



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	Tuesday, November 9, 2021 at 5:00PM **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://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=9dNzlhSSI_Y

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. Joe Tirone	25 Honeysuckle Drive	Alterations to hardscape	68/389	Self

2.	Brian Libman	36 Washing Pond	New shed	31/13.3	Cheney Custom
3.	Brian Libman	36 Washing Pond	Main House revs	31/13.3	Cheney Custom
4.	Brian Libman	36 Washing Pond	Guest House revs	31/13.3	Cheney Custom
5.	Cheryl Gilbert Etal 10-4881	16 D Street	Revisions	60.2.1/2	EMDA
6.	John Donoghue 10-4888	10 Holly Street	New studio	80/23	Thornewill Design
7.	Juan Hernandez 10-4879	328 Madaket Road	Deck Addition	60/103	Self

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maria Mitchell Assoc.	59 Milk St Ext.	Move existing sign	56/209	Jascin Finger

IV. 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.	Okay Okay House 10-4821	10 Union Street	Parking + patio	42.3.1/43	BPC
2.	Mueller Nantucket Assoc. 10-4858	11 N Mill Street	Rev COA	55.4.4/77	CWA
3.	Deb Cote	23 Prospect Street	Hardscape	55.4.4/90	Linda Williams
4.	Deb Cote	23 Prospect Street	Rev 01-0427 foundation type	55.4.4/90	Linda Williams

V. OLD BUSINESS 10/19/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Candice Macoul 08-4462	72 Orange Street	Renovation	55.4.1/21	CWA

• *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*

VI. NEW BUSINESS 10/26/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barry Lyden	4 W Miacomet Road	Move/demo garage	81/160	Gryphon Architects
2.	Barry Lyden 10-4877	4 W Miacomet Road	New garage, cabana	81/160	Gryphon Architects
3.	Susan Doughan 10-4878	63 Orange Street	Rev 48565 color chg/roof/sidewall	55.4.1/16	Gryphon Architects
4.	Helene Patterson 09-4768	19 Brewster Road	New cottage/garage	54/175.1	Gryphon Architects
5.	Franze Residence 10-4873	71 Orange Street	Hardscape	55.4.1/167	Edgewater
6.	Robert Rothbard 10-4880	3 Brooks Farm Road	Rev original approval to satisfy failed inspec.	41/222.7	CWA
7.	Town of Nantucket	48 Sparks Avenue	Demo athletic fields	55/242	John McMeeking
8.	Town of Nantucket	48 Sparks Avenue	New athletic fields + amenities	55/242	John McMeeking
9.	4 Lowell NT 10-4903	4 Lowell Place	Fenestration revisions	41/168	Topham Design
10.	Robin Halik 10-4876	46A Surfside Road	Fix as-built vent violation	67/120.3	Thornewill Design
11.	Robert Hockaday 10-4911	3 New Street, Sias	Rev 12-2401 window replace	73.1.3/37	Thornewill Design
12.	11 India St LLC 10-4897	29 Center Street	Move existing shed	42.3.1/122.2	Ahern
13.	11 India St LLC 10-4896	4 Chestnut Street	Hardscape revision	42.3.1/68	Ahern
14.	11 India St LLC 10-4895	16.5 Federal St	Hardscape	42.3.1/70	Ahern
15.	Craig Majernik 10-4893	63 Burnell Street	Pool and hardscape	49.3.2/1.1	Ahern
16.	45 Shawkemo Rd LLC 10-4894	45 Shawkemo Road	Pool and hardscape	27/18	Ahern
17.	Joan Albaugh 10-4892	73 Miacomet Road	Addition	66/62	Brook Meerbergen
18.	Tom Etheridge 10-4905	16 Lyons Lane	Hardscape	76/15	Atlantic Landscaping
19.	ACK-Livin NT 10-4904	2 Hedgebury Lane	Pool	41/593	Atlantic Landscaping
20.	Tiffany Lawrence 10-4906	5 Todd Circle	Pool	66/296	Atlantic Landscaping
21.	Wesley Delcol 10-4931	10R Golfview Drive	Revise COA – change porch	66/191	Atlantic Landscaping
22.	Wayne Berman 10-4902	98 Tom Nevers Road	Fenestration revisions	91/40	NAG
23.	Nantucket Land Bank	19 Wauwinet Road	Move off barn to 23/25 Wauwinet	20/35	Val Oliver Design
24.	NISDA	23 25 Wauwinet Road	Move on barn frm 19 Wauwinet	20/36+80	Val Oliver Design
25.	Paul Picarillo 10-4907	6 Baltimore Street	Shed	60/106	Val Oliver Design
26.	Scott Sampson 10-4908	14 Aurora Way	Rev 08-4375 ridge, windows rev	56/445	Val Oliver Design
27.	MCB Revocable Trust 10-4909	1 Falmouth Ave	Rev 04-3320	82/411	Val Oliver Design
28.	Grey Lady Lane LLC 10-4936	10 Grey Lady Lane	Add hip to front porch	66/705	Val Oliver Design
29.	Drake Real Estate 10-4941	2 Horn Beam Road	Pool house		Val Oliver Design
30.	Robert King 10-4910	16 Wood Hollow	Fence	72/10	Self
31.	5 Sherburne Way LLC 10-4912	5 Sherburne Way	MH revs 08-4356	30/38	Botticelli + Pohl
32.	5 Sherburne Way LLC 10-4913	5 Sherburne Way	GH revs 07-4263	30/38	Botticelli + Pohl
33.	5 Sherburne Way LLC 10-4914	5 Sherburne Way	New pool and spa	30/38	Botticelli + Pohl
34.	Colby Crenshaw 10-4924	24 Almanac Pond Road	Pool, spa, hardscape	25/37	Jardins Intl.
35.	265 Madaket LLC 10-4919	265 Madaket Road	Move/demo cottage	59.4/319	Brook Meerbergen
36.	265 Madaket LLC 10-4920	265 Madaket Road	Move/demo studio	59.4/319	Brook Meerbergen
37.	265 Madaket LLC 10-4921	265 Madaket Road	Move/demo workshop	59.4/319	Brook Meerbergen
38.	265 Madaket LLC 10-4922	265 Madaket Road	Move/demo greenhouse	59.4/319	Brook Meerbergen
39.	265 Madaket LLC 10-4923	265 Madaket Road	Move/demo shed	59.4/319	Brook Meerbergen

