



# MEETING POSTING

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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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Tuesday, November 16, 2021 at 5:00PM **Remote Participation**
<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>
<b>Please note:</b>	Ray Pohl, Chairman 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=JYde1oM90y0>

**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.	Elizabeth & Steven Bush	8 Grand Ave	MH roof change	73.3.1/118	Zoran Milovski
2.	Elizabeth & Steven Bush	8 Grand Ave	Shed roof change	73.3.1/118	Zoran Milovski
3.	Eric & Jacqueline Krauetler	35 New St	Rev 10-4806; shift ODS position	73.4.2/42	Botticelli + Pohl
4.	John Holt	14 Clifton St	New shed	73.4.1/39.1	Emeritus
5.	Pfox Nantucket LLC	20 Orange St	Rev 05-3792	42.3.2/70	Botticelli + Pohl

6.	41B Cliff RD LLC	41B Cliff Rd	Front step stoop revs	29/40	Linda Williams
7.	Warwick Residence	24 Stone Post Way	Fenestration revisions	73.3.2/68	NICHE
8.	Timothy Clepper	1 Waterview Drive	New deck & fenestration	79/117	Charles Lenhart
9.	Nancy Kubilus,	12 Sandpiper Way	Ext stairs rev 06-1113	76/86	LINK
10.	Amy Ambrecht	13 Gingly Lane	Resite pool rev 06-4044	41/850	Robert Newman

### III. 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

### IV. 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.	Tom Etheridge 10-4905	16 Lyons Lane	Hardscape	76/15	Atlantic Landscaping
2.	ACK-Livin NT 10-4904	2 Hedgebury Lane	Pool	41/593	Atlantic Landscaping
3.	Tiffany Lawrence 10-4906	5 Todd Circle	Pool	66/296	Atlantic Landscaping
4.	Wesley Delcol 10-4931	10R Golfview Drive	Revise COA – change porch	66/191	Atlantic Landscaping
5.	Nantucket Land Bank	19 Wauwinet Road	Move off barn to 23/25 Wauwinet	20/35	Val Oliver Design
6.	NISDA	23 25 Wauwinet Road	Move on barn frm 19 Wauwinet	20/36+80	Val Oliver Design
7.	Robert King 10-4910	16 Wood Hollow	Fence	72/10	Self
8.	5 Sherburne Way LLC 10-4912	5 Sherburne Way	MH revs 08-4356	30/38	Botticelli + Pohl
9.	5 Sherburne Way LLC 10-4913	5 Sherburne Way	GH revs 07-4263	30/38	Botticelli + Pohl
10.	5 Sherburne Way LLC 10-4914	5 Sherburne Way	New pool and spa	30/38	Botticelli + Pohl
11.	Richmond Great Pt. 10-4942	2 Honey Suckle Drive	New dwelling	68/668	KOH
12.	Richmond Great Pt. 10-4943	1 Aster Court	New dwelling	68/668	KOH
13.	Barry Ang 10-4929	11 Jonathan Way	Revise COA – add cupola	75/42	McMullen + Associates
14.	Mark Crosby 10-4930	73 Goldfinch Drive	Revisions	65/570	BPC
15.	George Wing 10-5042	6 Swain Street	Add gabled dormer over porch	42.4.1/82.2	Self
16.	Westmoor Club	105 West Chester Street	Replace sports court/chg material	41/805	Adam Davis
17.	Jeffery Greenberg 10-4940	30A Orange Street	Garage reno/addition	42.3.2/200	Emeritus
18.	Horchow Family NT 10-4934	27 E Tristram Avenue	Porch revisions 09-4699	31/2	Emeritus
19.	Carol Surface 10-4824	47 Warren's Landing	Rev COA – MH	38/54	BPC
20.	Alexa Watts 10-4987	33 Vesper Lane	Addition	55/126	Topham Design
21.	Padir Halil 10-4901	69 ½ Cliff road	Revise roofwalk and railing	30/204	Topham Design

