



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 APR 19 AM 10:18  
ORIGINAL POSTING NUMBER: T 373

**RECEIVED**  
 2022 APR 20 AM 10:15  
 NANTUCKET TOWN CLERK  
 Posting Number:T 377

**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) – Old Business
<b>Day, Date, and Time</b>	Thursday April 21, at 1:00PM
<b>Location / Address</b>	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM  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

**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/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

**Meeting ID:** 832 9320 0359 **Password:** 319941  
*Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941*

**This meeting is not live; a recording will be posted to YouTube after the meeting is complete.**

**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.**

**II. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Wendy Perkins 04-6086	11 Stone Barn Way	Roof replacement to 3-tab	29/907	Stegra Corp

**III. 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
• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				

**IV. 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. HMSW LLC 03-6007	25 Sankaty Head	Demo/Addition/Fenes. Change	48/3	Emeritus
3. 6 Old Westmoor Farm LLC 03-6024	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
4. Jennifer Fraizer 03-6025	Maple Ln (Lot 9)	New Dwelling & Front Porch	67/303	Emeritus
5. OHOM LLC 03-6026	28 Main St (Sconset)	Gate	73.3.1/47	Emeritus
6. 31 Western Ave LLC 03-5991	31 Western Ave	Fenestration/ Hostel	87/94	Emeritus
7. 31 Western Ave LLC 03-6006	31 Western Ave	Cabin	87/94	Emeritus
8. 31 Western Ave LLC 03-5988	31 Western Ave	Dorm and Stairs	87/94	Emeritus
9. Boyers Way LLC 03-6020	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox

**V. 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. 450 Green Park LLC 11-5272	2 Stone Alley	Adtn, Alterations & foundation	42.3.1/103	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
4. 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>				
5. 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>				
6. 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>				

**VI. 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. Joan Bonting	3 Pine Tree St	Pool and Hardscape	68/228	Linda Williams
2. Nantucket G & S LLC 03-6043	81 Vestal St	Rev. Adding Roof to Deck	56/254	MCA+
3. Steven Busch 03-6057	8 Grand Ave	Demo Chimney	73.3.1/118	Zoran Milovski
4. Captains Quarters LLC 03-6055	5 The Captains Ln	New Shed	30/273	Structures Unlimited
5. God Bless Dad LLC 03-6059	76 Baxter Rd	New Pool	49/42	Atlantic Landscaping
6. Marc Knight 03-6046	60 Nobadeer Ave	Roof walk	88/10	Permit Plus
7. Mariocha Krishnamurti 03-6011	17 Milk St	Front Door Color Change	42.3.3/86.1	Mariocha Krishnamurti
8. 6 Clara Drive LLC 03-6038	6 Clara Dr.	Fencing and Driveway	66/283	Elaine Johnson
9. Cliff Lane 81 LLC 03-6060	81 Cliff Rd	White Picket Fence	30/165	Garden Group
10. Eileen Harkness 03-6064	5 Gardner Perry Ln	Add Porch, Skylight, Remove Shutt.	55/32.1	Thornewill Design
11. James Chapman 03-6050	10 Angola St	Driveway/ Apron	55.4.4/79	Viktoriya Keltz
12. Nick and Kacie Pappas 03-6067	7 Beaver St	Alterations/ Additions	55.1.4/82	Val Oliver
13. Alex Woodley 03-6065	1 Newtown Ct	New Dwelling	55/210.1	Val Oliver
14. Alex Woodley 03-6066	1 Newtown Ct	New Garage Apartment	55/210.1	Val Oliver
15. Helen Dubois 03-6070	5 Stone Post	New Pool/Spa/Fencing	14/80	KM Designs
16. Farrell Francis 04-6074	4 Westmoor Ln	New Cottage	41/12	Outerbridge Horsey Assoc.
17. Greg & Mary Ferguson 04-6076	50 Hulbert Ave	New Garage/Studio (renew COA w/ modifications)	29/62	Normand Residential
18. Richard Wolfe 04-6075	68 Washington St	Replace 2 Windows w/ French Door	42.2.3/15	Christopher Wolfe
19. Robert Graves 04-6094	23 Appleton Rd	Change Driveway to Concrete	66/399	Sanne Payne
20. Elin Hildebrand 04-6117	60 Crooked Ln	Alterations	41/198	Emeritus
21. 88 Pocomo LLC 04-6092	88 Pocomo Rd	New Guest House	15/42	Emeritus
22. Jerry Miller 04-6093	63 Boulevarde	New Garage	79/212	Emeritus
23. 2 Chestnut LLC 04-6091	2 Chestnut St	Color Change	42.3.1/69	Emeritus
24. Housing Nantucket 04-6101	31 Fairgrounds Rd	Solar and Carport	67/149	Jardins Intl.
25. Candlewick Corner Vtt Ack LLC 04-6106	120 Old South Rd	New Commercial Bld	68/969	CWA
26. Candlewick Corner Vtt Ack LLC 04-6105	122 Old South Rd	New Commercial Bld	68/969.1	CWA
27. Candlewick Corner Vtt Ack LLC 04-6104	124 Old South Rd	New Commercial Bld	68/969.2	CWA
28. 55 Eel Point Holdings LLC 04-6096	55 Eel Point Rd	New Garage Apartment	32/47	Botticelli + Pohl

