



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 NOV 19 AM 10:27  
Original Posting Number: T 1071

<b>RECEIVED</b>
2021 NOV 23 PM 03:36
NANTUCKET TOWN CLERK
Posting Number:T 1076

### 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, November 23, 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>
	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=8511AOGG1Z4>

**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. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tim Reinemo 11-5093	65 Lovers Lane	Omit wall rev 09-4637	80/214.1	Tim Reinemo

2.	Joan Hull 11-5045	11 Appleton St.	Roof replacement	66/393	Joan Hull
3.	John Barrett 11-5046	18 Tashama Lane	Mini split heat pump	55/482	S. Shore Climate
4.	Beverly Sanchez 11-5047	9 Paupamo Way	Mini split heat pump	55/574	S. Shore Climate
5.	Brett Morneau 11-5053	7 Goldfinch Drive	New shed	68/507	Structures Unlimited
6.	Stephen Solomon 11-5071	21 Pine St.	Roof replacement	42.3.2/52	Vasil Marinov
7.	Marie LaCoursiere 11-5085	67 Fairgrounds Road	Move off shed to 53B Cato	67/177	Joseph Bedell
8.	Joseph Bedell 11-5087	53B Cato Lane	Move on shed from 67 Fairgrounds	56/46	Joseph Bedell
9.	Charles Hughes 11-5114	11 Fairgrounds Road	Roof replacement	67/39	T & T Roofing
10.	Donick Cary Trust 11-5113	4 Dukes Road	Rotate House Rev 09-4728	41/188	Val Oliver
11.	Laura Lamb 11-5154	8 Gloucester St	Roof replacement	76.4.1/356	Val Oliver
12.	Guy Wisinski 11-5116	13 Arkansas St	Addition	59.4/158	NAG
13.	Guy Wisinski 11-5117	13 Arkansas St	Garage studio revisions	59.4/158	NAG

### 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.	Guy Wisinski 11-5118	13 Arkansas St	Pool & hardscape	59.4/158	NAG

- Not to be visible at time of inspection or thereafter.