### V. 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>				

### VI. NEW BUSINESS 11/09/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dane Downing	29 Bank St	Balcony	73.1.3/49	Self
2.	Marie Goldman	11 North Star	Hardscape	30/207	KM Designs
3.	MHY Enterprises LLC	9 Union St	Covered Storage & Fence	42.3.1/101	JN Designs
4.	Family Ties Ack	11 Alliance Lane	Move/Demo	39/24.1	Studio Ppark

5.	Tom Wynn	10 Moors End	New dormers rev 06-3966	43/214	Studio Ppark
6.	Tom Wynn	10 Moors End	Roof change	43/214	Studio Ppark
7.	Dieter Beauchle	7 Enterprise Circle	Solar rooftop array	66/230	ACK Smart
8.	Justin Brooks	15a Correia Lane	Solar ground array	80/56	ACK Smart
9.	Justin Brooks	15a Correia Lane	Solar rooftop array	80/56	ACK Smart
10.	Nan Historical Assoc.	15 Broad St	Historic Addition	42.4.2/61	Linda Williams
11.	Land Bank/NRSA	7 Nobadeer Farm Rd	Game courts, Hardscape	69/1	Thornewill
12.	Brett Fodiman	27 Cato Lane	New dwelling main house	55/118	CWA
13.	Brett Fodiman	27 Cato Lane	New dwelling guest house	55/118	CWA
14.	Brett Fodiman	27 Cato Lane	New dwelling garage	55/118	CWA
15.	Theodorakos Vaios Trust	79 Pocomo Road	New dwelling main house	15/5	CWA
16.	Misa 1981 Ack LLC	12 Barnabas Lane	Roof replacement, omit roofwalk	41/566	Sherburne Managment
17.	Andrew Bennett	49 Millbrook Road	Addition	56/241	Self
18.	Jumabogv Yozhan	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
19.	Brian Larkin	4 Gladlands Road	New dwelling	80/122.1	Lucas Velle
20.	Donick Cary Trust	6 Dukes Road	Garage addition rev 09-4727	41/189	Val Oliver
21.	Lucille Jordan	8 Federal St	Window replacement	42.3.1/169	Lewis Kelsey
22.	Tom & Dane Boucher	9 Tashama Ln	Hardscape	55/471	The Garden Group
23.	Jeffrey Swett	8 Myles Standish Lane	Addition	87/28	Ethan McMorro
24.	Annette Hurd	10 Brant Point Rd	Door & window change	29/148	Ethan McMorro
25.	Jennifer Diamond	3 Lincoln Ave	Addition to garage	30/140	NAG
26.	Anne Rose	62 Blvd.	New dwelling	79/211	Botticelli + Pohl
27.	Auburn Cottage LLC	46 Easton St	Lift & new foundation	42.4.1/22	Botticelli + Pohl
28.	Laura Cunningham	13 Equator Drive	Pergola, patio, fence	66/261	The Garden Group
29.	Charles & Cynthia Lenhart	25 Dukes Road	Hardscape	41/530.2	Charles Lenhart
30.	John & Catherine McDonald	14 Nanahumacke	New pool	65/80	Dani Petkova
31.	Blithan Nantucket Trust	54 Squam Road	2 <sup>nd</sup> floor Alteration	13/32	Seth Gotthlieb
32.	Theresa Woolverton	199 Cliff Road	Deck expansion	40/19	Brook Meerbergen
33.	Ecklund	26 W Chester Road	Stairs/railings	42.4.3/56	Ahern
34.	Acked LLC	18b Bartlett Road	Demo Shed	67/113.1	self
35.	Faro Strada LLC	20 Sankaty Head Road	Rev 09-4561	48/31	Botticelli + Pohl
36.	Drake & Steele	3 Primrose Road	Fenestration rev 48145	40/47.1	Gryphon Architects
37.	Patrick DePalma	3 Westerwick Road	New dwelling MH	73/37	Concept Design
38.	Patrick DePalma	3 Westerwick Road	New dwelling Garage/studio	73/37	Concept Design
39.	HighTide Partners	8 Ackermuck Way	Add window rev07-4115	41/618	Joseph Olson
40.	Calliope Nom. Trust	20 Gladlands Ave	Move/demo dwelling	80/222	Normand Residential
41.	Calliope Nom. Trust	20 Gladlands Ave	Move/demo garage	80/222	Normand Residential
42.	Calliope Nom. Trust	20 Gladlands Ave	New dwelling MH	80/222	Normand Residential
43.	Calliope Nom. Trust	20 Gladlands Ave	New dwelling cottage	80/222	Normand Residential
44.	Calliope Nom. Trust	20 Gladlands Ave	New shed	80/222	Normand Residential
45.	Calliope Nom. Trust	20 Gladlands Ave	New cabana	80/222	Normand Residential
46.	Calliope Nom. Trust	20 Gladlands Ave	Pool & hardscape	80/222	Normand Residential
47.	Nantucket Sandcastle	20 Hinckley Lane	Deck	30/235.6	Plamen Dovchev
48.	Suzanne Norris	3 Fair St	Deck/hardscape	42.3.1/152.2	David Troast
49.	NIR Retail LLC	4 Harbor Sq.	Renovate building	42.2.4/1	Workshop/APD
50.	Robert Lang	7 Masaquet Ave	Pool & hardscape	80/144	Atlantic Landscaping
51.	Cameron Marks	5 Cobble Court	New dwelling	55/261	Cameron Marks
52.	Jason Olbres	200 Hummock Pond Rd	New shed	65/18.2	Cameron Marks
53.	Nice to Be back LLC	43 Kendrick St	New pool	76.4.3/31	CWA
54.	11 India St LLC	11 India St	Porch & fenestration	42.3.1/122.1	Emeritus
55.	Stephen Hunter	19 Golfview Drive	New dwelling	66/173	Goldsmith
56.	Stephen Hunter	19 Golfview Drive	New dwelling	66/173	Goldsmith
57.	Dukester LLC	10 Westmoor Lane	Rev 07-4189	41/806	Goldsmith
58.	Jared Mitchell	50 Hummock Pond Road	New dwelling	56/286	JB Studio
59.	Merlos Landscaping LLC	4 Forrest Ave	New shed	68/11	JB Studio
60.	Habitat Nantucket	9a Benjamin Drive	New dwelling duplex	67/515.1	Norman Reith
61.	Skyline Dr Devlop LLC	54 Skyline Drive	New dwelling	79/46	LINK
62.	41B Cliff Rd LLC	41b Cliff Road	Revise cabana	29/40	Linda Williams
63.	Richmond Development	11 Beachgrass Road	New dwelling duplex	68/855	Linda Williams
64.	Derrick Maxwell	6 Dooley Court	New dwelling	68/153.2	Linda Williams

