



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 APR 14 AM 01:59
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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

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. Olsen Family 12-5425	28 Prospect St.	New Dwelling	55.4.4/77	Val Oliver

• *Commissioners: 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. Soren Sorensen 03-5929	51 Fair St	Changing Paint Color	42.3.2/40	Soren Sorensen
2. Maury and Associates 03-5933	81 Polpis Rd	Demo or Move Off	44/23.4	Valorie Oliver
3. Maury and Associates 03-5932	81 Polpis Rd	New Dwelling	44/23.4	Valorie Oliver
4. Maffeo Vincent A Trust 03-5925	28 Liberty St	Change Roof Shin. (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
5. Joseph Minella	9 Gingy Ln	New Dwelling	41/851	Sandcastle Const.
6. Joseph Minella	9 Gingy Ln	New Pool and Hardscape	41/851	Sandcastle Const.
7. Joseph Minella	9 Gingy Ln	New Garage/ Studio	41/851	Sandcastle Const.
8. Joseph Minella	9 Gingy Ln	New 2 nd Dwelling	41/851	Sandcastle Const.
9. Tanya Peterson 03-5980	6 King St (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
10. Steven Cohen Trust 03-6013	12 Codfish Park Rd	Fenestration Changes	73.2.4/9	Shelter 7
11. Nt Land Bank	321 Polpis Rd.	Move off or demo dwelling	25/8	John Kuszpa
12. HMSW LLC 03-6007	25 Sankaty Head	Demo/Addition/Fenes. Change	48/3	Emeritus
13. 6 Old Westmoor Farm LLC 03-6024	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
14. Jennifer Fraizer 03-6025	Maple Ln (Lot 9)	New Dwelling & Front Porch	67/303	Emeritus
15. OHOM LLC 03-6026	28 Main St (Sconset)	Gate	73.3.1/47	Emeritus
16. 31 Western Ave LLC 03-5991	31 Western Ave	Fenestration/ Hostel	87/94	Emeritus
17. 31 Western Ave LLC 03-6006	31 Western Ave	Cabin	87/94	Emeritus
18. 31 Western Ave LLC 03-5988	31 Western Ave	Dorm and Stairs	87/94	Emeritus
19. Bartlett Farm LLC 03-5970	19 Bartlett Farm Rd	Move from 19 Golfview	65/16.1	SMR
20. Bartlett Farm LLC 03-5971	22 Bartlett Farm Rd	Move off to BFR (19)	65/76.1	SMR
21. Bartlett Farm LLC 03-5972	19 Bartlett Farm Rd	Move on from BFR (22)	65/16.1	SMR
22. Boyers Way LLC 03-6020	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
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; 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 03-6027	25 India St	Skylight	42.3.4/106	Linda Williams
2. Our House Nantucket 03-6040	5 Wherowhero Ln	Roof replacement	67/469	Richard Prunier
3. Ack 11 Pleasant LLC 03-6028	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 03-6048	11 Hulbert Ave	Turn Stairs on House	29.2.3/2	Val Oliver
6. Thairatana (Lucky's) 03-6054	13 W. Creek Road	Addition for Food Pantry	55/165	Val Oliver
7. Marcus Mignone 03-6045	10 Angola St	Color and Window Changes	55/4.4/79	Val Oliver
8. Shooting Star Invest. 03-6044	54 Starbuck Rd	Red Cedar to Arch Shingle Change	593/55	T & T Roofing
9. Nantucket G & S LLC 03-6043	81 Vestal St	Rev. Adding Roof to Deck	56/254	MCA+