### 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.	Nantucket Land Bank 10-4995	19 Wauwinet Road	Move off barn to 23/25 Wauwinet	20/35	Val Oliver Design
3.	NISDA 10-4996	23 25 Wauwinet Road	Move on barn frm 19 Wauwinet	20/36+80	Val Oliver 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.	Seawing LLC 07-4176	13 Low Beach Road	Garage move off to 35 Gloucester	74/45	Smith/Hutton
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
2.	Norris Building Co 09-4569	16 Lowell Place	Shed	41/164	Atlantic Landscaping
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; 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.	Dieter Beauchle 10-4948	7 Enterprise Circle	Solar rooftop array	66/230	ACK Smart
2.	Justin Brooks 10-4946	15A Correia Lane	Solar ground array	80/56	ACK Smart
3.	Justin Brooks 10-4947	15A Correia Lane	Solar rooftop array	80/56	ACK Smart
4.	Brett Fodiman 10-4969	27 Cato Lane	New dwelling main house	55/118	CWA
5.	Brett Fodiman 10-4968	27 Cato Lane	New dwelling guest house	55/118	CWA
6.	Brett Fodiman 10-4970	27 Cato Lane	New dwelling garage	55/118	CWA
7.	Theodorakos Vaios Tst 10-4971	79 Pocomo Road	New dwelling main house	15/5	CWA
8.	Jumabogv Yozhan 10-4980	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
9.	Donick Cary Trust 10-4987	6 Dukes Road	Garage addition rev 09-4727	41/189	Val Oliver
10.	Jeffrey Swett 10-4990	8 Myles Standish Lane	Addition	87/28	Ethan McMorrow
11.	Annette Hurd 10-4992	10 Brant Point Rd	Door & window change	29/148	Ethan McMorrow
12.	Jennifer Diamond 10-4994	3 Lincoln Ave	Addition to garage	30/140	NAG
13.	Anne Rose 10-4998	62 Blvd.	New dwelling	79/211	Botticelli + Pohl
14.	Auburn Cottage LLC 10-4997	46 Easton St	Lift & new foundation	42.4.1/22	Botticelli + Pohl
15.	Charles Lenhart 10-5001	25 Dukes Road	Hardscape	41/530.2	Charles Lenhart
16.	Theresa Woolverton	199 Cliff Road	Deck expansion	40/19	Brook Meerbergen
17.	Drake & Steele 10-5012	3 Primrose Road	Fenestration and cupola	40/47.1	Gryphon Architects
18.	Patrick DePalma 10-5025	3 Westerwick Road	New dwelling MH	73/37	Concept Design
19.	Patrick DePalma 10-5023	3 Westerwick Road	New dwelling Garage/studio	73/37	Concept Design
20.	Calliope Nom. Trust 11-5022	20 Gladlands Ave	Move/demo dwelling	80/222	Normand Residential
21.	Calliope Nom. Trust 11-5021	20 Gladlands Ave	Move/demo garage	80/222	Normand Residential
22.	Calliope Nom. Trust 11-5020	20 Gladlands Ave	New dwelling MH	80/222	Normand Residential
23.	Calliope Nom. Trust 11-5019	20 Gladlands Ave	New dwelling cottage	80/222	Normand Residential
24.	Calliope Nom. Trust 11-5018	20 Gladlands Ave	New shed	80/222	Normand Residential
25.	Calliope Nom. Trust 11-5017	20 Gladlands Ave	New cabana	80/222	Normand Residential
26.	Calliope Nom. Trust 11-5016	20 Gladlands Ave	Pool & hardscape	80/222	Normand Residential
27.	Suzanne Norris 11-5024	3 Fair St	Deck/hardscape	42.3.1/152.2	David Troast
28.	NIR Retail LLC 11-5041	4 Harbor Sq.	Renovate building	42.2.4/1	Workshop/APD
29.	Cameron Marks 11-5038	5 Cobble Court	New dwelling	55/261	Cameron Marks
30.	Nice to Be back LLC 11-5037	43 Kendrick St	New pool	76.4.3/31	CWA
31.	11 India St LLC 11-5034	11 India St	Porch & fenestration	42.3.1/122.1	Emeritus
32.	Stephen Hunter 11-5029	19 Golfview Drive	New dwelling	66/173	Goldsmith

33. Stephen Hunter <b>11-5030</b>	19 Golfview Drive	Move/demo dwelling	66/173	Goldsmith
34. Dukester LLC <b>11-5043</b>	109 W Chester Lane	Courts Rev 07-4189	41/806	Goldsmith
35. Jared Mitchell <b>11-5032</b>	50 Hummock Pond Road	New dwelling	56/286	JB Studio
36. Merlos Lands. LLC <b>11-5031</b>	4 Forrest Ave	New shed	68/11	JB Studio
37. Habitat Nantucket <b>11-5044</b>	9a 9b Benjamin Drive	New dwelling duplex	67/515.1	Norman Reith
38. Skyline Dr Dvlop LLC <b>11-5028</b>	54 Skyline Drive	New dwelling	79/46	LINK
39. Richmond Development	11 Beachgrass Road	New dwelling duplex	68/855	Linda Williams
40. Derrick Maxwell	6 Dooley Court	New dwelling	68/153.2	Linda Williams
41. Ted Silvia <b>11-5098</b>	14 Harborview Drive	Historic determination	42.4.1/26	Linda Williams
42. 3 Beaver st LLC <b>11-5091</b>	3 Beaver St	Historic determination	55.1.4/11	Linda Williams
43. Auburn Cottage LLC <b>11-5097</b>	46 Easton St	Historic determination	42.4.1/22	Linda Williams
44. 6 N.Beach St LLC <b>11-5101</b>	6 N Beach St	Roof+ fenestration	42.4.1/65	Linda Williams
45. 6 N.Beach St LLC <b>11-5099</b>	8 N Beach St	Roof+ fenestration	42.4.1/65.1	Linda Williams
46. 6 N.Beach St LLC <b>11-5102</b>	4 Dolphin Ct.	Roof+ fenestration	42.4.1/62.2	Linda Williams
47. Thomas Keegan	9 Cathcart Road	Main house revisions	54/11	Linda Williams
48. Thomas Keegan	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams

## VII. 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 • <i>Commissioners: to be added</i>	13 Commercial Wharf	Addition to House rev 09-4749	42.2.4/10	NAG
2.	Tom & Stephanie Watkins • <i>Commissioners: to be added</i>	6 Huntington Road	Garage Addition rev 08-4409	71.3.2/322	Chris Grimes
3.	Elizabeth Powell • <i>Commissioners: to be added</i>	71 Cliff Road	New dwelling rev 09-4798	80/160	Thornewill Design
4.	4 Lowell Place Nom Trust • <i>Commissioners: to be added</i>	4 Lowell Place	Addition rev10-4903	41/168	Topham Design
5.	Caven Miller Inc. • <i>Commissioners: to be added</i>	117 Orange Street	Hardscape	55/377	Atlantic Landscape
6.	Hedges LLC • <i>Commissioners: to be added</i>	10 Bassett Road	Hardscape	26/39	Atlantic Landscape
7.	22 Easton LLC • <i>Commissioners: to be added</i>	22 Easton St.	Pool & Hardscape rev06-4026	42.1.1/12	Ahern
8.	22 Easton LLC • <i>Commissioners: to be added</i>	22 & 24 Easton St.	Guest House rev05-3644	42.1.4/12 12.1	Roland Voyages
9.	23 Broad Owner LLC • <i>Commissioners: to be added</i>	23 Broad St.	Fenestration changes & addition	42.4.2/77	Emeritus
10.	John Barry • <i>Commissioners: to be added</i>	22 Eel Point Road	Add dormers & stairs rev05-3895	40/45	Emeritus
11.	Mueller Nantucket Associates • <i>Commissioners: to be added</i>	11 North Mill St.	Door/window rev10-4858	55.4.4/77	CWA

## VIII. NEW BUSINESS 11/23/2021

1. One Folger Road LLC <b>11-5048</b>	1 Folger Road	Garden well in driveway	30/195.1	Renee Byers
2. Rich Gillis	38 Prospect St Lot 29	Spa and fence		Linda Williams
3. Steve & Jill Karp <b>11-5072</b>	16 North Road	Rebuild chimney	43/84	John Bergquist
4. 33 North Mill LLC <b>11-5051</b>	7 North Mill St.	New garage with studio	55.4.4/77	Sophie Metz
5. Julius Pasy <b>11-5055</b>	6 Bayberry Lane	New cabana	67/73	Thornewill Designs
6. Julius Pasy <b>11-5056</b>	6 Bayberry Lane	Hardscape & pool	67/73	Thornewill Designs
7. 04TST36 Washing Pd LLC	36 Washing Pond Road	Main house rev 01-2813	31/13.3	Workshop/APD
8. 04TST36 Washing Pd LLC	36 Washing Pond Road	New shed	31/13.3	Workshop/APD
9. 04TST36 Washing Pd LLC	36 Washing Pond Road	Guest House rev 01-2808	31/13.3	Workshop/APD
10. Randy Sharp <b>11-5080</b>	49 Meadowview Dr.	Main House Rev 03-3236	56/390	Thornewill Designs
11. Randy Sharp <b>11-5082</b>	49 Meadowview Dr.	Cottage Rev 05-3759	56/390	Thornewill Designs
12. Dobromir Sultanov <b>11-5088</b>	24 Hummock Pond Road	Roof top solar array	56/84.2	Ack Smart
13. Phil Pastan <b>11-5066</b>	16 Beachgrass Road	Window color change	68/384	KOH
14. Jeremy Trottier <b>11-5166</b>	4 Windsor Road	New dwelling	79/193	Emeritus
15. 4170 + Down LLC <b>11-5090</b>	107 Tom Nevers Road	Addition & house move onsite	91/26	CWA
16. Adam Sabin <b>11-5094</b>	21b Evergreen Way	Pool & hardscape	68/759.2	Ahern
17. EPHRGH LLC <b>11-5076</b>	119 Eel Point Road	Retaining wall	33/17.2	Meerbergen Designs
18. Maureen Dunphy <b>11-5084</b>	7 I St	Demo shed rev 57166	59.4/74	Thornewill Design