65. Silvia, Ted	14 Harborview Drive	Historic determination	42.4.1/26	Linda Williams
66. 3 Beaver st LLC	3 Beaver St	Historic determination	55.1.4/11	Linda Williams
67. Auburn Cottage LLC	46 Easton st	Historic determination	42.4.1/22	Linda Williams
68. 6 N.Beach St LLC	6 N Beach st	Roof + fenestration	42.4.1/65	Linda Williams
69. 6 N.Beach St LLC	8 N Beach St	Roof + fenestration	42.4.1/65.1	Linda Williams
70. 6 N.Beach St LLC	4 Dolphin Ct.	Roof + fenestration	42.4.1/62.2	Linda Williams
71. Thomas Keegan	9 Cathcart Road	Main house revisions	54/11	Linda Williams
72. Thomas Keegan	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams

#### VI. OLD BUSINESS 11/16/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Commercial Wharf	13 Commercial Wharf	Addition to House rev 09-4749	42.2.4/10	NAG
2.	Tom & Stephanie Watkins	6 Huntington Road	Garage Addition rev 08-4409	71.3.2/322	Chris Grimes
3.	Elizabeth Powell	71 Cliff Road	New dwelling rev 09-4798	80/160	Thornewill Design
4.	4 Lowell Place Nom Trust	4 Lowell Place	Addition rev10-4903	41/168	Topham Design

Approved Minutes -	November 4, 2021
Review Minutes -	November 9, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Thursday, November 18 at 1:00PM via ZOOM</b></li> <li>• Discussion of Advisory Board review</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro</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> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	