



Updated Meeting Posting MEETING POSTING

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2021 OCT 14 AM 09:15
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, October 14, 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.	Christopher Freeman	14 Seikinnow Place	Roof, siding, windows	67/532	Self
2.	Donick Cary M Trst	4 Dukes Road	Move dwelling on from 188 Cliff	41/188	Val Oliver Design
3.	Gordon Brett Trust	10 Bishops Rise	Convert deck to sunroom	40/42	MCA+
4.	Mike Conway	98 Somerset Road	Cedar fence	66/222	Self

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.	Terri Keogh	7 Bunker Hill Road	Revs to pool	73.4.2/39	Topham Design

- Pool not to be visible at time of inspection or thereafter.

IV. OML COMPLAINT DISCUSSION AND VOTE

Open Meeting Law Complaint filed against the Historic District Commission from Mark & Suzanne Forsyth of the Lili Pond Neighborhood Association, dated August 3, 2021: Revisions to response of the Open Meeting Law Complaint to be voted on if revisions were requested.

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.	Elizabeth O'Connor 09-4739	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell
2.	George Wilcox 09-4679	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
3.	George Wilcox 09-4678	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
4.	Thomas Keegan 09-4669	41B Cliff Road	Revise fenestration	29/40	Linda Williams
5.	Michael Altman 09-4674	37 Sankaty Road	Rev 07-4120 pool	48/2	BPC
6.	1 Caroline Way LLC	1 Caroline Way	New dwelling	82/58/59	Vicente-Burn Architects

VI. OLD BUSINESS 10/05/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kathleen Waldorf 09-4584	54 Madequecham Valley Rd	Addition	88/20	Botticelli + Pohl
	• <i>Commissioners: Coombs (acting chair), Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i>				
2.	8 Walbang NT 09-4580	8 Walbang Ave	New dwelling	82/46	Botticelli + Pohl
	• <i>Commissioners: Coombs (acting chair), Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i>				
3.	Nant 24 Mill St LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
4.	Nant 24 Mill St 07-4270	24 Mill Street	120sf shed	55.4.4/97	Self
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
5.	Dean Lampe 08-4495	15 Aurora Way	New dwelling	56/447	Self
	• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
6.	Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
	• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
7.	Dean Lampe 08-4500	15 Aurora Way	Hot tub	56/447	Self
	• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
8.	Lauren Stein 09-4574	11 Woodbury Lane	New dwelling	41/550	Normand Residential
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
9.	Nant. Development 08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>				
10.	22 Easton St LLC 05-3644	22, 24 Easton Street	Guesthouse	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
11.	22 Easton St LLC 06-4026	22, 24 Easton Street	Pool and hardscape	42.1.4/12	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
12.	North Mill LLC 08-4338	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Design
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: Thornewill</i>				
13.	Mark Norris 07-4268	14A Lowell Place	Shed	41/164	Linda Williams
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i>				
14.	Paul Benk 09-4592	8 N Gully Road	Add dormer	73.1.3/48	Emeritus
	• <i>Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: McLaughlin (not responding), Oliver (stepped out)</i>				

VII. NEW BUSINESS 10/12/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	44 Monomoy LLC	44 Monomoy Road	Move/demo main house	54/72	Workshop APD
2.	44 Monomoy LLC	44 Monomoy Road	Move/demo guest house	54/72	Workshop APD
3.	44 Monomoy LLC	44 Monomoy Road	Move/demo garage	54/72	Workshop APD
4.	Douglas Delaney	16 Plover Lane	Alterations	12/52	Permits Plus
5.	Rich Peterson	30 Main St, Sconset	Relocate garage and addition	73.3.1/46	Jeff Morash
6.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – main house	67/315	Cotuit Solar