19. Christina McDonough <b>11-5005</b>	6 White Whale Lane	New dwelling	66/536	Gregory Bernard
20. A & Mark Atkinson <b>11-5096</b>	82 Baxter Road	Dormer & shaft rev 06-4023	49/39	Botticelli + Pohl
21. Fern & Leslie Getto <b>11-5095</b>	39 Wigwam Road	Addition, deck & solar array	77/7.2	Meerbergen Designs
22. Sun Changying <b>11-5105</b>	19a Waydale Road	Addition	67/866	DTA
23. Michael Hirst <b>11-5110</b>	4 Halyard Lane	Roof & ground solar array	66/327	Sunwind LLC
24. Last Waltz LLC <b>11-5111</b>	83 Bartlett Road	Roof solar array	66/409	Sunwind LLC
25. Tack 3 LLC <b>11-5100</b>	26 Washington St	Move off/demo	42.3.2/23	CWA
26. Rose Realty Trust <b>11-5107</b>	28 India St	Inground spa	42.3.4/108	Jardins Intl.
27. 80 Millbrook Trust <b>11-5106</b>	80 Millbrook Road	Generator	40/79.1	Carolyn Hills
28. LBC Sconset LLC <b>11-5040</b>	9 Hawk Circle	Fenestration chngs rev08-4387	74/37.1	Adam Davis
29. Daniel Mack <b>11-5121</b>	3 Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
30. Daniel Mack <b>11-5122</b>	3a Sturgis Pine Lane	Roof replacement	67/541	Daniel Mack
31. Holly Coburn <b>11-5120</b>	5 High Brush Path	Main house renovations	56/388	Normand Residential
32. Holly Coburn <b>11-5119</b>	5 High Brush Path	Garage renovations	56/388	Normand Residential
33. Thomas Nelson <b>11-5112</b>	129 Polpis Road	Demo shed	44/195	Norton
34. Donick Cary Trust <b>11-5115</b>	6 Dukes Road	Rotate & addition	41/189	Val Oliver
35. Jay Hammer <b>11-5142</b>	10 King St	New shed	43.4.2/12	B & C
36. 50 Brewster Rd LLC <b>11-5124</b>	50 Brewster Road	Pool & hardscape	43/96	Atlantic Landscaping
37. Family Ties Ack LLC <b>11-5125</b>	11 Alliance Lane	Pool & hardscape	39/24.1	Atlantic Landscaping
38. 33 North Mill LLC <b>11-5126</b>	7 North Mill St	Hardscaping	55.4.4/77	Atlantic Landscaping
39. 36 Easton St LLC <b>11-5138</b>	36 Easton St	Door & window change	42.1.4/19	McMorrow Designs
40. Dexter Group LLC <b>11-5173</b>	8 Winn St	New shed	41/51.2	McMorrow Designs
41. Dexter Group LLC <b>11-5174</b>	8 Winn St	Rev 10-4835	41/51.2	McMorrow Designs
42. Ack Livin II LLC <b>11-5175</b>	3 Winn St	New shed	41/593	McMorrow Designs
43. Jeffrey Akseizer <b>11-5172</b>	14 Moors End Lane	Addition	43/216	McMorrow Designs
44. Jeffrey Akseizer <b>11-5171</b>	14 Moors End Lane	New shed	43/216	McMorrow Designs
45. 33 North Mill ST LLC <b>11-5137</b>	7 North Mill St	New shed	55.4.4/77	Sophie Metz
46. Peterson	30 Main St Sconset	New garage/studio	73.3.1/46	Jeff Morash
47. Julie Killian <b>11-5136</b>	10 Mayhew Lane	New shed	41/443	Julie Jordin
48. Genadi Prokopov <b>11-5187</b>	80 Surfside Road	New dwelling	67/194	DTA
49. Slacktide <b>11-5135</b>	3 Skyline Drive	Pool & hardscape	79/137.1	KM Designs
50. Matt O'Connor <b>11-5139</b>	16 Tashama Lane	Spa & rotate shed & wall rev.	55/481	KM Designs
51. Kristy Kay Snyder <b>11-5140</b>	7 Comeau Lane	Addition & alterations	49.3.2/13	Val Oliver
