



# 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) – New Business
<b>Day, Date, and Time</b>	Tuesday, January 4, at 5:00PM <b>**Remote Participation**</b>
<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=4FabruUxSm0>

**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. DISCUSSION OF PRE-STAINED W.C. S

- Discussion of pre-stained white cedar shingles

**III. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Andrew & Brooke Reger 12-5356	7E Lincoln Ave	Porch stair revisions	42.4.1/8	Emeritus
2. Pip & Anchor	14 Amelia Drive	Minor revision	67/442	Gryphon Architects
3. William Davis	5 Quince St	Roof replacement	42.3.4/62	Richard Prunier
4. Richmond Properties	16 Beach Grass Rd	Color change rev 06-4028	68/384	Phil Pastan
5. Richmond Properties	18 Beach Grass Rd	Color change rev 06-4028	68/384	Phil Pastan

**IV. NEW BUSINESS 12/07/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Tomas Forman 12-5323 (OB) • <i>Commissioners: TBD</i>	6 Coffin St	Spa	73.1.4/19	Waterscapes
2. Rose R.T. 11-5107 (OB)	28 India St	Spa	42.3.4/8	Jardins Int.
3. Jim & Karen Poole 11-5232	43 Main St	Fence	73/18	Brent Young
4. Anthony Noto 11-5270	10 Lincoln Ave	Addition & renovation	30/184	Emeritus
5. 450 Green Park LLC 11-5272	2 Stone Alley	Addition/alteration/foundation	42.3.1/102	Emeritus

**V. OLD BUSINESS 12/14/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rich Gillis • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>	38 Prospect St Lot 29	Hardscape		Linda Williams
2. Rich Petersen • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra; Recused: Oliver</i>	30 Main St. Sconset	Relocate garage & addition	73.3.1/46	J. Morash/Concept Design
3. 23 Broad St LLC • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>	23 Broad St.	Fenestration & addition	42.4.2/77	Emeritus

**VI. NEW BUSINESS 12/21/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ann Dougherty 11-5275	2 Lincoln St.	Stonewall	73.4.2/8.3	Thornewill Designs
2. John & Joanne Archer 12-5283	14 Dukes Rd	New shed	41/60	Charles Lenhart
3. Richard Rosenbaum 12-5293	16 Cliff Rd	New shed	42.4.4/69	Thornewill Design
4. Richard Rosenbaum 12-5292	16 Cliff Rd	Fence and gate	42.4.4/69	Thornewill Design
5. Julie Layden 12-5301	22 Atlantic Ave	Fence	55/26	Julie Layden
6. Andrew Sievers 12-5305	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds
7. Wayne & Janet Berman 12-5310	98 Tom Nevers Rd	Addition	91/40	NAG
8. Edith Anderson 12-5312	15 Hawthorne Lane	Replace windows	56/265	Edith Anderson
9. 3 Beaver St LLC 12-5316	3A Beaver St	Dormers, raise foundation	55.1.4/97	Polly Walldorf
10. Colby Crenshaw 12-5325	24 Almanack Pond Rd	Addition	25/37	Thornewill Designs
11. Peter Kurzina 12-5336	26 New St	Revisions to door & windows	73.4.2/24	Thornewill Designs
12. NIR/Andy Maltby 12-5394	Straight Wharf	Transformer surround	42.3.2/15	Robert Newman
13. 6 Village Way R.T.	6 Village Way	New dwelling	14/42	WAPD
14. William Maclean 12-5348	2 Spring St.	New dormer	55.1.4/16	NAG
15. Jim & Cindy Henrich 12-5354	37 Fair St	Roof & fenestration changes	42.3.2/212	Emeritus
16. John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
17. Koyote Realty Trust	4 Hickory Meadow Ln	Roof walk	41/900	Linda Williams
18. 8 North Star NT	8 North Star	Roof walk	30/212	Linda Williams
19. Sam Shamoun	9 Field Ave	New dwelling	80/162.1	Linda Williams
20. 6 N Beach LLC	6 North Beach St	Revised window color	42.4.1/65	Linda Williams
21. 8 N Beach LLC	8 North Beach St	Revised window color	42.4.1/65.1	Linda Williams

**VII. OLD BUSINESS 12/28/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 13 Commercial Wf. LLC 09-4749 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	13 Commercial Wharf	Revise changes on addition	42.2.4/10	NAG
2. Matt O'Connor • <i>Commissioners: to be added</i>	16 Tashama Lane	Rotate shed	55/481	KM Designs
3. Matt O'Connor • <i>Commissioners: to be added</i>	16 Tashama Lane	Add spa & retaining wall	55/481	KM Designs
4. Robert Meyer 10-4866 • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None</i>	307 Polpis Rd.	New Dwelling	25/39	CWA
5. Rufio Ack Holdings 09-4567 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	93 Main St.	New Gate	42.3.3/17	JB Studio
6. Brett Fodiman 10-4969	27 Cato Lane	Main House	55/118	CWA

