



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 APR 07 AM 10:07
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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 April 12, at 5:00PM
Location / Address	PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM 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: Esmeralda Martinez, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:

<https://us06web.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=SMCRNT4g1s>

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, Holly Backus, Esmeralda Martinez, Adrian Rodriguez and Nikki Sherriff

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. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mass Audubon	Polpis/Quidnet	Boundary Signs		Sam Kefferstan
2. Blue Flag Der.	10 Hussey St	Projecting Sign (blue iris)	42.3.4/105	Plymouth Sign
3. Charlie Locke	30/32 Sparks ave.	Wall sign	55/234.6	Sign Here
4. Dreamland Theater	17 S. Water st	Banner	42.3.1/11.1	Joshua Gray

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nicholas Vita	9 Woodbury Ln	Demo House	41/551	Linda Williams
2. Nicholas Vita	9 Woodbury Ln	Demo Garage	41/551	Linda Williams
3. Daniel O'Keefe	3 Burnt Swamp	Change Roof to Metal	56/218	Linda Williams
4. JDB 34 Liberty LLC	34 Liberty St	Re-Roof Garage	42.3.4/82	Linda Williams
5. Caprys Island Hold	60 Madaket Rd	Change Color/Windows	41/200.1	Linda Williams
6. Martin McGowan	25 Millbrook Rd	Move on Garage from 39 Monomoy	56/67.2	Linda Williams
7. Tyler Dewing	74 Milk St	Revs. to Window and Door	56/6.1	Linda Williams
8. Tyler Dewing	74 Milk St	Revs – To not Demo Barn/Alteration	56/6.1	Linda Williams
9. Greg and Mary Ferguson	50 Hulbert Ave	Move/ Demo Garage (renew COA 62395)	29/62	Normand Residential
10. Chris Loftus	8 ½ Evergreen	Revisions to Cottage	68/703.1	Linda Williams
11. Tim Greene	6 Macy Rd	Alteration (Rep. Bulkhead w/ Stairs)	60/144	Thornwill Design
12. 38 Monohansett LLC	38 Monohansett Rd.	Roof revision 07-4182 MH	79/60	Val Oliver
13. 38 Monohansett LLC	38 Monohansett Rd.	Roof revision 02-5663 Cabana	79/60	Val Oliver
14. Kristen Williams	36 ½ Union st.	Roof Replacement to red cedar	42.3.2/87	Stegra Corp
15. Williams and Forsyth	127 Main St	Roof Replacement to red cedar	42.3.3/48	T & T Roofing
16. 45 Shawkemo Rd LLC	45 Shawkemo Rd	Main house rev 10-4849	27/18	Workshop APD
17. Island Living LLC	4A Wamasquid Pl	New Shed	56/113.9	JB Studio
18. Michael and Kristina Jemison	195C Hummock Pond Rd	Cabana Rev. to 2021-11-5780	65/23.2	Botticelli + Pohl
19. Robert Calnen	291 Madaket Rd	Alterations	60.1.2/67	JB Studio
20. Robert Calnen	291 Madaket Rd	Fence	60.1.2/67	JB Studio
21. Walbang Nom Trust	8 Walbang Ave	Hardscape and Gate	82/146	Ahern
22. David Gray	17 Clarendon	Roof awning	76.1.3/92	David Gray
23. Dayton Thell	24 Nanina Dr	Hardscape	67/513.5	Dayton Theall
24. Madeline Hayes	5 Fairfield St	Fence	76.4.1/370	Madeline Hayes
25. AF12 LLC	26 Naushon Way	Additions to Existing House	80/190	Val Oliver
26. Will Lucas	20 Gray Ave	Addition and alterations	67/186	Thornwill Design
27. Chris Kling	80 Goldfinch Dr	New Shed	68/689	Permits Plus
28. Horchow Sally Trust	27 E. Tristram Ave	Garage Rev 2021-09-4698	31/2	Emeritus
29. Cedarview Point LLC	40 Shawkemo Rd	New Shed	27/4	Botticelli + Pohl
30. Bank of America	15 Sparks Ave	Roof replacement	55/177	Bisbano & Associates
31. Eric Tanenblatt	16 Gardner Rd	New Shed	43/93	EMDA
32. Eric Tanenblatt	16 Gardner Rd	Shutters and House	43/93	EMDA
33. Juraj Bencat	15 Wappossett Cir	Shed Solar Roof Array	67/571	Ack Smart
34. Ack Livin II LLC	2 Hedgebury Ln	Driveway Change	41/593	Atlantic Landscaping

IV. 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. Skyline Dr LLC	6 Woodland Dr	Spa Rev-04-3334	79/209	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application.				
2. Yvonne Archer Trust	41 Monomoy Rd	Pool and Hardscape	54/79.1	Atlantic Landscaping
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application.				
3. AF12 LLC	26 Naushon Way	Pool and Hardscape	80/190	Val Oliver
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application.				
4. Eel Point Holdings LLC	55 Eel Point Rd	Pool and Hardscape	32/47	Ahern
• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application.				

