



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 SEP 17 AM 10:25  
Original Posting Number: T 877

<b>RECEIVED</b>
2021 SEP 20 AM 09:47
NANTUCKET TOWN CLERK
Posting Number:T 881

### 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, September 21, 2021 at 5:00PM <b>**Remote Participation**</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	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: Kadeem McCarthy, Land Use Specialist/HDC Compliance Coordinator**

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

<https://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=hcd4gi\\_FskA](https://www.youtube.com/watch?v=hcd4gi_FskA)

**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.	Hillari Ghatti	8 Thurstons Way	Pool and hardscape	66/500	Self
2.	Christopher Strausser	7 Finback Lane	Shed	66/510	Structures Unlimited

3.	ACK Group, LLC	18B Park Circle	Front stoop change	69/239	Self
4.	Irakli Jibladze	30 Devon Street	Cabana, otdr shower, pergola	76.4.2/1	JB Studios
5.	Peter Halle	24 Pilgrim Road	Rev 08-1530 fenestration	41/94	Normand Residential

### III. CONSENT WITH CONDITIONS

1.	ABCET LLC	58 Baxter Road	Pool and hardscape	49/54	Will Stephens
			• Pool not visible at time of inspection and thereafter.		
2.	Irakli Jibladze	30 Devon Street	Pool, spa, hardscape	76.4.2/1	JB Studios
			• Pool not visible at time of inspection and thereafter.		
3.	Peter Dupont	47 Millbrook Road	Addition	56/231	EMDA
			• Secondary mass dormer, top-plate header and minimized head casings at mulled windows. Site plan showing site backs from property line to be submitted.		

### 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.	45 Shawkemo Road LLC 08-4484	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
2.	45 Shawkemo Road LLC 08-4485	45 Shawkemo Road	New guest house	27/18	Workshop APD

### 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.	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>		
2.	MBL Norris 07-4268	14A Lowell Place	Shed	41/164	Emeritus
			• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>		
3.	33 N Mill, LLC 05-3789	7 N Mill Street	New dwelling	55.4.4/77	Sophie Metz Design
			• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>		

### VI. NEW BUSINESS 09/14/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mark Aguiar	4 Pond Road	Rooftop solar	56/158	Sunwind, LLC
2.	Pamela Perun	4 Roberts Lane	Rooftop solar	56/34	Sunwind, LLC
3.	Sarah Schwarz	44 Sankaty Road	Ext. alterations chim/fenest/deck	49.2.3/55	Topham Design
4.	Mark Knight	60 Nobadeer Ave	Addition and renovation	88/10	Permit Plus
5.	Margaret Nolen	28 Easton Street	LK replace of ext. materials	42.1.4/15	Permits Plus
6.	Richard Tosdorf	23 Ranger Road	Add 2 <sup>nd</sup> floor deck	39/45	Self
7.	Mary Ottaviano	13 N Star Lane	Dwelling addition	30/206	NAG
8.	Mary Ottaviano	13 N Star Lane	Hardscape revisions	30/206	NAG
9.	Dana DeNiro	8A Hawthorne Lane	Shed	56/802	Structures Unlimited
10.	Timothy Quinlisk	88 Quidnet Road	Rev 06-3962 fdtn/chmy to stone	21/109	Botticelli + Pohl
11.	Snuggedin Trust	86 Polpis Road	Cabana revisions	44/25.4	Botticelli + Pohl
12.	Clay Twombly	10 Berkeley Street	New cottage	76.1.3/38 + 52	Self
13.	David Preschlack	41 Millbrook Road	Shed move/demo	56/69	MCA+
14.	David Preschlack	41 Millbrook Road	New garage	56/69	MCA+
15.	Dougherty Anne ETAL	2 Lincoln St, Sias	Patio	73.4.2/83	Thornewill Design
16.	Glenn Lajeuenesse	4 Mioxes Way	New dwelling	65/87	Thornewill Design
17.	3 Raceway LLC	2 Clara Drive	New dwelling	66/281	EMDA
18.	10 Gay Street, LLC	10 Gay Street	Fenestration changes	42.3.4/14	EMDA
19.	Nan. Land Council	6 Ash Lane	New screen door	42.4.2/79	Lucy Dillon
20.	Matt Gattuso	2 Spindrift Road	Pool	66/316	Thornewill Design
21.	84 Cliff Road LLC	84 Cliff Road	Cottage/cabana	30/74.1	Robert Newman
22.	84 Cliff Road LLC	84 Cliff Road	Pool and hardscape	30/74.1	Robert Newman
23.	Larry Levine	6 Crestwood Circle	Solar roof array	76/79	ACK Smart
24.	Karli Hagedorn	34 W Chester Street	Hardscaping	41/31	Julie Jordin
25.	Mueller Nantucket Assoc.	11 N Mill Street	Fenestration + trim color	55.4.4/77	CWA
26.	Tom Donovan	106 Surfside Road	2 <sup>nd</sup> floor deck	67/50	JN design
27.	Paul Benk	8 N Gully Road	Add dormer	73.1.3/48	Emeritus
28.	Mary Claus Rev Trust	31 Low Beach Road	Relocate on site and partial demo	74/36	Botticelli + Pohl
29.	PFox Nantucket LLC	20 Orange Street	Cottage addition	42.3.2/70	Botticelli + Pohl
30.	8 Walbang Nom Trust	8 Walbang Ave	Demo/move off MH	82/146	Botticelli + Pohl
31.	8 Walbang Nom Trust	8 Walbang Ave	New dwelling	82/146	Botticelli + Pohl
32.	Kathleen Waldorf	54 Madequecham Valley Rd	Addition	88/20	Botticelli + Pohl
33.	Sea Daze, LLC	27 Baxter Road	New basement/fenest revisions	49.2.3/10	Botticelli + Pohl
34.	Lauren Stein	11 Woodbury Lane	New dwelling	41/550	Normand Residential
35.	Ramos Family RT	24 South Shore Road	Fence and screening	80/116	Leigh Topham

