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# MEETING POSTING

## 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 22, 2021; <b>01:00pm</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached)  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.
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist</b>	

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 feed, click here: <https://www.youtube.com/watch?v=9ZY3zM4U4tY>

**Commissioners:** Ray Pohl (Chair), Diane Coombs (Vice-Chair), John McLaughlin, Abby Camp, Val Oliver  
**Associate Commissioners:** Stephen Welch, Jesse Dutra, Carrie Thornewill  
**Staff:** Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

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. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1.	3 Sherburbe Trnpk LLC	3 Sherburne Turnpike	Renew COA 60324	30/114	Botticelli & Pohl
2.	Christian Kling <b>04-3463</b>	80 Goldfinch Drive	Color change	68/689	Self
3.	Willard Overlock <b>04-3462</b>	29 Coffin Street	Addition	73.4.1/26.2	Bentley & Churchill
4.	William Sherry	7 Wappossett Circle	Outdoor shower	67/565	Linda Williams
5.	William Norris	5 Jeans Way	Deck/wlkdwon	67/875	Linda Williams
6.	William Norris	5 Jeans Way	Fence	67/875	Linda Williams

### III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NIR Retail (OB) <b>04-3486</b>	14 Federal Street	Master Sign Plan	42.3.1-126	Mike Duffy
2.	NIR Retail <b>04-3485</b>	14 Federal Street	Hanging sign	42.3.1-126	Mike Duffy
3.	NIR Retail (OB) <b>04-3434</b>	18A Federal Street	Projecting sign	42.3.1/72	Giovanna DiRusso
4.	Budacon, LLC <b>04-3483</b>	2 Sanford Rd Unit 2	Indiv letter sign	55/807	Jurgita Budaite
5.	NHA	12 Straight Wharf	Projecting sign	42.3.1/138	Cara Marquis
6.	NHA	15 Broad Street	Projecting sign	42.4.2/61	Cara Marquis
7.	NHA	15 Broad Street	Projecting sign	42.4.2/61	Cara Marquis
8.	NHA	15 Broad Street	Projecting sign	42.4.2/61	Cara Marquis
9.	Blue Flag Development	37 Centre Street	Wall sign	42.4.2/36	Cara Marquis
10.	Blue Flag Development	37 Centre Street	Projecting sign	42.4.2/36	Cara Marquis

### IV. 60 DAY DENIALS DUE TO LACK OF RESPONSE

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Josh Gregg	2 Sandplain Drive	Pool	68/356	Swimming Pool/Spa Design
2.	John Halvey	30 W Sankaty Road	Relocation A/C cond	73.4.1/53	Alenxandra Cashion
3.	Bob Ditmomassi	158 Main Street	Roof	41/289	Mike Mastroiano
4.	Joseph Marchese Tr	5 Copper Lane	Shed	42.3.3/91	Self

### V. NEW BUSINESS (03/23/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Walter J. Glowacki <b>03-3191</b>	5 Meader Street	Move on frm 44 Washington St	42.2.3/40	Structures Unlimited
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None</i>				
2.	Walter J. Glowacki <b>03-3191</b>	5 Meader Street	Alterations	42.2.3/40	Structures Unlimited
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None</i>				
<b>**Not Anticipated by Chair within 48 hours**</b>					
3.	Eric Needleman <b>03-3276</b>	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
4.	Michael A Bass Trst <b>03-3245</b>	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
5.	Gary Creem <b>03-3265</b>	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
6.	11 India St LLC <b>03-3266</b>	11 India Street	Deck/patio	42.3.1/122.2	Ahern
7.	Horchow Family Trust <b>03-3190</b>	27 E Tristram Avenue	Addition	31/2	Emeritus
8.	Andrew Reger <b>03-3241</b>	7 E Lincoln Avenue	Garage	42.4.1/8	Emeritus
9.	Curren Huyser <b>03-3193</b>	69 Surfside Road	Rev 09-1800; stor fsc	67/230	Emeritus
10.	11 India St LLC <b>03-3240</b>	29 Centre Street	Rev 10-2061 fenestration	42.3.1/122.2	Emeritus
11.	Zero India St LLC <b>03-3268</b>	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
12.	Isaac Ro <b>03-3270</b>	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
13.	Isaac Ro <b>03-3271</b>	40 Cannonbury Lane	Garage	73/28	Workshop APD
14.	Isaac Ro <b>03-3272</b>	40 Cannonbury Lane	Pool	73/28	Ahern
15.	7 New Street LLC <b>03-3290</b>	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
16.	7 New Street LLC <b>03-3288</b>	7 New Street	Rev39513;2 <sup>nd</sup> DU fenest	55.4.1/37	Workshop APD
17.	7 New Street LLC <b>03-3286</b>	7 New Street	New studio	55.4.1/37	Workshop APD