7.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – garage	67/315	Cotuit Solar
8.	12 Derrymore RT	12 Derrymore Lane	Garage	41/241	EMDA
9.	13 Commercial Wharf LLC	13 Commercial Wharf	Addition and handicap ramp	42.2.4/10	NAG
10.	Bob Collamore	32 Woodbury Lane	2 new windows	41/279.1	Self
11.	50 Brewster Road	50 Brewster Road	New garage		EMDA
12.	Terri Keogh	7 Bunker Hill Road	Revs to dwelling	73.4.2/39	Topham Design
13.	Nan. Whale’s End II	43 Squam Road	Addition/fenestration	13/24	MCA+
14.	Chris Oberg	35 Gloucester	Move on garage frm 13 Low Beach	76.4.2/97	Will Stephen
15.	29 Jefferson LLC	29 Jefferson Ave	Color change/add window	30/125	MCA+
16.	29 Jefferson LLC	29 Jefferson Ave	Color change/railing detail	30/125	MCA+
17.	Goldsmith	1 White Street	New dwelling	79/29	Val Oliver Design
18.	Carl Lierberman	79 Union Street	Roof change	55.1.4/41	Self
19.	Tyler Dewing	74 Milk Street	Pool and hardscape	56/6.1	Linda Williams
20.	Emily Mullins	11 Plum Street	Revisions	80/28	Thornewill Design
21.	Stewardson Fam. Part.	36 Quidnet Road	36 Quidnet Road	21/52	Thornewill Design
22.	Nan. Land Bank	48 S Cambridge Street	Deck + paths	59.3/42	Normand Residential
23.	Hannah Craven	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
24.	Powell	71 Cliff Road	Move off/demo dwelling	80/160	Thornewill Design
25.	Powell	71 Cliff Road	New dwelling	80/160	Thornewill Design
26.	Shelley Kelly	8 Starbuck Road	Solar roof array	59.3/63	ACK Smart
27.	Kyle Jenner Trust	6 Saccacha Ave	Pool/spa/hardscape	82/336	Jardins International
28.	One Chester Smiley LLC	1 Chester Street	Rev COA – roof walk	42.4.3/18	Normand Residential
29.	Harry Pinson	3 Elbow Lane	Rev COA – fenestration	73.2.4/44.1	McMullen + Assoc.
30.	Soren Sorenson	21 Woodbine Street	Asbuilt solar ground array	80/321	ACK Smart
31.	Richmond Great Point	31 Beachgrass	New dwelling	68/369	KOH Architecture
32.	Richmond Great Point	30A Evergreen	New dwelling	68/369	KOH Architecture
33.	Fisher’s Landing Asssoc	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
34.	Lyden	4 W Miacomet Ave	Move off/demo garage	81/160	Gryphon Architect
35.	Lyden	4 W Miacomet Ave	Pool and hardscape	81/160	Gryphon Architect
36.	Asher Trust	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
37.	Alan Shuch	45 Quidnet Road	Pergola	21/21	Smith + Hutton
38.	Harbor Fuel Carwash	43 Sparks Road	Addition	55/267.3	Val Oliver Design
39.	Dexter Group LLC	8 Winn Street	New dwelling		EMDA
40.	Tom McCann	78 Milk Street	Addition	56/6.2	Linda Williams
41.	Richard Glidden Trust	4 Giny Lane	Move off/demo garage	41/841	Linda Williams
42.	Judith Greenberg	2 Gorhams Court	Generator	42.3.2/204	Linda Williams
43.	Rice Heard	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
44.	Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
45.	Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
46.	Deb Cote	23 Prospect Street	Rev COA – foundation coat	55.4.4/90	Linda Williams
47.	36 Lily Street LLC	36 Lily Street	Hardscape	42.4.3/94	Ahern
48.	Peter Colarulli	1 E Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
49.	James Bessey	12 Correia Lane (lot 2)	New dwelling	80/59 (portion)	Brook Meerbergen
50.	James Bessey	12 Correia Lane (lot 2)	New studio	80/59 (portion)	Brook Meerbergen
51.	James Bessey	12 Correia Lane (lot 2)	New garage	80/59 (portion)	Brook Meerbergen
52.	James Bessey	12 Correia Lane (lot 2)	New pool and spa	80/59 (portion)	Brook Meerbergen
53.	James Bessey	12 Correia Lane (lot 2)	New pavilion	80/59 (portion)	Brook Meerbergen
54.	James Bessey	12 Correia Lane (lot 2)	New sports court	80/59 (portion)	Brook Meerbergen
55.	Carol Surface	47 Warren’ Landing	Rev COA – MH	38/54	BPC
56.	Charles Ernst	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
57.	US Reif Marine	134 Orange Street	New 2 nd floor addition	55/49	Anton Dimov
58.	50 Brewster Road LLC	50 Brewster Road	Revisions		EMDA
59.	Tom Etheridge	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
60.	Isaiah Truymen	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
61.	Dworetzky-Banse Fam	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl
62.	Dworetzky-Banse Fam	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
63.	David Prill	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
64.	Okay Okay House	10 Union Street	Parking + patio	42.3.1/43	BPC
65.	Patrick Bailey	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
66.	23 Broad Owner LLC	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus

67. John Barry	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
68. Nan. Invest. Holdings	22 Pocomo Road	New guest house	14/73.1	Emeritus
69. Nan. Invest. Holdings	22 Pocomo Road	New garage	14/73.1	Emeritus
70. Dex Dog LLC	6B Arrowhead Drive	Addition	69/58.1	Emeritus
71. Karen Urban	33 Main Street	Pool house	73.4.2/34	Emeritus
72. Hoehn-Saric	34 Easton Street	New house	41.1.4/18	CWA
73. Tack3 LLC	26 Washington Street	Rev COA	42.3.2/23	CWA
74. Robert Meyer	307 Polpis Road	New dwelling	25/39	CWA
75. Mueller Nantucket Assoc.	11 N Mill Street	Rev COA	55.4.4/77	CWA
76. 45 Shawkemo Rd LLC	45 Shawkemo Road	Rev 08-4484 fenes/hght/drmr/shttrs	27/18	Workshop APD
77. 89 Vestal St LLC	89 Vestal Street	Pool and hardscape	56/251	Linda Williams
78. 12 Somerset Lane LLC	12 Somerset Lane	Rev COA	56/55	Linda Williams
79. ACK 11 Pleasant LLC	11 Pleasant Street	Rev COA	42.3.3/121	Linda Williams

VIII. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	October 5 & 7, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Tuesday, October 19th 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	