



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 SEP 27 PM 04:01
Original Posting Number: T 903

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2021 SEP 29 PM 12:50
NANTUCKET TOWN CLERK
Posting Number:T 909

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 30, 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/HDC Compliance Coordinator

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

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

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. | Robert Egan | 13 Rudder Lane | Rev 12-2420 reduce pool size/rev spa | 66/366 | Self |
| 2. | Mark Cutone | 35 Chuck Hollow Road | Convert garage to shed | 75/105 | Mark Cutone Arch |

| | | | | | |
|----|--------------------------|-------------------|--------------------------|-------|------------------|
| 3. | Hydrangea Lane No. 3 LLC | 10 Hydrangea Lane | Rev 06-4045 color change | 73/89 | Brook Meerbergen |
|----|--------------------------|-------------------|--------------------------|-------|------------------|

III. CONSENT WITH CONDITIONS

| | | | | | |
|----|--------------------------|-------------------|---|--------|----------------------|
| 1. | Elizabeth Goulet 09-4755 | 51 Miacomet Ave | Reconstruct former 2 nd floor deck | 67/196 | Linda Williams |
| | | | • New deck to match the previously approved but NTW. | | |
| 2. | Jeff Akseizer | 14 Moors End Lane | Rev 03-3226 reduce pool/add hardscape | 43/216 | Atlantic Landscaping |
| | | | • Pool not to be visible at time of inspection and thereafter | | |
| 3. | Paul Vineis | 8 Maclean Lane | Rev 04-3352 – increase pool 33sf | 55/443 | Atlantic Landscaping |
| | | | • Pool not to be visible at time of inspection and thereafter | | |

IV. 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 07-4293 | 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. | 50 Brewster Rd LLC 08-4476 | 50 Brewster Road | Pool/hardscape/bocce court | 43/96 | Atlantic Landscaping |
| | | | • <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None</i> | | |
| 3. | Dan Diplacido 08-4375 | 20 Goldfinch | New dwelling | 66/606 | Val Oliver Design |
| | | | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: Oliver</i> | | |
| 4. | Jeffrey Kaschuluk 01-0461 | 27 N Liberty Street | Addition, move on lot | 41/453 | Thornewill Design |
| | | | • <i>Commissioners: Coombs (acting chair), Camp, Oliver, Welch, Dutra; Alternates: McLaughlin (read back in); Recused: None</i> | | |
| 5. | Andrew Reger 08-4349 | 7 E. Lincoln Ave | Add roofwalk, clarify color | 42.4.1/8 | Emeritus |
| | | | • <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver</i> | | |
| 6. | Trogoh Nominee Trust 05-3640 | 26 Easy Street | Mixed use structure | 42.4.2/23 | Emeritus |
| | | | • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i> | | |
| 7. | Conlon James Trust 08-4475 | 24 Woodbine Ave | Rev 08-1511 add roofwalk, fenest | 80/96 | Emeritus |
| | | | • <i>Commissioners: Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None</i> | | |