40.	265 Madaket LLC 10-4918	265 Madaket Road	Deck/fenestration/color	59.4/319	Brook Meerbergen
41.	Ed Mahoney 10-4926	1 Lilac Court	New dwelling	68/359	KOH
42.	Ed Mahoney 10-4925	4 Lilac Court	New dwelling	68/365	KOH
43.	Richmond Great Pt. 10-4942	2 Honey Suckle Drive	New dwelling	68/668	KOH
44.	Richmond Great Pt. 10-4943	1 Aster Court	New dwelling	68/668	KOH
45.	Barry Ang 10-4929	11 Jonathan Way	Revise COA – add cupola	75/42	McMullen + Associates
46.	Mark Crosbby 10-4930	73 Goldfinch Drive	Revisions	65/570	BPC
47.	George Wing 10-5042	6 Swain Street	Add gabled dormer over porch	42.4.1/82.2	Self
48.	Westmoor Club	105 West Chester Street	Replace sports court/chg material	41/805	Adam Davis
49.	Jeffery Greenberg 10-4940	30A Orange Street	Garage reno/addition	42.3.2/200	Emeritus
50.	Horchow Family NT 10-4934	27 E Tristram Avenue	Porch revisions 09-4699	31/2	Emeritus
51.	Carol Surface 10-4824	47 Warren's Landing	Rev COA – MH	38/54	BPC
52.	Alexa Watts 10-4987	33 Vesper Lane	Addition	55/126	Topham Design

VII. OLD BUSINESS 11/02/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	61 Fairgrounds, LLC	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i>				
2.	Paul Benk 09-4592	8 N Gully	Add dormer	73.1.3/48	Emeritus
	• <i>Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i>				
3.	Seawing LLC 07-4176	13 Low Beach Road	Garage move off to 35 Gloucester	74/45	Smith/Hutton
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
4.	Seawing LLC 07-4178	13 Low Beach Road	Main house addition	74/45	Smith/Hutton
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
5.	Seawing LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith/Hutton
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
6.	Hannah Craven 09-4787	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
7.	Ezia Athletic Club 09-4645	117 Orange Street	Fenest and color change	55/377	EMDA
	• <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>				
8.	Terri Keogh 09-4767	7 Bunker Hill	Revise dwelling	73.4.2/39	Topham Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
9.	Norris Building Co 09-4569	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
10.	Tim Reinemo 09-4618	65 Lovers Lane	New dwelling	80/214.1	Self
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				