10. Steven Busch 03-6057	8 Grand Ave	Demo Chimney	73.3.1/118	Zoran Milovski
11. Captains Quarters LLC 03-6055	5 The Captains Ln	New Shed	30/273	Structures Unlimited
12. God Bless Dad LLC 03-6059	76 Baxter Rd	New Pool	49/42	Atlantic Landscaping
13. Jeffrey & Patricia Haines 04-6152	23 Stone Post Way	New Garage/ Studio	73.3.2/71	Topham Design
14. Marc Knight 03-6046	60 Nobadeer Ave	Roof walk	88/10	Permit Plus
15. Mariocha Krishnamurti 03-6011	17 Milk St	Front Door Color Change	42.3.3/86.1	Mariocha Krishnamurti
16. John Strachan 03-6042	45 Pleasant St	3 Tab to Arch Shingles	55.4.1/152	T & T Roofing
17. 6 Clara Drive LLC 03-6038	6 Clara Dr.	Fencing and Driveway	66/283	Elaine Johnson
18. Daniel & Susan Balling 03-5973	66 Fairgrounds Rd	Driveway/ Apron	67/491	Daniel and Susan B.
19. Cliff Lane 8 LLC 03-6060	81 Cliff Rd	White Picket Fence	30/165	Garden Group
20. Eileen Harkness 03-6064	5 Gardner Perry Ln	Add Porch, Skylight, Remove Shutt.	55/32.1	Thornewill Design
21. James Chapman 03-6050	10 Angola St	Driveway/ Apron	55.4.4/79	Viktoriya Keltz
22. Greg Glowacki 03-6068	11 Millers Ln (Lot A)	New Dwelling	66/124	Val Oliver
23. Nick and Kacie Pappas 03-6067	7 Beaver St	Alterations/ Additions	55.1.4/82	Val Oliver
24. Alex Woodley 03-6065	1 Newtown Ct	New Dwelling	55/210.1	Val Oliver
25. Alex Woodley 03-6066	1 Newtown Ct	New Garage Apartment	55/210.1	Val Oliver
26. Helen Dubois 03-6070	5 Stone Post	New Pool/Spa/Fencing	14/80	KM Designs
27. Maryann Jones 03-6071	6 E. Lincoln Ave	Revisions to Studio	42.4.1/49.1	Structures Unlimited
28. Farrell Francis 04-6074	4 Westmoor Ln	New Cottage	41/12	Outerbridge Horsey Assoc.
29. Greg & Mary Ferguson 04-6076	50 Hulbert Ave	New Garage/Studio (renew COA w/ modifications)	29/62	Normand Residential
30. Joseph Minella 04-6078	20 Newtown Rd	Addition	55/72	Val Oliver
31. Taylor Hughes 04-6083	68 Washington St	Replace 2 Windows w/ French Door	42.2.3/15	Christopher
32. Richard Wolfe 04-6075	21 Milk St	Window Revision	42.3.3/87	Twig Perkins
33. Tucker Haddon 04-6084	11 Stone Barn	Roof replacement to 3-tab	29/907	Stegra Corp
34. Wendy Perkins 04-6086	66 Hulbert Ave	Driveway/ Apron	29/55	Edward Coffin
35. Caroline Baltzer 04-6100	12 Upper Tawpawshaw	Pool and Hardscape	53/58	Atlantic Landscaping
36. Robert Graves 04-6094	23 Appleton Rd	Change Driveway to Concrete	66/399	Sanne Payne
37. Elin Hildebrand 04-6117	60 Crooked Ln	Alterations	41/198	Emeritus
38. 88 Pocomo LLC 04-6092	88 Pocomo Rd	New Guest House	15/42	Emeritus
39. Jerry Miller 04-6093	63 Boulevarde	New Garage	79/212	Emeritus
40. 2 Chestnut LLC 04-6091	2 Chestnut St	Color Change	42.3.1/69	Emeritus
41. Housing Nantucket 04-6101	31 Fairgrounds Rd	Solar and Carport	67/149	Jardins Intl.
42. Candlewick Corner Vtt Ack LLC 04-6106	120 Old South Rd	New Commercial Bld	68/969	CWA
43. Candlewick Corner Vtt Ack LLC 04-6105	122 Old South Rd	New Commercial Bld	68/969.1	CWA
44. Candlewick Corner Vtt Ack LLC 04-6104	124 Old South Rd	New Commercial Bld	68/969.2	CWA
45. 55 Eel Point Holdings LLC 04-6096	55 Eel Point Rd	New Garage Apartment	32/47	Botticelli + Pohl
46. Stark Point LLC 04-6109	16 Easton St	Move Off/ Demo MH	42.1.4/11	Botticelli + Pohl
47. Stark Point LLC 04-6110	16 Easton St	Move Off/Demo Garage	42.1.4/11	Botticelli + Pohl
48. Stark Point LLC 04-6118	16 Easton St	New Dwelling	42.1.4/11	Botticelli + Pohl
49. Stark Point LLC 04-6120	16 Easton St	New Garage	42.1.4/11	Botticelli + Pohl
50. Stark Point LLC 04-6119	16 Easton St	New Cottage	42.1.4/11	Botticelli + Pohl
51. Stark Point LLC 04-6121	16 Easton St	New Gym	42.1.4/11	Botticelli + Pohl
52. Island Living LLC 04-6113	2B Longwood Dr.	New Main House	71/13.4	JB Studio
53. Island Living LLC 04-6111	2B Longwood Dr.	New Guest House	71/13.4	JB Studio
54. Island Living LLC 04-6112	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
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.*
5. 20B Bishops Rise **01-5591** 20B Bishops Rise Main House 40/127 Topham Designs
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.*
6. 20B Bishops Rise **01-5597** 20B Bishops Rise New Garage/Studio 40/127 Topham Designs
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.*
7. 20B Bishops Rise **01-5593** 20B Bishops Rise New Pool 40/127 Topham Designs
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.*
8. Scott Dehm **02-5644** 8 Ash St. Addition & shift arbor 42.4.2/94 SCI
 - *Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.*
9. Cordts-Pearce **02-5742** 76 Pleasant St. Addition 55/367 JB Studio
 - *Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None.*
10. 41 Monomoy Rd. LLC **03-5883** 41 Monomoy Rd New Dwelling 54/79.1 Emeritus
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None.*
11. 88 Pocomo Rd LLC **03-5885** 88 Pocomo Rd. New Dwelling 15/42 Emeritus
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None.*
12. Tack3 LLC **10-4863** 26 Washington St. Addition & removal of balcony 42.3.2/23 CWA
 - *Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.*
13. Ocean Dojo LLC **03-5847** 20 Bartlett Farm Rd. Pool & hardscape 65/76 Atlantic Landscape
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None.*
14. Hoehn-Saric **10-4865** 34 Easton St. New Dwelling 42.1/14/18 CWA
 - *Commissioners: to be added*
15. Eleven Lincoln Trust **08-4451** 32 Jefferson St. Addition 30/132 Botticelli + Pohl
 - *Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.*

Approved Minutes -	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 • 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	