



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)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday April 19, at 5:00PM
Location / Address	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=AehWbf33Zt8>

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

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Stephen Hunter	19 Golfview Dr	Main house rev 11-5029	66/173	JGGA
2. Nashaquisset Coop Inc.	25 Autopscot Cir	Addition & Alterations	55/515.8	Emeritus

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. James Houghton	12 Upper Tawpawshaw	Pool and Hardscape	53/58	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.				

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. Anthony Noto 11-5270	10 Lincoln Ave	Addition & Reno	30/184	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
2. Olsen Family 12-5425	28 Prospect St.	New Dwelling	55.4.4/77	Val Oliver
• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				

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. Soren Sorensen	51 Fair St	Changing Paint Color	42.3.2/40	Soren Sorensen
2. Maury and Associates	81 Polpis Rd	Demo or Move Off	44/23.4	Valorie Oliver
3. Maury and Associates	81 Polpis Rd	New Dwelling	44/23.4	Valorie Oliver
4. Maffeo Vincent A Trust	28 Liberty St	Change Roof Shin. (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
5. Haley Victor	94 Orange St	Addition	55.4.1/47	Paul Dreher
6. Joseph Minella	9 Giny Ln	New Dwelling	41/851	Sandcastle Const.
7. Joseph Minella	9 Giny Ln	New Pool and Hardscape	41/851	Sandcastle Const.
8. Joseph Minella	9 Giny Ln	New Garage/ Studio	41/851	Sandcastle Const.
9. Joseph Minella	9 Giny Ln	New 2 nd Dwelling	41/851	Sandcastle Const.
10. Tanya Peterson	6 King St (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
11. Waterfront Pocomo LLC	17 Lauretta Ln.	New Dwelling	14/10.2	Brook Meerbergen
12. Waterfront Pocomo LLC	17 Lauretta Ln.	New Garage/ Studio	14/10.2	Brook Meerbergen
13. Steven Cohen Trust	12 Codfish Park Rd	Fenestration Changes	73.2.4/9	Shelter 7
14. Kathleen T. Paradelis	7 Dooley Ct	New Dwelling	68/153	David Nagys
15. Nt Land Bank	321 Polpis Rd.	Move off or demo dwelling	25/8	John Kuszpa
16. HMSW LLC	25 Sankaty Head	Demo/Addition/Fenes. Change	48/3	Emeritus
17. 6 Old Westmoor Farm LLC	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
18. Jennifer Fraizer	Maple Ln (Lot 9)	New Dwelling & Front Porch	67/303	Emeritus
19. OHOM LLC	28 Main St (Sconset)	Gate	73.3.1/47	Emeritus
20. 31 Western Ave LLC	31 Western Ave	Fenestration/ Hostel	87/94	Emeritus
21. 31 Western Ave LLC	31 Western Ave	Cabin	87/94	Emeritus
22. 31 Western Ave LLC	31 Western Ave	Dorm and Stairs	87/94	Emeritus
23. Bartlett Farm LLC	19 Bartlett Farm Rd	Move from 19 Golfview	65/16.1	SMR
24. Bartlett Farm LLC	22 Bartlett Farm Rd	Move off to BFR (19)	65/76.1	SMR
25. Bartlett Farm LLC	19 Bartlett Farm Rd	Move on from BFR (22)	65/16.1	SMR
26. 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>				

