



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) – New Business
Day, Date, and Time	Thursday August 19, 2021 at 1:00PM IN-PERSON MEETING
Location / Address	PLUS, 2 Fairgrounds Rd, Conference Room, 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

This meeting is not live. It has been recorded and available for view shortly after the meeting concludes.
To watch the recording click here: <https://www.youtube.com/watch?v=2JM89iilP3g>

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, Kadeem McCarthy, Holly Backus, Esmeralda Martinez

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. 2 Mayflower Cir LLC	2 Mayflower Circle	Pergola	68/728	Linda Williams
2. Black Hall RT	6 Thurston's Way	Hardscape/deck/patio	66/28	Linda Williams

3.	Black Hall RT	6 Thurston's Way	Driveway/apron	66/28	Linda Williams
4.	Last Waltz LLC	83 Bartlett Road	Rev 3655; windows	66-409	Linda Williams
5.	Mad House Realty Tr 07-4306	100 Madaquecham Valley Rd	Addition	88/62	BPC
6.	Robert Rothbard 08-4352	3 Brooks Farm Road	Rev 10-2041 driveway/apron	41/222.7	Sconset Gardener
7.	Bob Lang 08-4374	7 Masaquet Drive	Garage move off to 3 Ticoma Wy	80/144	Val Oliver Design
8.	Chris Oberg 08-4374	3 Ticcoma Way	Move garage on from 7 Masaquet	67/765	Val Oliver Design
9.	LBC Sconset LLC 08-4387	9 Hawks Circle	Rev 3075; GH clr chg	74/37.1	JGG Architects
10.	LBC Sconset LLC	9 Hawks Circle	Rev 3826; MH bumpout/clr chg	74/37.1	JGG Architects
11.	Allen Dewing	74 Milk Street	260 sf garage	56/6.1	Linda Williams

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.	93 TNR LLC 08-4405	93 Tom Nevers	Roof/windows/clr change	91/18	Linda Williams
	• Due to lack of visibility				
2.	Skyline Rd LLC 08-4395	6 Woodland Drive	Rev 3250; re-site spa	79/209	Stowe Mntn Builders
	• Due to lack of visibility				
3.	Tom McCann	78 Milk Street	Revise 09-1836; pool location	56/6.1	Linda Williams
	• Pool must not be seen at time of inspection and in perpetuity				
4.	Martin Law Rence	5 Swayzes Drive	Pool and hardscape	66/154	Linda Williams
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Michael Dicosola	11 Swayzes Drive	Pool and hardscape	66/157	Linda Williams
	• Pool must not be visible at time of inspection and in perpetuity				
6.	Carl Nielsen 08-4358	50 Wawoma Way	Pool	92.4/244	Thornewill Design
	• Pool must not be visible at time of inspection and in perpetuity				
7.	Joseph Marchese 08-4361	8 Winn Street	Pool	41/51.2	Waterscapes
	• Pool must not be visible at time of inspection and in perpetuity				
8.	Colby Crenshaw 08-4425	24 Almanack Pond Road	Remv chim/LK skylites replcmnt	25/37	Dave Lindstetd
	• Due to lack of visibility				
9.	Andrea Giroux 08-4397	25 Hummock Pond Road	Rev 42.4; red/rotate pool	56/8	Self
	• Pool must not be visible at time of inspection and in perpetuity				
10.	Mad House Realty Tr 07-4303	100 Madaquecham Valley Rd	Spa	88/62	BPC
	• Subject to heavy screening wherever it may be visible from a publicly traveled way by suing a berm and indigenous plantings and must Not be visible from time of inspection and in perpetuity				

IV. 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 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
2.	Nant 24 Mill St LLC 07-4270	24 Mill Street	120 sf shed	55.4.4/97	Self
3.	Amos Hostetter 07-4237	58 Baxter Road	New dwelling	49/54	Will Stephens
4.	TLG Properties 07-4251	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
5.	Theodorakos Vaios Tr 07-4254	79 Pocomo Road	Demo/move off dwelling	15/5	CWA
6.	5 Sherburne Way LLC 07-4263	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
7.	Steve Frohwein 07-4277	32 N. Liberty	Move shed on site	41/159	Emeritus
8.	Steve Frohwein 07-4278	32 N. Liberty	Replace windows/like kind	41/159	Emeritus
9.	2 Chestnut St ACK LLC 07-4271	2 Chestnut Street	Addition	42.3.1/69	Emeritus
10.	MBL Norris 07-4268	14 Lowell Place	Shed	41/164	Emeritus
11.	Nantucket Oaks LLC 07-4285	99 Low Beach Road	New studio #1	75/32.1	Normand Residential
12.	Nantucket Oaks LLC 07-4286	99 Low Beach Road	New studio #2	75/32.1	Normand Residential
13.	Nantucket Oaks LLC 07-4287	99 Low Beach Road	New studio #3	75/32.1	Normand Residential
14.	William Scannell 07-4293	119R Eel Point Road	Enlrge pool-hardscape	33/17.1	Atlantic Landscaping
15.	Lund Nantucket R.T. 07-4292	1 & 3 Hydrangea Lane	Pool	73/97 & 98	Atlantic Landscaping
16.	Shared Haven N.T. 07-4289	19 Derrymore Road	Pool	41/116	Atlantic Landscaping
17.	Kris Megna 07-4288	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart

V. 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 07-4229	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 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>				
3.	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>				

4.	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>				
5.	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>				
6.	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>				
7.	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>				
8.	22 Easton Street 05-3646	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 06-4026	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 06-4028	87 Cliff Road	Pool	30/168.1	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				
11.	Darrell Ferguson 06-4102	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 06-4017	5 Cudweed	Windows/doors	82/145	Val Oliver
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
13.	NHA Macy Warehouse 07-4199	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. 06-4086	14A Lowell Place	Hardscape – spa	41/164	LFW/Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				

VI. 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.	Karli Hagedorn 08-4318	34 W. Chester Street	Add dormer to greenhouse	41/31	Julie Jordin
2.	Richard Chesley 08-4398	1 Wesco Place	Window Replacement	42.4.3/54	Hristo Rashkov
3.	Karalex Nominee Tr 08-4321	188 Cliff Road	Move/Demo	40/24	Mark Cutone Architecture
4.	Karalex Nominee Tr 08-4319	188 Cliff Road	New Dwelling	40/24	Mark Cutone Architecture
5.	Karalex Nominee Tr 0/-4322	188 Cliff Road	Garage/Gym/Studio	40/24	Mark Cutone Architecture
6.	Karalex Nominee Tr 08-4320	188 Cliff Road	Pool	40/24	Mark Cutone Architecture
7.	Whale's End II LLC 08-4369	43 Squam Road	Rev 06-4031; addition	13/24	Mark Cutone Architecture
8.	NFI Realty Tr 08-4368	169 Eel Point Road	Pool	33/5	Mark Cutone Architecture
9.	Mark Cannan 08-4324	12 Waquoit Road	Garage/Cottage	89/10	Thornewill Design
10.	Mark Cannan 08-4326	12 Waquoit Road	Pool/Hardscape	89/10	Thornewill Design
11.	North Mill LLC 08-4338	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Design
12.	Carl Nielsen 08-4359	50 Wanoma Way	Raise House on New Foundation	92.4/244	Thornewill Design
13.	Conway Family Tr 08-4328	11 Western Avenue	New dwelling	87/117	Val Oliver Design
14.	Scott Sampson 08-4375	14 Aurora Way	New dwelling	56/445	Val Oliver Design
15.	Susan Doughan 08-4330	134 Main Street	Rev 2406; driveway/hardscape	41-37.1	Gryphon Architects
16.	Roy Weeden	9 Twin Street	Demo cottage	55.4.1/71	Linda Williams
17.	Roy Weeden	9 Twin Street	New dwelling	55.4.1/71	Linda Williams
18.	Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
19.	NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams
20.	3 Winn St Realty Tr 08-4335	3 Winn Street	New dwelling	41/593	Self
21.	4 E Lincoln LLC 08-4340	4 E Lincoln Ave	Add Stair & Door	42.4.1/49	NAG
22.	Acked LLC	18 B Bartlett Road	Move Building	67/113.1	Petro Zlatev
23.	One Chester Smiley, LLC 08-4347	1 Chester Street	Window/door changes	42.4.3/18	Normand Residential
24.	Andrew Reger 08-4349	7E Lincoln Avenue	Add Roof Walk, Clarify Color	42.4.1/8	Emeritus
25.	Liz Norris 08-4363	14 Lowell Place	Rev 2188; window change	41/164	Emeritus
26.	NIR Retail LLC 08-4362	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
27.	Slacktide Development	111 Surfside Road	Pool/Hardscape	80/70	KM Designs
28.	Michael Raso 08-4350	82 Center Street	LK Window Replacement	42.43/62	Self
29.	Michael Raso 08-4351	82 Center Street	Fence- As Built fee	42.43/62	Self
30.	Dan Displacido 08-4375	20 Goldfinch Drive	New dwelling	68/689	Val Oliver Design
31.	Nantucket Develop 08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
32.	Michael Jemison 08-4378	195C Hummock Pond Rd	Metal roof, add stairs	65/23.2	Botticelli + Pohl
33.	Nant 62 Walsh LLC 08-4379	62 Walsh Street	Rev 05-3618; windows/roof	29/85 + 85.2	Botticelli + Pohl
34.	12 Pitman LLC 08-4385	12 Pitman Road	Storage barn	73.4.1/17	Patrick Levesque
35.	Allen Dewing	74 Milk Street	Addition	56/6.1	Linda Williams
36.	Back 41 LLC 08-4381	105 Tom Nevers Road	Rev 03-3154; deck/balcony	91/25	CWA

37. Engle Kristen Tr 08-4382	88 Pocomo Road	Beach stairs	15/42	CWA
38. Cannonbury Hold LLC 08-4383	18 Cannonbury Lane	Rev 04-3380 fenestration	74/13	CWA
39. Gifford Whitney A Tr 08-4384	6 Lily Street	Rev 02-2977; shed drmr	42.3.4/45	CWA
40. John Mynttinen	10A Old Tom Nevers Road	Window replacement	75/57	Jeff Mackinnon

VII. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	August 10, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Tuesday 8/24/21 at 5:00PM 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 • Discussion on salvaging demoed houses
Commission Comments	