### VI. OLD BUSINESS (03/30/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Lowell Place LLC <b>10-2188</b>	14 Lowell Place	New dwelling	41/164	Emeritus
	• <i>Commissioners: Pohl, Coombs (Mullin), Oliver, Welch; Alternates: None; Recused: None</i>				
2.	Alex Karis <b>02-2862</b>	11 Mill Hill Lane	New 2 <sup>nd</sup> Dwelling	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Welch</i>				
3.	Alex Karis <b>02-2962</b>	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Welch</i>				
4.	George Balboa <b>03-3087</b>	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
5.	George Balboa <b>03-3100</b>	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
6.	George Balboa <b>03-3102</b>	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				

7.	4 Ahab Rd LLC <b>03-3072</b>	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: Thornewill, Pohl (lost power)</i>				
8.	Paul Gray <b>02-3060</b>	9 Coffin St, Sias	Addition	73.4.1/15	SMRD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
9.	Derek Till <b>02-2944</b>	86 Quidnet St	Reno and addition	21/102	L. Williams/NAG
	• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
10.	3 Mary Ann Drive LLC <b>01-2772</b>	3 Mary Ann Drive	Rev 71596; garage door	68/214	M. Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
11.	7 Starbuck Court LLC <b>01-2818</b>	7 Starbuck Court	Rev 1451: raise/new fndtn	42.3.3/80	M. Cutone Arcitecture
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
12.	EBWC LLC <b>02-2972</b>	4 Lincoln Ave	Garage	30/151	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
13.	4EW LLC <b>02-3055</b>	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
14.	4EW LLC <b>02-3054</b>	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
15.	4EW LLC <b>02-3052</b>	4 Ellen's Way	Pool and hardscape	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
16.	Paul Piccirillo <b>10-2053</b>	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				

## VII. NEW BUSINESS (04/06/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Philip Nowak	32 New Street	Chimney/metal roof	73.4.2/30	Self
2.	JE Heron Trustee <b>04-3325</b>	56 Washington Street	As-built A/C units	42.2.3/11	Self
3.	David Lazowski <b>04-3410</b>	18 Parson Lane	New dwelling	75/102	Mark Cutone Architecture
4.	David Lazowski <b>04-3411</b>	18 Parson Lane	Hardscaping	75/102	Mark Cutone Architecture
5.	Barbara Maier <b>04-3406</b>	24 Union Street	Driveway/apron/fence	42.3.2/177	NAG
6.	Kim Wentworth <b>04-3408</b>	14 Lincoln Avenue	Pool-hardscape	30/182	Mark Cutone Architecture
7.	Cannonbury Holdings, LLC <b>04-3380</b>	18 Cannonbury Lane	New dwelling	71/13	CWA
8.	EBWC, LLC <b>04-3395</b>	4 Lincoln Avenue	New studio	30/151	Botticelli & Pohl
9.	Richard Hohlt <b>04-3384</b>	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl
10.	John Confalone Trst <b>04-3414</b>	30 Cliff Road	Driveway and hardscape	42.4.4/36	Val Oliver Design
11.	Mary Claus Trustee <b>04-3405</b>	31 Low Beach Road	New dwelling	74/36	Botticelli & Pohl
12.	36 Lily Street LLC <b>04-3401</b>	36 Lily Street	Relocate studio on lot	42.4.3/94	Botticelli & Pohl
13.	36 Lily Street LLC <b>04-3416</b>	36 Lily Street	New dwelling	42.4.3/94	Botticelli & Pohl
14.	Anehialine Prop LLC <b>04-3327</b>	19 E Creek Road	Addition	55/60	BPC
15.	William Scannell <b>04-3396</b>	119R Eel Point Road	Rev 01-2760 fenest + omit deck	33/17.1	BPC
16.	William Scannell <b>04-3400</b>	119R Eel Point Road	Cabana/gazebo	33/17.1	BPC
17.	ACK Mimi LLC <b>04-3413</b>	58 Wauwinet Road	Garage	14/65	NAG
18.	Eugene Clapp <b>04-3388</b>	42 Cliff Road	Addition + fenestration	42.4.4/40	Normand Residential
19.	Tonya Capaldo <b>04-3392</b>	19 Union Street	Rev 12-2411 add + fenest	42.3.2/136	Topham Design
20.	Beach Vibes LLC <b>04-3393</b>	9 Cannonbury Lane	New dwelling	74/28	Workshop APD
21.	Beach Vibes LLC <b>04-3397</b>	9 Cannonbury Lane	Garage	74/28	Workshop APD
22.	Beach Vibes LLC <b>04-3398</b>	9 Cannonbury Lane	Shed	74/28	Workshop APD
23.	Nelson Eldridge <b>04-3402</b>	2 Eldridge Lane	Roof top solar	49/77	Freedom Forever, LLC
24.	MAG Ventures <b>04-3419</b>	30 Devon Street	Garage	76.4.2/1	JB Studio
25.	MAG Ventures <b>04-3418</b>	30 Devon Street	Cabana/otdr shr/pergola	76.4.2/1	JB Studio
26.	Eliza Silva <b>04-3391</b>	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
27.	Jennifer Silva <b>04-3381</b>	14 Harbor View Way	Addition	42.4.1/26	Thornewill Design/LFW
28.	Daniel Omstead <b>04-3378</b>	9 Quaise Pasture - MH	Rev 12-2441 cupola/brzwy	26/20.1	Linda Williams/SMRD
29.	Daniel Omstead <b>04-3377</b>	9 Quaise Pasture - Cottage	Rev 12-2439 porch chng	26/20.1	Linda Williams/SMRD
30.	Thomas Keegan <b>04-3330</b>	41B Cliff Road	Addition	29/40	Linda Williams/JB Studio
31.	Thomas Keegan <b>04-3329</b>	41B Cliff Road	Cabana	29/40	Linda Williams/JB Studio
32.	Thomas Keegan <b>04-3328</b>	41B Cliff Road	Pool and hardscape	29/40	Linda Williams/JB Studio
33.	Mark Norris <b>04-3415</b>	14A Lowell Place	Cottage-resite/additions	41/164	Linda Williams/Emeritus
34.	Peter Taylor <b>04-3394</b>	98 Main Street	A/C units and fence	42.3.3/111	Linda Williams
35.	14 MVR LLC <b>04-3420</b>	14 Madequecham Valley Road	New dwelling	89/13	Emeritus
36.	Tim Demasi <b>04-3424</b>	3 Gladlands Ave	New dwelling	80/234	Emeritus
37.	Deidre Hamling <b>04-3425</b>	8 Lowell Place	Demo building	41/508	Topham Design
38.	David Berson <b>04-3382</b>	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD

