



Updated Meeting Posting MEETING POSTING

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NANTUCKET TOWN CLERK
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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, September 09, 2021 at 1:00PM REMOTE PARTICIPATION
Location / Address	REMOTE PARTICIPATION VIA ZOOM AND YouTube 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: Kadeem McCarthy, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

Meeting ID: 832 9320 0359 Password: 319941

Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941

This meeting is not live; a recording will be posted to YouTube after the meeting is complete.

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, and 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. Kodz J 08-4466	10 Back St	Rev 62307 to satisfy failed inspec	55/353	M. Humphrey

2.	Kodz J 08-4465	10 Back St	Rev 68185 to satisfy failed inspec	55/353	M. Humphrey
3.	77 Sparks ACK LLC 08-4501	77 Sparks Ave	Fenestration/roof/color change	55/138.1	Patrick Noddin

III. CONSENT WITH CONDITIONS

1.	McCarthy, Edward	10 Hinckley Lane	Deck/stairs/fenestration revisions	30/226	LINK
	<ul style="list-style-type: none"> Motion to approve with north elevation railing executed like that of the south elevation and open railing at top of landing as shown in example A1 and A2 provided by staff 				

IV. NEW BUSINESS 08/31/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charles Davidson 08-4449	10 Quince Street	Remove window to add French door	42.3.4/103	NAG
2.	Nant Westmoor Farms LLC 08-4394	8 Old Westmoor Farm	New cabana	41/822	Workshop APD
3.	Nant Westmoor Farms LLC 08-4391	8 Old Westmoor Farm	Rev 02-2918; raise garg/chg fenest	41/822	Workshop APD
4.	Carr, Oliver 08-4404	86 Cliff Rd	Dwelling revisions and addition	30/74.1	Robert Newman
5.	Carr, Oliver 08-4403	86 Cliff Rd	Garage	30/74.1	Robert Newman
6.	Carr, Oliver 08-4402	86 Cliff Rd	Hardscape	30/74.1	Robert Newman
7.	Hermansdorfer, C + B 08-4406	11 Deer Run Rd	Rotate and resite house	57/20	Topham Design
8.	M2D3 Irrevocable Trust 08-4453	31 Washing Pond Rd	2 nd floor dormers on garage	31/29	Elizabeth Dunne
9.	John Johnson III 08-4451	34 Easton St	Move off/demo dwelling	42.1.4/18	CWA
10.	Sandra B Finlay 08-4450	26 Eel Point Rd	New dwelling	40/118	CWA
11.	Housing Nantucket 08-4454	46 Okorwaw Ave	Rooftop solar	79/213	ACK Smart
12.	Housing Nantucket 08-4459	5 Norquarta Drive	Rooftop solar	67/512	ACK Smart
13.	Housing Nantucket 08-4456	1R Monohansett Rd	Rooftop solar	79/65	ACK Smart
14.	Housing Nantucket 08-4455	1 Norwood St	Rooftop solar	71.3.4/1	ACK Smart
15.	Housing Nantucket 08-4458	66 Pochick Ave	Rooftop solar	79/177	ACK Smart
16.	Mark Norris 08-4504	14A Lowell Place	Rooftop Solar	41/164	ACK Smart
17.	Richard Snowdon 08-4452	10-12 Mass Ave	Shed	60.3.1/332	Structures Unlimited
18.	Hristo Rashkov 08-4460	8 Lewis Ct	Pool and hardscape	67/37	Hristo Rashkov
19.	Candice Macoul 08-4462	72 Orange St	New porch + dormer, fenest chg	55.4.1/25	CWA
20.	Dean Lampe	142 Surfside Rd	New dwelling	80/98.1	Self
21.	Dean Lampe	142 Surfside Rd	Garage	80/98.1	Self
22.	Dean Lampe	142 Surfside Rd	Cabana	80/98.1	Self
23.	Dean Lampe	142 Surfside Rd	Pool	80/98.1	Self
24.	Dean Lampe 08-4495	15 Aurora Way	New Dwelling	56/447	Self
25.	Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
26.	Dean Lampe 08-4500	15 Aurora Way	Hot Tub	56/447	Self
27.	NHA 08-4446	15 Broad St	Roof change to match other bldg	42.4.2/61	James Lydon
28.	Kaizer, Peter & Thea K 08-4481	6 Nobadeer Ave	Pool	80/37.2	Peter Kaizer
29.	Finnegan, Mark 08-4470	36 Warrens Landing	Cabana rev 05-3626 massing chg	15/9	BPC
30.	Conlon James LTR Etal 08-4475	24 Woodbine Street	Rev 08-1511 add roofwalk, fenest	80/96	Emeritus
31.	Michelle + Darren Black	28 Eel Point Road	Shed	40/44	Emeritus
32.	Karin + Tim Demasi 08-4472	3 Gladlands Ave	Rev 04-3424 extend stairs+deck	80/234	Emeritus
33.	Karin + Tim Demasi 08-4473	3 Gladlands Ave	New garage	80/234	Emeritus
34.	Karin + Tim Demasi 08-4474	3 Gladlands Ave	New shed	80/234	Emeritus
35.	Jamie Sterling 08-4479	45 Warren's Landing	Pool and hardscape	38/53	Atlantic Landscaping
36.	50 Brewster Rd LLC 08-4476	50 Brewster Rd	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
37.	MLR3 LLC 08-4484	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
38.	MLR3 LLC 08-4485	45 Shawkemo Road	New guest house	27/18	Workshop APD
39.	Cohen Steven L Tr. 08-4488	222 Eel Point Road	Rev 62937 guest house	38/36.1	Workshop APD
40.	Cohen Steven L Tr. 08-4487	222 Eel Point Road	Potting shed	38/36.1	Workshop APD
41.	NIR Retail LLC 08-4486	4 Harbor Square (SWR)	Commerical/historical reno	42.2.4/	Workshop APD
42.	Kian Ross 08-4498	16 Trotters Lane	Resite main house	67/40	Self
43.	Kian Ross 08-4496	7B Crooked Lane	Move house off to 16 Trotters	41/80	Self
44.	Kian Ross 08-4497	16 Trotters Lane	Move house on from 7B Crooked	67/40	Self
45.	Mark & Holly Barber	11 South Valley	Addition and fenestration	43/137	Self