29. Stark Point LLC <b>04-6109</b>	16 Easton St	Move Off/ Demo MH	42.1.4/11	Botticelli + Pohl
30. Stark Point LLC <b>04-6110</b>	16 Easton St	Move Off/Demo Garage	42.1.4/11	Botticelli + Pohl
31. Stark Point LLC <b>04-6118</b>	16 Easton St	New Dwelling	42.1.4/11	Botticelli + Pohl
32. Stark Point LLC <b>04-6120</b>	16 Easton St	New Garage	42.1.4/11	Botticelli + Pohl
33. Stark Point LLC <b>04-6119</b>	16 Easton St	New Cottage	42.1.4/11	Botticelli + Pohl
34. Stark Point LLC <b>04-6121</b>	16 Easton St	New Gym	42.1.4/11	Botticelli + Pohl
35. Island Living LLC <b>04-6113</b>	2B Longwood Dr.	New Main House	71/13.4	JB Studio
36. Island Living LLC <b>04-6111</b>	2B Longwood Dr.	New Guest House	71/13.4	JB Studio
37. Island Living LLC <b>04-6112</b>	2B Longwood Dr.	New Pool	71/13.4	JB Studio
38. Steven & Marian Wilson <b>04-6123</b>	5 Surfside Rd	Addition Plus Lift	55/253	LINK
39. Nantucket Lifesaving Museum	158 Polpis Rd	Window Replacement	27/28	LINK
40. Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
41. Jean Moran <b>01-5620</b>	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
42. Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
43. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
44. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
45. N.T. Historical Assoc. <b>02-5779</b>	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

**VII. 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 <b>12-5433</b>	21 Bank St.	Rev 72714 2 <sup>nd</sup> 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 <b>01-5590</b>	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 <b>01-5594</b>	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 <b>01-5591</b>	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 <b>01-5597</b>	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 <b>01-5593</b>	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 <b>02-5644</b>	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 <b>02-5742</b>	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 <b>03-5883</b>	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None.</i>				
11. 88 Pocomo Rd LLC <b>03-5885</b>	88 Pocomo Rd.	New Dwelling	15/42	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None.</i>				
12. Tack3 LLC <b>10-4863</b>	26 Washington St.	Addition & removal of balcony	42.3.2/23	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
13. Ocean Dojo LLC <b>03-5847</b>	20 Bartlett Farm Rd.	Pool & hardscape	65/76	Atlantic Landscape
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None.</i>				
14. Hoehn-Saric <b>10-4865</b>	34 Easton St.	New Dwelling	42.1/14/18	CWA
• <i>Commissioners: to be added</i>				
15. Eleven Lincoln Trust <b>08-4451</b>	32 Jefferson St.	Addition	30/132	Botticelli + Pohl
• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				

Approved Minutes -	
Review Minutes -	April 12 & 14, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Tuesday, April 26<sup>th</sup> at 5:00PM * HYBRID &amp; IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.</b></li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</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	