- *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*
- Nice to Be back LLC **11-5037** 43 Kendrick St New pool 76.4.3/31 CWA
  - Kim Wentworth **11-5168** 14 Lincoln Ave Move & increase pool 30/182 Mark Cutone
    - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None*
  - NIR Retail LLC **11-5041** 4 Harbor Square Renovate building 42.2.4/1 Workshop APD
    - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None*
  - 22 Easton LLC **05-3644** 22 Easton St. Pool & hardscape 42.1.1/12 Ahern Design
    - *Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None*
  - Okay Okay House **10-4821** 10 Union St. Parking & patio 42.3.1/43 BPC Architecture
    - *Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None*
  - Family Ties Ack LLC **11-5125** 11 Alliance Lane Pool, court, hardscape 39/24.1 Atlantic Landscaping
    - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None*
  - 33 North Mill St. LLC **11-5126** 7 N. Mill St. Hardscape 55.4.4/77 Atlantic Landscaping
    - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None*
  - Family Ties Ack LLC **11-5159** 11 Alliance Lane New dwelling 39/24.1 Studio Ppark
    - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None*

### VIII. NEW BUSINESS 01/04/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barry Ang	11 Jonathan Way	Hardscape rev 05-3824	75/42	Ben Champoux
2.	Faith Breen	19 Broadway Sconset	Roof change	73.1.3/111	Steven Stockigt
3.	Duane Jones	21 Meader St	Fence	42.2.3/44	Val Oliver
4.	NISDA	55 Wauwinet Rd	Move on cottage (1)	14/23	Val Oliver
5.	NISDA	55 Wauwinet Rd	Move on cottage (2)	14/23	Val Oliver
6.	11 Upper Tawpawshaw LLC	11 Upper Tawpawshaw	Relocate cabana rev 03-3103	53/43	MCA
7.	Sankaty Head Golf Club	100 Sankaty Road	Roof Change	49/2	Jesse Smith
8.	Brett Fodiman	3 Tetawkimo Dr.	New dwelling	53/41	CWA
9.	Brook Merbergen	9 Lewis Ct	New 2 <sup>nd</sup> dwelling renew 71817	67/35	Meerbergen Designs
10.	Alexsiev Svetlomidir	21 Nanina Dr.	Move on shed	67/513.8	Alexsiev Svetlomidir
11.	Alexsiev Svetlomidir	7 Weetamo Rd	Move off shed	15/48	Alexsiev Svetlomidir
12.	John Wolff	32 Woodbine Rd	New 2 <sup>nd</sup> dwelling	80/18	MCA
13.	Georgi Dimov	15B Greglen Ave	New shed	68/187.1	Georgi Dimov
14.	Grace Hull	27 Beach Grass Rd	New dwelling	68/380	Topham Design
15.	Terrence Carden	7 Mayhew Dr.	Alterations	92.4/209	Permit Plus
16.	Christian Brunet	4 Quidnet Rd	M.H. alterations	20/709	Permit Plus
17.	Christian Brunet	4 Quidnet Rd	Cottage alterations	20/709	Permit Plus
18.	42/44 ARB Way LLC	9 Arbour Way	New shed	29/137	Botticelli + Pohl
19.	Michael Kopfler	7 Village Way	Change doors	14/44	Thornewill Designs
20.	Thomas Keegan	9 Cathcart Way	Pool revisions	54/11	Linda Williams
21.	Mayberry NT	9 Fair St	Roof change	42.3.2/4	Linda Williams
22.	Mayberry NT	9 Fair St	Roof walk skirt	42.3.2/4	Linda Williams
23.	Chandra Miller	9 Magnolia Ave	Change windows	73.3.1/85	Chandra Miller
24.	Galley West LLC	1 Mothball Ave	Move on studio	83/424	Sophie Metz Designs
25.	Paul Darrah	28 N Water St	Dormer, door & window chng	42.4.3/22	EMDA
26.	Diane Catino ETAL	11 D St	Demo or move off	60.2.1/17	EMDA
27.	Irakli Jibladze	30 Devon St	Guest House rev to 03-3252	42.3.3/159	JB Studio
28.	Peter Lisi	2 Flintlock Rd	Dormer & window rev 05-1012	75/50	Shelter 7
29.	Barbara VonDerGorben	132 Main St	Hardscape	42.3.3/45	Grady Murtagh
30.	John Ehinger	12 Orange St	Roof change	42.3.1/47	T & T Roofing
31.	Ramos Family	24 South Shore Rd	Roof top solar	80/116	Cotuit Solar
32.	4.5 Cathcart LLC	4.5 Cathcart Rd	Color change & doors	54/82	David Nagys
33.	Adriana Davidson	25a Clifton St	Move off garage	73.4.1/31	Adriana Davidson
34.	Adriana Davidson	55 Burnell St	Move on garage	49.3.2/14	Adriana Davidson
35.	Victoria Rakov	12 Lowell Place	Replace garage door	41/165	Jeff Morash
36.	Dave Fredericks	4 White St	Pool	80/215.1	Val Oliver
37.	Brad Henke	14 Oak Hollow Lane	Roof top solar	56/114	Cotuit Solar
38.	John Barry	22 Eel Point Rd	Demo or move off garage	40/45	Emeritus
39.	Back 41 LLC	105 Tom Nevers Rd	Doors & window rev 08-4381	91/25	CWA
40.	Phillip & Denese Allen	6 Deer Run Rd	Portion move on house	57/14.5	Denese Allen
41.	John & Carolyn Ezrin	243 Hummock Pn Rd	Chng roof pitch rev 04-3423	83/43	Studio Ppark