52. Cathy <b>11-5141</b>	8 Deacon's Way	Basement access & window	40/84	Gryphon Architects
53. Thomas Sleeper <b>11-5146</b>	8 Osprey Way	Demolition	82/40	Christopher Hall
54. 4SC LLC <b>11-5145</b>	4 Sheep Commons Lane	Addition	54/274	Liz Konetchy
55. Family Ties Ack LLC <b>11-5159</b>	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
56. Nantucket Land Bank <b>11-5161</b>	113 Madaket Road	Demo shed	40/25.4	Greg Keltz
57. Kelsea Gray <b>11-5143</b>	11a Whitterspoon Drive	New shed	68/478	Kelsea Gray
58. Rene & Taumi Daniels <b>11-5162</b>	1 Bailey Road	Windows & door	56/425	Isaiah Stover
59. Gregory Raith <b>11-5148</b>	5 Sheep Common Lane	New dwelling	54/278	Greg Raith
60. Dan Wight <b>11-5183</b>	15 Milestone Crossing	Rev 04-3571	68/457	Sanne Payne
61. Dan Wight <b>11-5185</b>	15 Milestone Crossing	Pool cabana	68/457	Sanne Payne
62. Reunion LLC <b>11-5184</b>	6 Union St	Roof replacement	42.3.1/185	Sanne Payne
63. 202 EPR Realty Trust <b>11-5181</b>	202 Eel Point Road	Rev 04-3326	38/2.3	Sanne Payne
64. 202 EPR Realty Trust <b>11-5182</b>	202 Eel Point Road	Cottage change trim color	38/2.3	Sanne Payne
65. Michael Jemison <b>11-5180</b>	195C Hummock Pn Rd	Reduce size rev 08-4378	65/23.2	Botticelli + Pohl
66. 8 Walbang Nom Trust <b>11-5179</b>	8 Walbang Ave	Demo/ move off garage	82/146	Botticelli + Pohl
67. 90 N Liberty Prsv. Tst <b>11-5178</b>	90 N Liberty St.	Roof & windows replacement	41/22	Botticelli + Pohl
68. Prickly Pear Tr. <b>11-5155</b>	17 Broadway	Storage containers	73.1.3/112	Val Oliver
69. Kingfisher Realty Tst <b>11-5186</b>	278 Polpis Road	Fenestration rev 05-3719	25/2	Gryphon Architects
70. Dakota 5W LLC	5 Westerwick Dr	New main house	73/36	WAPD
71. Cannonbury Holdings	20 Cannonbury	New main house	74/14	WAPD
72. Cannonbury Holdings	20 Cannonbury	New guest house	74/14	WAPD
73. Okay Okay Café LLC	15 Washington St	Door	42.3.1/99	BPC
74. Andrew Feldman	35 Flintlock Road	New shed	75/82	Structures Unlimited
75. 7 Masaquet LLC	7 Masaquet Ave	Resite on site rev to coa	80/144	Emeritus
76. Jeremy & Sarah Trottier	4 Winsor Road	New dwelling	49/193	Emeritus
77. Dobromir Sultanov	24 Hummock Pond Rd	Spa rev 10-4850	56/84.2	JB Studio
78. Merlos Landscaping	8B Greglen Ave	New Storage/Warehouse	68/179.1	JB Studio

79. Island Living LLC	4a Wamasquid Place	New Dwelling	56/113.9	JB Studio
80. Island Living LLC	4a Wamasquid Place	New pool	56/113.9	JB Studio
81. Pochick Partners LLC	30 Pochick Ave	Addition to existing dwelling	80/241	JB Studio
82. Pochick Partners LLC	30 Pochick Ave	New pool	80/241	JB Studio
83. Richard Oneslager	8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston
84. Orange Suce LLC	147R Orange St	Egress windows	55/157	LINK
85. Julianne Mara	1 Broadway Sconset	Outdoor shower	73.2.4/37	LINK

Approved Minutes -	November 16, 2021
Review Minutes -	November 18, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Tuesday, November 30 at 5:00PM 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	