9. Arline Bartlett 12-5454 21 Pleasant St. Windows, doors, addition 55.4.1/1 LINK

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

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	Outerbridge Horsey Assoc.
29. Greg and Mary Ferguson	50 Hulbert Ave	New Garage/Studio (renew COA w/ modifications)	29/62	Normand Residential
30. Taylor Hughes	20 Newtown Rd	Addition	55/72	Val Oliver
31. Richard Wolfe	68 Washington St	Replace 2 Windows w/ French Door	42.2.3/15	Christopher
32. Tucker Haddon	21 Milk St	Window Revision	42.3.3/87	Twig Perkins
33. Wendy Perkins	11 Stone Barn	Roof replacement to 3-tab	29/907	Stegra Corp
34. Caroline Baltzer	66 Hulbert Ave	Driveway/ Apron	29/55	Edward Coffin
35. James Houghton	12 Upper Tawpawshaw	Pool and Hardscape	53/58	Atlantic Landscaping
36. Graves	23 Appleton Rd	Change Driveway to Concrete	66/399	Sanne Payne
37. Elin Hildebrand	60 Crooked Ln	Alterations	41/198	Emeritus
38. 88 Pocomo LLC	88 Pocomo Rd	New Guest House	15/42	Emeritus
39. Jerry Miller	63 Boulevarde	New Garage	79/212	Emeritus
40. 2 Chestnut LLC	2 Chestnut St	Color Change	42.3.1/69	Emeritus
41. Housing Nantucket	31 Fairgrounds Rd	Solar and Carport	67/149	Jardins Intl.
42. Candlewick Corner Vtt Ack LLC	120 Old South Rd	New Commercial Bld	68/969	CWA
43. Candlewick Corner Vtt Ack LLC	122 Old South Rd	New Commercial Bld	68/969.1	CWA
44. Candlewick Corner Vtt Ack LLC	124 Old South Rd	New Commercial Bld	68/969.2	CWA
45. 55 Eel Point Holdings LLC	55 Eel Point Rd	New Garage Apartment	32/47	Botticelli + Pohl
46. Stark Point LLC	16 Easton St	Move Off/ Demo MH	42.1.4/11	Botticelli + Pohl
47. Stark Point LLC	16 Easton St	Move Off/Demo Garage	42.1.4/11	Botticelli + Pohl
48. Stark Point LLC	16 Easton St	New Dwelling	42.1.4/11	Botticelli + Pohl
49. Stark Point LLC	16 Easton St	New Garage	42.1.4/11	Botticelli + Pohl
50. Stark Point LLC	16 Easton St	New Cottage	42.1.4/11	Botticelli + Pohl
51. Stark Point LLC	16 Easton St	New Gym	42.1.4/11	Botticelli + Pohl
52. Island Living LLC	2B Longwood Dr.	New Main House	71/13.4	JB Studio
53. Island Living LLC	2B Longwood Dr.	New Guest House	71/13.4	JB Studio
54. Island Living LLC	2B Longwood Dr.	New Pool	71/13.4	JB Studio
55. Steven and Marian Wilson	5 Surfside Rd	Add 2 Egress Windows	55/253	LINK
56. Steven and Marian Wilson	5 Surfside Rd	Addition Plus Lift	55/253	LINK
57. Nantucket Lifesaving Museum	158 Polpis Rd	Window Replacement	27/28	LINK
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

X. OLD BUSINESS 04/19/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Melissa Sperau 12-5433	21 Bank St.	Rev 72714 2 nd floor addition	73.1.3/57	Gryphon Architect
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				
2. K225 LLC	126 Main St.	Move on site & renovations	42.3.3/98	Linda Williams/ JB Studio
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
3. 20A Bishops Rise 01-5590	20A Bishops Rise	Garage	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
4. 20A Bishops Rise 01-5594	20A Bishops Rise	New Pool	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
5. 20B Bishops Rise 01-5591	20B Bishops Rise	Main House	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
6. 20B Bishops Rise 01-5597	20B Bishops Rise	New Garage/Studio	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
7. 20B Bishops Rise 01-5593	20B Bishops Rise	New Pool	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
8. Scott Dehm 02-5644	8 Ash St.	Addition & shift arbor	42.4.2/94	SCI
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
9. Cordts-Pearce 02-5742	76 Pleasant St.	Addition	55/367	JB Studio
• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None.</i>				
10. 41 Monomoy Rd. LLC	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
• <i>Commissioners: to be added</i>				
11. 88 Pocomo Rd LLC	88 Pocomo Rd.	New Dwelling	15/42	Emeritus
• <i>Commissioners: to be added</i>				
12. Tack3 LLC	26 Washington St.	Addition & removal of balcony	42.3.2/23	CWA
• <i>Commissioners: to be added</i>				
13. Ocean Bojo LLC	20 Bartlett Farm Rd.	Pool & hardscape	65/76	Atlantic Landscape
• <i>Commissioners: to be added</i>				
14. Hoen-Saric	34 Easton St.	New Dwelling	42.1/14/18	CWA
• <i>Commissioners: to be added</i>				
15. Eleven Lincoln Trust	32 Jefferson St.	Addition	30/132	Botticelli + Pohl
• <i>Commissioners: to be added</i>				

Approved Minutes -	March 29 & 31, 2022 & April 5 & 7, 2022
Review Minutes -	April 12 & 14, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday, April 22nd at 1:00PM * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE RM. • 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	