VIII. NEW BUSINESS 11/02/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nancy Kubilus,	12 Sandpiper Way	Ext stairs rev 06-1113	76/86	LINK
2.	Dane Downing	29 Bank St	Balcony	73.1.3/49	Self
3.	Marie Goldman	11 North Star	Hardscape	30/207	KM Designs
4.	MHY Enterprises LLC	9 Union St	Covered Storage & Fence	42.3.1/101	JN Designs
5.	Family Ties Ack	11 Alliance Lane	Move/Demo	39/24.1	StudioPpark
6.	Tom Wynn,	10 Moors End	New dormers rev 06-3966	43/214	StudioPpark
7.	Tom Wynn,	10 Moors End	Roof change	43/214	StudioPpark
8.	Dieter Beauchle	7 Enterprise Circle	Solar rooftop array	66/230	ACK Smart
9.	Justin Brooks	15a Correia Lane	Solar ground array	80/56	ACK Smart
10.	Justin Brooks	15a Correia Lane	Solar rooftop array	80/56	ACK Smart
11.	Nan Historical Assoc.	15 Broad St	Historic Addition	42.4.2/61	Linda Williams
12.	Land Bank/NRSA	7 Nobadeer Farm Rd	Game courts, Hardscape	69/1	Thornewill
13.	Brett Fodiman	27 Cato Lane	New dwelling main house	55/118	CWA
14.	Brett Fodiman	27 Cato Lane	New dwelling guest house	55/118	CWA
15.	Brett Fodiman	27 Cato Lane	New dwelling garage	55/118	CWA
16.	Theodorakos Vaios Trust	79 Pocomo Road	New dwelling main house	15/5	CWA
17.	Lopez	12 Barnabas Lane	Roof replacement, omit roofwalk	41/566	C. Perry
18.	Andrew Bennett	49 Millbrook Road	Addition	56/241	Self
19.	Yozhan, Jumabogv	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
20.	Larkin, Brian	4 Gladlands rd	New dwelling	80/122.1	Lucas Velle
21.	Elizabeth & Steven Bush,	8 Grand Ave	MH Roof replacement	73.3.1/118	Zoran Milovski
22.	Elizabeth & Steven Bush,	8 Grand Ave	Shed roof replacement	73.3.1/118	Zoran Milovski
23.	Donick Cary Trust	6 Dukes Road	Garage addition rev 09-4727	41/189	Val Oliver