V. NEW BUSINESS 03/15/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 3 Beaver St LLC 02-5785	3 Beaver St	Landscape/Hardscape	55.1.4/97	Polly Waldorf

VI. OLD BUSINESS 03/22/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 34B Walsh St 01-5568	34B Walsh St.	Addition	29/104	Studio Ppark
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornwill; Recused: None</i>				
2. Bolthole LLC 02-5701	10 Quince St.	Color Revision	42.3.4/103	NAG
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornwill; Alternates: Welch, Dutra; Recused: None</i>				
3. Anthony Noto 11-5270	10 Lincoln Ave	Addition & Reno	30/184	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
4. Olsen Family 12-5425	28 Prospect St.	New Dwelling	55.4.4/77	Val Oliver
• <i>Commissioners: Camp, McLaughlin, Coombs, Thornwill; Alternates: None; Recused: Oliver.</i>				

5. Ali & Zach Smith **12-5312** 232 Madaket Rd. Garage Revisions 59.4/120.1 JN Design
 • *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.*

VII. NEW BUSINESS 03/29/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Steven Bush	8 Grand Ave	New Foundation/ Reno	73.3.1/118	NAG
2. Thairatana Patama TRST	108.5 Old South Rd	New Dwelling	68/491	Brook Meerbergen
3. Joseph Hegenbart	6 Walsh St	Hardscape – Renew COA	42.4.1/84	Atlantic Landscaping
4. Tom Kershaw	121 Washington St	Decks	55.1.4/14	Valerie Oliver
5. Richard Rosenbaum	16 Cliff Rd	Fence/Apron/Gate Relocate	42.4.4/69	Thornewill Design
6. Eric Tanenblatt	16 Gardner Rd	New Building	43/93	EMDA
7. Soren Sorensen	51 Fair St	Changing Paint Color	42.3.2/40	Soren Sorensen
8. One Chester Smiley LLC	1 Chester St	Revisions to existing COA	42.4.3/18	Normand Residential
9. JK Baxter LLC	114 Baxter Rd	Addition	48/35	Luke Thornewill
10. Maury and Associates	81 Polpis Rd	Demo or Move Off	44/23.4	Valorie Oliver
11. Maury and Associates	81 Polpis Rd	New Dwelling	44/23.4	Valorie Oliver
12. Maffeo Vincent A Trust	28 Liberty St	Change Roof Shin. (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
13. Ken Musi	20 Willard St.	Add Mini Split Heatpump/AC	29/78	George Wing
14. Haley Victor	94 Orange St	Addition	55.4.1/47	Paul Dreher
15. Lindsey Matthews	37 W. Chester St	Addition	41/150	NAG
16. Joseph Minella	9 Giny Ln	New Dwelling	41/851	Sandcastle Const.
17. Joseph Minella	9 Giny Ln	New Pool and Hardscape	41/851	Sandcastle Const.
18. Joseph Minella	9 Giny Ln	New Garage/ Studio	41/851	Sandcastle Const.
19. Juraj Bencat	15 Wappossett Cir	M.H.Solar Roof Array	67/571	Ack Smart
20. Tanya Peterson	6 King St (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
21. Waterfront Pocomo LLC	17 Laurretta Ln.	New Dwelling	14/10.2	Brook Meerbergen
22. Waterfront Pocomo LLC	17 Laurretta Ln.	New Garage/ Studio	14/10.2	Brook Meerbergen
23. Steven Cohen Trust	12 Codfish Park Rd	Fenestration Changes	73.2.4/9	Shelter 7
24. Kathleen T. Paradelis	7 Dooley Ct	New Dwelling	68/153	David Nagys
25. Nt Land Bank	321 Polpis Rd.	Move off or demo dwelling	25/8	John Kuszpa
26. HMSW LLC	25 Sankaty Head	Demo/Addition/Fenes. Change	48/3	Emeritus
27. 6 Old Westmoor Farm LLC	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
28. Jennifer Fraizer	Maple Ln (Lot 9)	New Dwelling & Front Porch	67/303	Emeritus
29. OHOM LLC	28 Main St (Sconset)	Gate	73.3.1/47	Emeritus
30. 31 Western Ave LLC	31 Western Ave	Fenestration/ Hostel	87/94	Emeritus
31. 31 Western Ave LLC	31 Western Ave	Cabin	87/94	Emeritus
32. 31 Western Ave LLC	31 Western Ave	Dorm and Stairs	87/94	Emeritus
33. Bartlett Farm LLC	19 Bartlett Farm Rd	Move from 19 Golfview	65/16.1	SMR
34. Bartlett Farm LLC	22 Bartlett Farm Rd	Move off to BFR (19)	65/76.1	SMR
35. Bartlett Farm LLC	19 Bartlett Farm Rd	Move on from BFR (22)	65/16.1	SMR
36. Boyers Way LLC	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox

VIII. OLD BUSINESS 04/05/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jeffrey Greenberg 10-4940	30A Orange St.	Garage Reno	42.3.3/200	Emeritus
• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused:None</i>				
2. Elizabeth Powell 12-5445	71 Cliff rd.	Hardscape	30/160	Atlantic Landscaping
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
3. Family Ties Ack LLC, 11-5159	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
• <i>Commissioners: Pohl, Camp, Coombs, Welch; Alternates: None; Recused: None.</i>				
4. Taco Taco 1 LLC 01-5567	22 Bartlett Farm Rd.	New Dwelling	65/76.1	BPC
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.</i>				
5. Ocean Dojo LLC 01-5569	20 Bartlett Farm Rd.	New Dwelling	65/76	BPC
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None.</i>				
6. Brett Fodiman 10-4968	27 Cato Lane	Guest House dwelling	55/118	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
7. 450 Green Park LLC 11-5272	2 Stone Alley Way	Adtn, Alterations & foundation	42.3.1/103	EMERITUS
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
8. Zero India LLC 01-5514	1 Cambridge St.	Reduce footprint & chng roof	42.3.1/130.2	EMERITUS
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				

IX. NEW BUSINESS 04/12/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Eric Gersten	25 India St	Skylight	42.3.4/106	Linda Williams
2. Our House Nantucket	5 Wherowhero Ln	Roof replacement	67/469	Richard Prunier
3. Ack 11 Pleasant LLC	11 Pleasant St	Revisions to dwelling	42.3.3/121	Linda Williams
4. Joan Bonting	3 Pine Tree St	Pool and Hardscape	68/228	Linda Williams