39. KMC Ventures LLC 34 Morey Lane Garage renovations 73.3.2/60 Paulin Vitanov

**VIII. OLD BUSINESS (04/20/21)**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Chris Loftus <b>03-3092</b>	8 ½ Evergreen Way	New dwelling	68/703	Linda Williams
• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
2. Sharon Hubbard <b>02-2943</b>	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
• <i>Commissioners: Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
3. 10 Easy St NT <b>03-3089</b>	10 Easy Street	Window changes	42.3.1/78	NAG
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
4. 38 Prospect LLC <b>03-3070</b>	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
5. 38 Prospect LLC <b>03-3099</b>	38/38R Prospect/Birdsong	New 2 <sup>nd</sup> dwelling	55.4.4/80.1	Brook Meerbergen
• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
6. 38 Prospect LLC <b>03-3094</b>	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
7. 38 Prospect LLC <b>03-3037</b>	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
8. MAG Ventures <b>03-3168</b>	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
9. MAG Ventures <b>03-3252</b>	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
10. MAG Ventures <b>03-3169</b>	30 Devon Street	Pool	76.4.2/1	JB Studio
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
11. Justin Brooks <b>03-3112</b>	15 Correia Lane	New dwelling	80/56	Val Oliver Design
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
12. Justin Brooks <b>03-3113</b>	15 Correia Lane	New garage/studio	80/56	Val Oliver Design
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
13. Nathan Cressman <b>03-3280</b>	7 Weetamo Road	Addition/alteration	15/48	BPC
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
14. James Wilson <b>03-3211</b>	1 Appleton Road	Rooftop Solar	66/388	ACK Smart
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
15. Stuart Hendrin <b>02-2941</b>	43 Kendrick Street	New Dwelling	76.4.3/31	CWA
• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
16. Stuart Hendrin <b>02-2942</b>	43 Kendrick Street	Garage	76.4.3/31	CWA
• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
17. Karen Urban <b>03-3216</b>	33 Main St, Sias	Pool	73.4.2/34	David Troast
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
18. Gordon C. Russell <b>02-2898</b>	3 School Street	Adtn, rfwlk, clpbrd	42.3.2/125	Flavin Architects
• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
19. Gordon C. Russell <b>02-2976</b>	3 School Street	Hardscape	42.3.2/125	Flavin Architects
• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
20. The Richmond Co <b>02-3060</b>	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
21. M. Currie + D. Southey <b>02-2963</b>	7 Anna Drive	Addition	55/245.2	Josiah Newman
• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				

**IX. OTHER BUSINESS**

Approved Minutes -	March 18, 25, 30 & April 01, 2021
Review Minutes -	April 6 and 15, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting New Business <b>Tuesday 04/27/21 at 04:30pm</b></li> <li>• Discussion of Resilient Nantucket meeting</li> <li>• Alternative Roof Shingles</li> <li>• Grey shingles in the OHD/SOHD</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> </ul>

Commission Comments	
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