest	73.3.1/47	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
12.	Jessica Millard <b>06-4017</b>	5 Cudweed	Windows/doors	82/145	Val Oliver
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
13.	NHA Macy Warehouse <b>07-4199</b>	12 Straight Wharf	Unapproved Like-Kind doors	42.3.1/138	Linda Williams
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch (took a break); Recused: None</i>				
14.	Norris Building Co. <b>06-4086</b>	14A Lowell Place	Hardscape – spa	41/164	LFW/Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				

#### VIII. NEW BUSINESS 08/17/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mad House Realty Tr <b>07-4306</b>	100 Madaquecham Valley Rd	Addition	88/62	BPC
2.	Mad House Realty Tr <b>07-4303</b>	100 Madaquecham Valley Rd	Spa	88/62	BPC
3.	Karli Hagedorn <b>08-4318</b>	34 W. Chester Street	Add dormer to greenhouse	41/31	Julie Jordin
4.	Richard Chesley <b>08-4398</b>	1 Wesco Place	Window Replacement	42.4.3/54	Hristo Rashkov
5.	Karalex Nominee Tr <b>08-4321</b>	188 Cliff Road	Move/Demo	40/24	Mark Cutone Architecture
6.	Karalex Nominee Tr <b>08-4319</b>	188 Cliff Road	New Dwelling	40/24	Mark Cutone Architecture
7.	Karalex Nominee Tr <b>0/-4322</b>	188 Cliff Road	Garage/Gym/Studio	40/24	Mark Cutone Architecture
8.	Karalex Nominee Tr <b>08-4320</b>	188 Cliff Road	Pool	40/24	Mark Cutone Architecture
9.	Whale's End II LLC <b>08-4369</b>	43 Squam Road	Rev 06-4031; addition	13/24	Mark Cutone Architecture
10.	NFI Realty Tr <b>08-4368</b>	169 Eel Point Road	Pool	33/5	Mark Cutone Architecture
11.	Mark Cannan <b>08-4324</b>	12 Waquoit Road	Garage/Cottage	89/10	Thornewill Design
12.	Mark Cannan <b>08-4326</b>	12 Waquoit Road	Pool/Hardscape	89/10	Thornewill Design
13.	North Mill LLC <b>08-4338</b>	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Design