36. Brian + Toni Franz	12 Cannonbury Lane	Deck/stair/fenestration revisions	74/9	Workshop APD
37. Diane Elliot	28 Lily Street	Revisions + drvwy material chng	42/43	David Bartsch
38. John Schafer	10A Miacomet Ave	Shed revision	67/872	Billy Saad
39. ACKED, LLC	18B Bartlett Road	Rev 08-4419 addition/fenest	67/113.1	Self
40. Hristo Rashkov	8 Lewis Court	Demo/move off shed	67/37	Self
41. Rufio ACK Holdings	93 Main Street	Rebuild gate to 6' tall	42.3.3/17	JB Studios
42. Michael Sproule	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
43. Norris Building Co	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
44. Hedges, LLC	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
45. Chris Lorusso	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
46. Chris Lorusso	316 Polpis Road	Change cooper roof layout	25/7	Pat Taaffe
47. Tom + Sherry Coffin	8 Pinecrest Drive	Move on from 13 Low Beach Rd	68/421	Scott Menard
48. Town of Nantucket	131/135 Pleasant Street	Renew #73014 trailer move on	55/270-271	Erika Mooney
49. 27 Fair Street LLC	27 Fair Street	Front bldg – historic reno	42.3.2/193.1	Workshop APD
50. 27 Fair Street LLC	27 Fair Street	Back bldg – historic reno	42.3.2/193.1	Workshop APD
51. 27 Fair Street LLC	29 Fair Street	Front bldg – historic reno	42.3.2/192	Workshop APD
52. 27 Fair Street LLC	29 Fair Street	Back bldg – historic reno	42.3.2/192	Workshop APD
53. Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
54. NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams

### VII. OLD BUSINESS 09/21/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	William Scannell	119R Eel Point Road	Revisions to pool	33/17.1	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
2.	Dan Diplacido <b>08-4375</b>	20 Goldfinch	New dwelling	66/606	Val Oliver Design
	• <i>Previous minutes not available at time of posting</i>				
3.	Jeffrey Kaschuluk <b>01-0461</b>	27 N Liberty Street	Addition, <del>move on lot</del>	41/453	Thornewill Design
	• <i>Commissioners: Coombs (acting chair), Camp, Oliver, Welch, Dutra; Alternates: McLaughlin (read back in); Recused: None</i>				
4.	50 Brewster Rd LLC	50 Brewster Road	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
	• <i>Previous minutes not available at time of posting</i>				
5.	Andrew Reger <b>08-4349</b>	7 E. Lincoln Ave	Add roofwalk, clarify color	42.4.1/8	Emeritus
	• <i>Previous minutes not available at time of posting</i>				
6.	Trogoh Nominee Trust <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
	• <i>Previous minutes not available at time of posting</i>				
7.	Conlon James Trust <b>08-4475</b>	24 Woodbine Ave	Rev 08-1511 add roofwalk, fenest	80/96	Emeritus
	• <i>Previous minutes not available at time of posting</i>				

### VIII. OTHER BUSINESS

Approved Minutes -	September 7, 2021
Review Minutes -	September 14, & 16, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Thursday, Sept 23 at 1:00PM via ZOOM</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> <li>• Discussion of salvaging demos</li> </ul>
Commission Comments	