24. Jordan, Lucille	8 Federal St	Window replacement	42.3.1/169	Lewis Kelsey
25. Boucher, Tom & Dane	9 Tashama In	Hardscape	55/471	The Garden Group
26. Swett, Jeffrey	8 Myles Standish lane	Addition	87/28	Ethan McMorrow
27. Hurd, Annette	10 Brant Point Rd	Door & window change	29/148	Ethan McMorrow
28. Diamond, Jennifer	3 Lincoln Ave	Addition to garage	30/140	NAG
29. Rose, Anne	62 Blvd.	New dwelling	79/211	Botticelli + Pohl
30. Auburn Cottage LLC	46 Easton St	Lift & new foundation	42.4.1/22	Botticelli + Pohl
31. Cunningham, Laura	13 Equator Drive	Pergola, patio, fence	66/261	The Garden Group
32. Lenhart, Charles & Cynthia	25 Dukes Rd	Hardscape	41/530.2	Charles Lenhart
33. McDonald, John & Catherine	14 Nanahumacke	New pool	65/80	Dani Petkova
34. Blithan Nantucket Trust	54 Squam Rd	2 nd floor Alteration	13/32	Seth Gothlieb
35. Woolverton, Theresa	199 Cliff Rd	Deck expansion	40/19	Brook Meerbergen
36. Ecklund	26 W Chester Rd	Stairs/railings	42.4.3/56	Ahern
37. Acked LLC	18B Bartlett Rd	Demo Shed	67/113.1	self
38. Krauetler, Eric & Jacqueline	35 New St	Rev 10-4806	73.4.2/42	Botticelli + Pohl
39. Faro Strada LLC	20 Sankaty Head Rd	Rev 09-4561	48/31	Botticelli + Pohl
40. Pfox Nantucket LLC	20 Orange St	Rev 05-3792	42.3.2/70	Botticelli + Pohl
41. Drake & Steele	3 Primrose	Fenestration rev 48145	40/47.1	Gryphon Architects
42. DePalma, Patrick	3 Westerwick Rd	New dwelling MH	73/37	Concept Design
43. DePalma, Patrick	3 Westerwick Rd	New dwelling Garage/studio	73/37	Concept Design
44. HighTide Partners	8 Ackermuck Way	Add window rev07-4115	41/618	Joseph Olson
45. Calliope Nom. Trust	20 Gladlands Ave	Move/demo dwelling	80/222	Normand
46. Calliope Nom. Trust	20 Gladlands Ave	Move/demo garage	80/222	Normand
47. Calliope Nom. Trust	20 Gladlands Ave	New dwelling MH	80/222	Normand
48. Calliope Nom. Trust	20 Gladlands Ave	New dwelling cottage	80/222	Normand
49. Calliope Nom. Trust	20 Gladlands Ave	New shed	80/222	Normand
50. Calliope Nom. Trust	20 Gladlands Ave	New cabana	80/222	Normand
51. Calliope Nom. Trust	20 Gladlands Ave	Pool & hardscape	80/222	Normand
52. Nantucket Sandcastle	20 Hinckley lane	Deck	30/235.6	Plamen Dovchev
53. Norris	3 Fair St	Deck/hardscape	42.3.1/152.2	David Troast
54. NIR Retail LLC	4 Harbor Sq.	Renovate building	42.2.4/1	Workshop/APD
55. Lang	7 Masaquet Ave	Pool & hardscape	80/144	Atlantic Landscaping
56. Marks, Cameron	5 Cobble Court	New dwelling	55/261	Cameron Marks
57. Olbres, Jason	200 Hummock Pond Rd	New shed	65/18.2	Cameron Marks
58. Nice to Be back LLC	43 Kendrick St	New pool	76.4.3/31	CWA
59. 11 India St LLC	11 India St	Porch & fenestration	42.3.1/122.1	Emeritus
60. Holt, John	14 Clifton St	New shed	73.4.1/39.1	Emeritus
61. Hunter, Stephen	19 Golfview Drive	New dwelling	66/173	Goldsmith
62. Hunter, Stephen	19 Golfview Drive	New dwelling	66/173	Goldsmith
63. Dukester LLC	10 Westmoor Lane	Rev 07-4189	41/806	Goldsmith
64. Mitchell, Jared	50 Hummock Pnd Rd	New dwelling	56/286	JB Studio
65. Merlos Landscaping LLC	4 Forrest Ave	New shed	68/11	JB Studio
66. Habitat Nantucket	9a Benjamin Drive	New dwelling duplex	67/515.1	Norman Reith
67. Skyline Dr Devlop LLC	54 Skyline Drive	New dwelling	79/46	LINK
68. 41B Cliff RD LLC	41b Cliff rd	Front step stoop revs	29/40	Linda Williams
69. 41B Cliff RD LLC	41b Cliff rd	Revise cabana	29/40	Linda Williams
70. Keegan, Thomas	9 Cathcart Rd	Main house revisions	54/11	Linda Williams
71. Keegan, Thomas	9 Cathcart rd	New pool & hardscape	54/11	Linda Williams
72. Richmond	11 Beachgrass Rd	New dwelling duplex	68/855	Linda Williams
73. Maxwell, Derrick	6 Dooley Court	New dwelling	68/153.2	Linda Williams
74. Silvia, Ted	14 Harborview Dr	Historic determination	42.4.1/26	Linda Williams
75. 3 Beaver st LLC	3 Beaver St	Historic determination	55.1.4/11	Linda Williams
76. Auburn Cottage LLC	46 Easton st	Historic determination	42.4.1/22	Linda Williams
77. 6 N.Beach St LLC	6 N Beach st	Roof + fenestration	42.4.1/65	Linda Williams
78. 6 N.Beach St LLC	8 N Beach St	Roof + fenestration	42.4.1/65.1	Linda Williams
79. 6 N.Beach St LLC	4 Dolphin Ct.	Roof + fenestration	42.4.1/62.2	Linda Williams

IX. OTHER BUSINESS

Approved Minutes -	October 26 & 28, 2021
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Review Minutes -	November 2, 2021
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Other Business -	<ul style="list-style-type: none">• Next HDC Meeting- Thursday, November 11 at 1:00PM via ZOOM• Set date and time (and location?) for Organizational Meeting• 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• Discussion of options for house moves
Commission Comments	