V. OLD BUSINESS 09/07/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i> 				
2.	Richard Chesley 08-4398	1 Wesco Place	Window replacement	42.4.3/54	Hristo Rashkov
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, McLaughlin, Coombs, Welch, Dutra; Alternates: Thornewill; Recused: None</i> 				
3.	Karalex NT 08-4319	188 Cliff Road	New dwelling	40/24	MCA+

- *Commissioners: Pohl, McLaughlin, Coombs, Welch, Thornewill; Alternates: Dutra; Recused: None*
4. 22 Easton Street LLC **05-3643** 22-24 Easton Street Main house 42.1.4/12 Workshop APD
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None*
5. Barry Ang **05-3821** 11 Jonathan Way Main house 75/42 McMullen & Assoc.
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None*
6. Barry Ang **05-3822** 11 Jonathan Way Cottage 75/42 McMullen & Assoc.
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None*
7. Barry Ang **05-3824** 11 Jonathan Way Pool/hardscape 75/42 McMullen & Assoc.
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None*
8. Lot 27 N Mill, LLC **06-4021** Lot 27B Birdsong New dwelling 55.4.4/80.1 Brook Meerbergen
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None*
9. 2 Chestnut St ACK LLC **07-4271** 2 Chestnut Street Addition 42.3.1/69 Emeritus
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None*
10. MBL Norris **07-4268** 14A Lowell Place Shed 41/164 Emeritus
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None*
11. 33 N Mill, LLC **05-3789** 7 N Mill Street New dwelling 55.4.4/77 Sophie Metz Design
- *Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*

VI. OTHER BUSINESS

Approved Minutes -	August 24 & 26, 2021
Review Minutes -	August 31 & September 2, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Tuesday, Sept 14 at 5:00PM via ZOOM • 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 of salvaging demos
Commission Comments	