14. Carl Nielsen <b>08-4359</b>	50 Wanoma Way	Raise House on New Foundation	92.4/244	Thornewill Design
15. Carl Nielsen <b>08-4358</b>	50 Wawoma Way	Pool	92.4/244	Thornewill Design
16. Conway Family Tr <b>08-4328</b>	11 Western Avenue	New dwelling	87/117	Val Oliver Design
17. Scott Sampson <b>08-4375</b>	14 Aurora Way	New dwelling	56/445	Val Oliver Design
18. Susan Doughan <b>08-4330</b>	134 Main Street	Rev 2406; driveway/hardsape	41-37.1	Gryphon Architects
19. Martin Law Rence	5 Swayzes Drive	Pool and hardscape	66/154	Linda Williams
20. Michael Dicosola	11 Swayzes Drive	Pool and hardscape	66/157	Linda Williams
21. 93 TNR LLC	93 Tom Nevers	Roof/color change	91/18	Linda Williams
22. Roy Weeden	9 Twin Street	Demo cottage	55.4.1/71	Linda Williams
23. Roy Weeden	9 Twin Street	New dwelling	55.4.1/71	Linda Williams
24. Yvonne Archer	39 Monomoy Road	Demo/move garage	54/79	Linda Williams
25. 2 Mayflower Cir LLC	2 Mayflower Circle	Pergola	68/728	Linda Williams
26. Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
27. NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams
28. Last Waltz LLC	83 Bartlett Road	Rev Windows	66-409	Linda Williams
29. 3 Winn St Realty Tr <b>08-4335</b>	3 Winn Street	New dwelling	41/593	Self
30. 4 E Lincoln LLC <b>08-4340</b>	4 E Lincoln Ave	Add Stair & Door	42.4.1/49	NAG
31. Acker LLC	18 B Bartlett Road	Move Building	67/113.1	Petro Zlatev
32. One Chester Smiley, LLC <b>08-4347</b>	1 Chester Street	Window/door changes	42.4.3/18	Normand Residential
33. Andrew Reger <b>08-4349</b>	7E Lincoln Avenue	Add Roof Walk, Clarify Color	42.4.1/8	Emeritus
34. Liz Norris <b>08-4363</b>	14 Lowell Place	Rev 2188; window change	41/164	Emeritus
35. NIR Retail LLC <b>08-4362</b>	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
36. Slacktide Development	111 Surfside	Pool/Hardscape	80/70	KM Designs
37. Michael Raso <b>08-4350</b>	82 Center Street	LK Window Replacement	42.43/62	Self
38. Michael Raso <b>08-4351</b>	82 Center Street	Fence- As Built fee	42.43/62	Self
39. Joseph Marchese <b>08-4361</b>	8 Winn Street	Pool	41/51.2	Waterscapes
40. Robert Rothbard <b>08-4352</b>	3 Brooks Farm Road	Rev 10-2041 driveway/apron	41/222.7	Sconset Gardener
41. Bob Lang <b>08-4374</b>	7 Masaquet Druve	Garage move off	80/144	Val Oliver Design
42. Chris Oberg <b>08-4374</b>	3 Ticcoma Way	Move garage on	67/765	Val Oliver Design
43. Dan Displacido <b>08-4375</b>	20 Goldfinch Drive	New dwelling	68/689	Val Oliver Design
44. Nantucket Develop <b>08-4370</b>	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
45. Michael Jemison <b>08-4378</b>	195C Hummock Pond Rd	Change roof, add stairs	65/23.2	Botticelli + Pohl
46. Nant 62 Walsh LLC <b>08-4379</b>	62 Walsh Street	Rev 05-3618; windows/roof	29/85 + 85.2	Botticelli + Pohl
47. 12 Pitman LLC <b>08-4385</b>	12 Pitman Road	Storage barn	73.4.1/17	Patrick Levesque
48. Allen Dewing	74 Milk Street	Addition	56/6.1	Linda Williams
49. Allen Dewing	74 Milk Street	Alterations to barn	56/6.1	Linda Williams
50. Allen Dewing	74 Milk Street	New shed	56/6.1	Linda Williams
51. Tom McCann	78 Milk Street	Revise 09-1836; pool location	56/6.1	Linda Williams
52. Back 41 LLC <b>08-4381</b>	105 Tom Nevers Road	Rev 03-3154; deck/balcony	91/25	CWA
53. Engle Kristen Tr <b>08-4382</b>	88 Pocomo Road	Beach stairs	15/42	CWA
54. Cannonbury Hold LLC <b>08-4383</b>	18 Cannonbury Lane	Rev 04-3380 fenestration	74/13	CWA
55. Gifford Whitney A Tr <b>08-4384</b>	6 Lily Street	Rev 02-2977; shed drmr	42.3.4/45	CWA
56. LBC Sconset LLC <b>08-4387</b>	9 Hawks Circle	Rev 3075; GH clr chg	74/37.1	JGG Architects
57. LBC Sconset LLC	9 Hawks Circle	Rev 3826; MH bumpout/clr chg	74/37.1	JGG Architects
58. John Mynttinen	10A Old Tom Nevers Road	Window replacement	75/57	Jeff Mackinnon

### IX. OTHER BUSINESS

Approved Minutes -	August 3 & 5, 2021
Review Minutes -	August 10, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Thursday 8/19/21 at 1:00PM at 2 Fairgrounds Rd, Conference Room</b></li> <li>• Discussion of Advisory Board review</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	