V. NEW BUSINESS 09/28/2021

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------|-----------------------|----------------------------------|-------------------|-------------------|
| 1. | Stephanie Kurzina | 26 New Street, Sias | One story addition | 73.4.2/24 | Thornewill Design |
| 2. | McGovern Moriarty | 26 Lincoln Street | Shed demo/move off | 73.4.2/3 | Thornewill Design |
| 3. | McGovern Moriarty | 26 Lincoln Street | Rear addition to main house | 73.4.2/3 | Thornewill Design |
| 4. | McGovern Moriarty | 26 Lincoln Street | New garage studio | 73.4.2/3 | Thornewill Design |
| 5. | Francis McGillin | 2 Atlantic Avenue | Basement stairwell | 55/15 | Permits Plus |
| 6. | Andrew Arnott | 4 Manchester Circle | Pool | 56/463 | Permits Plus |
| 7. | Timothy Reinemo | 65 Lovers Lane | Garage move off | 80/214.1 | Self |
| 8. | Timothy Reinemo | 63 Lovers Lane | Garage move on | 80/214.1 | Self |
| 9. | Timothy Reinemo | 65 Lovers Lane | New dwelling | 80/214.1 | Self |
| 10. | Liberty Street Trust | 71 N Liberty Street | Demo existing pool | 41/141.1 | NAG |
| 11. | Liberty Street Trust | 71 N Liberty Street | Replace existing pool | 41/141.1 | NAG |
| 12. | Lisa Winn/Elliot Lees | 24 Somerset Road | Rooftop Solar | 66/125 | Cotuit Solar |
| 13. | James Kane | 21 Ridge Lane | New fdtn/shift house/front porch | 38/76 | Brook Meerbergen |
| 14. | 38 Monohansett LLC | 38 Monohansett Road | Rev 07-4182 | 79/60 | Val Oliver Design |
| 15. | Charles Phillips | 4 Swain Street | Window replacement | 42.4.1/82.3 | Val Oliver Design |
| 16. | 27 Pequot Realty Trust | 27 Pequot Street | Additions | 80/134 | Val Oliver Design |
| 17. | Greg Glowacki | 11 Millers Lane | Rev 02-3042 resite pool/pkball | 68/124 | Val Oliver Design |
| 18. | William Wright | 5 Goose Cove Way | Solar panels | 59.4/367 | Val Oliver Design |
| 19. | George Breen | 19 Broadway | As built trash bin | 73.1.3/111 | Self |
| 20. | Terry Moriarty | 18 Goldfinch Drive | Window removal | 68/605 | Chris Perry |
| 21. | Ps & Qs LLC | 105 Surfside Road | Move off/demo existing house | 80/4 | Mark Cutone Arch |
| 22. | Ps & Qs LLC | 105 Surfside Road | Move off/demo existing shed | 80/4 | Mark Cutone Arch |
| 23. | Ps & Qs LLC | 105 Surfside Road | Relocate shed on site | 80/4 | Mark Cutone Arch |
| 24. | Ps & Qs LLC | 105 Surfside Road | New dwelling | 80/4 | Mark Cutone Arch |
| 25. | Ps & Qs LLC | 105 Surfside Road | New pool | 80/4 | Mark Cutone Arch |
| 26. | Anne Delaney | 41 Wauwinet Road | Ground solar array | 20/7 | ACK Smart |
| 27. | John Barry | 22 Eel Point Road | Ground solar array | 40/43 | ACK Smart |
| 28. | Jennifer Bowman | 14 Starbuck Road | Revisions | 60/114 | EMDA |
| 29. | Christopher Christillo | 3 Bayberry Lane | Dormer and fenestration change | 67/59 | EMDA |
| 30. | Ezia Athletic Club | 117 Orange Street | Fenestration and color change | 55/377 | EMDA |
| 31. | Oliver Carr | 84 Cliff Road | Move off/demo | 30/74.1 | Robert Newman |
| 32. | 45 Shawkemo Rd LLC | 45 Shawkemo Road | New DU w/ att. garage + cabana | 27/18 | Workshop APD |
| 33. | 45 Shawkemo Rd LLC | 45 Shawkemo Road | New guest house | 27/18 | Workshop APD |
| 34. | 64 HFR LLC | 64 Hooper Farm Road | New dwelling | 67/321.1 | Quinn McMurrow |