5. Hayden Hurley	11 Hulbert Ave	Turn Stairs on House	29.2.3/2	Val Oliver
6. Thairatana (Lucky's)	13 W. Creek Road	Addition for Food Pantry	55/165	Val Oliver
7. Marcus Mignone	10 Angola St	Color and Window Changes	55/4.4/79	Val Oliver
8. Shooting Star Invest.	54 Starbuck Rd	Red Cedar to Arch Shingle Change	593/55	T & T Roofing
9. Nantucket G & S LLC	81 Vestal St	Rev. Adding Roof to Deck	56/254	MCA+
10. Steven Busch	8 Grand Ave	Demo Chimney	73.3.1/118	Zoran Milovski
11. Captains Quarters LLC	5 The Captains Ln	New Shed	30/273	Structures Unlimited
12. God Bless Dad LLC	76 Baxter Rd	New Pool	49/42	Atlantic Landscaping
13. Jeffrey and Patricia Haines	23 Stone Post Way	New Garage/ Studio	73.3.2/71	Topham Design
14. Marc Knight	60 Nobadeer Ave	Roof walk	88/10	Permit Plus
15. Mariocha Krishnamurti	17 Milk St	Front Door Color Change	42.3.3/86.1	Mariocha Krishnamurti
16. John Strachan	45 Pleasant St	3 Tab to Arch Shingles	55.4.1/152	T & T Roofing
17. 6 Clara Drive LLC	6 Clara Dr.	Fencing and Driveway	66/283	Elaine Johnson
18. Daniel and Susan Balling	66 Fairgrounds Rd	Driveway/ Apron	67/491	Daniel and Susan B.
19. Cliff Lane 81LLC	81 Cliff Rd	White Picket Fence	30/165	Garden Group
20. Eileen Harkness	5 Gardner Perry Ln	Add Porch, Skylight, Remove Shutt.	55/32.1	Thornewill Design
21. James Chapman	10 Angola St	Driveway/ Apron	55.4.4/79	Viktoriya Keltz
22. Greg Glowacki	11 Millers Ln (Lot A)	New Dwelling	66/124	Val Oliver
23. Nick and Kacie Pappas	7 Beaver St	Alterations/ Additions	55.1.4/82	Val Oliver
24. Alex Woodley	1 Newtown Ct	New Dwelling	55/210.1	Val Oliver
25. Alex Woodley	1 Newtown Ct	New Garage Apartment	55/210.1	Val Oliver
26. Helen Dubois	5 Stone Post	New Pool/Spa/Fencing	14/80	KM Designs
27. Maryann Jones	6 E. Lincoln Ave	Revisions to Studio	42.4.1/49.1	Structures Unlimited
28. Farrell Francis	4 Westmoor Ln	New Cottage	41/12	Farrell Francis
29. Greg and Mary Ferguson	50 Hulbert Ave	New Garage/Studio (renew COA w/ modifications)	29/62	Normand Residential
30. Joseph Minella	9 Giny Ln	New 2 nd Dwelling	41/851	Sandcastle Const.
31. Taylor Hughes	20 Newtown Rd	Addition	55/72	Val Oliver
32. Richard Wolfe	68 Washington St	Replace 2 Windows w/ French Door	42.2.3/15	Christopher
33. Tucker Haddon	21 Milk St	Window Revision	42.3.3/87	Twig Perkins
34. Wendy Perkins	11 Stone Barn	Roof replacement to 3-tab	29/907	Stegra Corp
35. Caroline Baltzer	66 Hulbert Ave	Driveway/ Apron	29/55	Edward Coffin
36. James Houghton	12 Upper Tawpawshaw	Pool and Hardscape	53/58	Atlantic Landscaping
37. Stephen Hunter	19 Golfview Dr	Main house rev 11-5029	66/173	JGGA
38. Graves	23 Appleton Rd	Change Driveway to Concrete	66/399	Sanne Payne
39. Elin Hildebrand	60 Crooked Ln	Alterations	41/198	Emeritus
40. 88 Pocomo LLC	88 Pocomo Rd	New Guest House	15/42	Emeritus
41. Jerry Miller	63 Boulevarde	New Garage	79/212	Emeritus
42. 2 Chestnut LLC	2 Chestnut St	Color Change	42.3.1/69	Emeritus
43. Nashaquisset Coop Inc.	25 Autopscot Cir	Addition & Alterations	55/515.8	Emeritus
44. Housing Nantucket	31 Fairgrounds Rd	Solar and Carport	67/149	Jardins Intl.
45. Candlewick Corner Vtt Ack LLC	120 Old South Rd	New Commercial Bld	68/969	CWA
46. Candlewick Corner Vtt Ack LLC	122 Old South Rd	New Commercial Bld	68/969.1	CWA
47. Candlewick Corner Vtt Ack LLC	124 Old South Rd	New Commercial Bld	68/969.2	CWA
48. 55 Eel Point Holdings LLC	55 Eel Point Rd	New Garage Apartment	32/47	Botticelli + Pohl
49. Stark Point LLC	16 Easton St	Move Off/ Demo MH	42.1.4/11	Botticelli + Pohl
50. Stark Point LLC	16 Easton St	Move Off/Demo Garage	42.1.4/11	Botticelli + Pohl
51. Stark Point LLC	16 Easton St	New Dwelling	42.1.4/11	Botticelli + Pohl
52. Stark Point LLC	16 Easton St	New Garage	42.1.4/11	Botticelli + Pohl
53. Stark Point LLC	16 Easton St	New Cottage	42.1.4/11	Botticelli + Pohl
54. Stark Point LLC	16 Easton St	New Gym	42.1.4/11	Botticelli + Pohl
55. Island Living LLC	2B Longwood Dr.	New Main House	71/13.4	JB Studio
56. Island Living LLC	2B Longwood Dr.	New Guest House	71/13.4	JB Studio
57. Island Living LLC	2B Longwood Dr.	New Pool	71/13.4	JB Studio
58. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
59. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
60. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
61. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
62. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
63. N.T. Historical Assoc. 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

Approved Minutes -	March 29 & 31, 2022
Review Minutes -	April 5 & 7, 2022
Other Business -	<ul style="list-style-type: none"> Next HDC Meeting-Thursday April 14th at 1:00PM * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE RM.

	<ul style="list-style-type: none">• Discussion of Wind Turbines• Discussion of Articles 54 and 55 relating to hot tubs/spas• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)• Review policy of Move/Demo hearings in relation to new dwellings• Hardscaping• Discussion of salvaging demos• Discussion of options for house moves
Commission Comments	