42. Don Russell	14 Brewster Rd	New 3 <sup>rd</sup> dwelling	54/236	Don Russell
43. Robert Fontaine	5 Luff Rd	Roof top solar	66/35	Cotuit Solar
44. Richard Larrabee	9 Millbrook Rd	Change siding	56/324	Isaiah Stover
45. LBC Sconset LLC	9 Hawks Circle	Hardscape revision	74/37.1	Ahern LLC
46. Pat Augustine	13 Woodbury Ln	Hardscape revision	41/549	Ahern LLC
47. Eric Savetsky	12B Oak Hollow	Pool & hardscape	56/128.2	Ahern LLC
48. 4170 & Down LLC	107 Tom Nevers Rd	Hardscape	91/26	Ahern LLC
49. Johnson Charles Trust	24 Bassett Rd	Driveway & hardscape	26/61	Ahern LLC
50. 1 Caroline Way LLC	1 Caroline Way	Pool & hardscape	82/59	Ahern LLC
51. Calliope NT	20 Gladlands	New dwelling	80/222	Normand Residential
52. Calliope NT	20 Gladlands	New cottage	80/222	Normand Residential
53. Calliope NT	20 Gladlands	New garage/studio	80/222	Normand Residential
54. Calliope NT	20 Gladlands	New cabana	80/222	Normand Residential
55. Tallat LLC	14 Union St	Addition & fenestration	42.3.2/17	Meerbergen Designs
56. Tallat LLC	14 Union St	New shed	42.3.2/17	Meerbergen Designs
57. Cheryl Gilbert ETAL	16 D St	Guest house revision	60.2.1/2	EMDA
58. Cheryl Gilbert ETAL	16 D St	Front door chng revision	60.2.1/2	EMDA
59. Jonathan Jacoby	3 Tautemo Way	New garage	83/22	EMDA
60. Jonathan Jacoby	3 Tautemo Way	Move garage	83/22	EMDA
61. Diane Catino ETAL	11 D St	Door change rev	60.2.1/17	EMDA
62. Kathy Kobos	29 Nonantum Ave	Main house revision	87/51	Normand Residential
63. Nantucket Land Bank	113 Madaket Rd	Move off or demo main house	40/25.4	Normand Residential
64. Nantucket Land Bank	113 Madaket Rd	Move off or demo cottage	40/25.4	Normand Residential
65. Olsen Family	28 Prospect St	New dwelling	55.44/77.1	Val Oliver
66. 66 Easton LLC	66 Easton St	Fence	42.4.1/62	Toni Yacobin
67. Hightide Partners	8 Ackermuck Way lot 29	Hardscape	41/618	Atlantic Landscaping
68. Elizabeth Powell	71 Cliff Rd	Hardscape & retaining wall	30/160	Atlantic Landscaping
69. Elizabeth Powell	71 Cliff Rd	New cabana	30/160	Thornewill Design
70. Melissa Spruce	21 Bank St	Addition rev 72714	73.1.3/57	Gryphon Architects
71. Quidnet Development	34 Quidnet Path	Pool	21/53	Andrew Falkenstein
72. David & Lisa Linton	2 Creek Ln	Addition	38/93	Andrew Falkenstein
73. Georgi Dimov	3 Miles Ct	Addition	68/187.2	Georgi Dimov
74. NIR Retail LLCV	27 Old South Wharf	Widen dormer	42.2.4/2	Emeritus
75. Eleven Lincoln Trust	32 Jefferson Ave	Demo or move off studio	30/132	Botticelli + Pohl
76. Eleven Lincoln Trust	32 Jefferson Ave	Demo or move off guest house	30/132	Botticelli + Pohl
77. Eleven Lincoln Trust	32 Jefferson Ave	New guest house	30/132	Botticelli + Pohl
78. 1 Caroline Way LLC	1 Caroline Way	Main house revisions	82/59	Vicente Burne

Approved Minutes -	December 14 & 16, 2021
Review Minutes -	December 21, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Thursday, January 6<sup>th</sup> 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	