| | | | | |
|-----------------------------|----------------------|-----------------------------------|-------------|-------------------|
| 35. Craig Knutson | 30 Crooked Lane | Pool and hardscape | 41/332 | Ahern |
| 36. Kathryn Ketelson | 9 Cabot Lane | Driveway replacement | 29/90 | M. Sweeney |
| 37. Lynn Silverman | 3 Gully Road | Roof change | 73.2.4/44.3 | Wilson Co. |
| 38. George Wilcox | 101 Low Beach Road | Add roofwalk | 75/32 | Val Oliver Design |
| 39. George Wilcox | 101 Low Beach Road | Addition to shed | 75/32 | Val Oliver Design |
| 40. Evelyn Sylvia | 11 Hooper Farm Road | Add egress window | 55/225 | Self |
| 41. Tyler Dewing | 74 Milk Street | Demo barn | 56/6.1 | Linda Williams |
| 42. Tyler Dewing | 74 Milk Street | New barn/2 nd dwelling | 56/6.1 | Linda Williams |
| 43. Thomas Keegan | 41B Cliff Road | Revise fenestration | 29/40 | Linda Williams |
| 44. NHA | 99 Main Street | Fence | 42.3.3/110 | Linda Williams |
| 45. NHA | 12 Straight Wharf | Storm windows | 42.3.1/138 | Linda Williams |
| 46. Michael Altman | 37 Sankaty Road | Rev 07-4121 cabana | 48/2 | BPC |
| 47. Michael Altman | 37 Sankaty Road | Rev 07-4120 pool | 48/2 | BPC |
| 48. Mian Scarlett | 20 Ticcoma Way | Egress basement windows | 67/709 | Self |
| 49. 6 OWF Road LLC | 6 Old Westmoor Farm | Tennis court | 41/821 | Ahern |
| 50. Mark Williams | 86 Somerset Road | Solar panels | 66/404 | Sunwind LLC |
| 51. Clarjoh LLC | 7 Teasdale Circle | Solar panels | 69/73 | Sunwind LLC |
| 52. Patrick Levesque | 3 Henderson Drive | Solar panels | 66/195 | Sunwind LLC |
| 53. Young Bracebridge Trust | 7 Shawkemo Road | Solar panels | 43/5 | Sunwind LLC |
| 54. Craig Arsenault | 4 Saratoga Lane | Addition | 41/177.3 | JB Studio |
| 55. Bradley Winer | 34 Cliff Road | Rev 11-2320 fenestration | 42.4.4/47 | Botticelli + Pohl |
| 56. Charles Davidson | 10 Quince Street | Fence | 42.3.4/103 | NAG |
| 57. Charles Davidson | 10 Quince Street | Color change | 42.3.4/103 | NAG |
| 58. 167 Hummock Pond Rd LLC | 167 Hummock Pond Rd | Addition | 65/36 | NAG |
| 59. Jeffrey Greenberg | 30 Orange Street | Rebuild deck + fenest revisions | 42.3.2/176 | Emeritus |
| 60. Horchow Fam NT | 27 E Tristram Avenue | Rev porch and fenestration | 31/2 | Emeritus |
| 61. Horchow Fam NT | 27 E Tristram Avenue | New garage | 31/2 | Emeritus |
| 62. Housing Nantucket | 31 Fairgrounds Road | New dwelling, bldg. 4 | 67/149 | Emeritus |
| 63. Housing Nantucket | 31 Fairgrounds Road | New dwelling, bldg. 5 | 67/149 | Emeritus |
| 64. 7 Masaquet LLC | 7 Masaquet Avenue | New dwelling | 80/144 | Emeritus |
| 65. Joseph Saluti | 174 Cliff Road | Addition | 41/63 | Emeritus |
| 66. Joseph Saluti | 174 Cliff Road | Studio | 41/63 | Emeritus |
| 67. Nantucket Airport | 14 Airport Road | New hangar | 78/1 | Anton Dimov |
| 68. Elizabeth O'Connor | 16 Tashama Lane | As-built retaining wall | 55/481 | Katy Mitchell |
| 69. James Davison | 8 N Water Street | Window changes | 42.4.2/92.1 | LINK |

VI. OTHER BUSINESS

| | |
|---------------------|--|
| Approved Minutes - | |
| Review Minutes - | September 16, 21 & 23, 2021 |
| Other Business - | <ul style="list-style-type: none"> • Next HDC Meeting- Tuesday, October 5 at 5:00PM via ZOOM • Discussion of Advisory Board review • Section 106 – Sunrise Wind Farm Project, Intro • 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 | |