



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) – New Business
Day, Date, and Time	Thursday April 28, 2022 at 1:00pm *HYBRID
Location / Address	COFERENCE ROOM, 2 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/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 Nicky Sheriff

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. DISCUSSION

* Adopt Statement Regarding 2022 ATM 54- Hot Tubs & Spas

III. CONSENTS

Property owner name

Street Address

Scope of work

Map/Parcel

Agent

1. Faro Strada LLC

20 Sankaty Head Road

Cabana rev 10-5014

48/31

Botticelli + Pohl

2.	Orange Slice LLC	147R Orange St.	Relocate egress window	55/157	LINK
3.	Wayne Greenleaf	139 Surfside Rd	Main house rev 12-5456	80/143.1	LINK
4.	Michael Wilson Trust	2a Evergreen Way	Hardscape	68/700.1	LINK
5.	Wayne & Janet Berman	98 Tom Nevers rd	Main House Color change	91/40	NAG
6.	Wayne & Janet Berman	98 Tom Nevers rd	Guest House Color change	91/40	NAG
7.	Gloria Brewster	10R Winn St.	Window changes	56/197	NAG
8.	Hristo Furnadzhiev	3 Nanina Dr.	New Shed	67/589	Hristo Furnadzhiev
9.	Michael & Gina DuBois	5 Lilac Ct.	Color chng rev 03-5835	68/361	McMullen & Assoc.
10.	Anthony Mazatos	29a Essex Rd.	Roof replacement	67/614.1	T & T Roofing
11.	Laura Nicholson Trust	12 Eat Fire Spring	Reduce pool house rev 73361	20/62	Val Oliver
12.	Laura Nicholson Trust	12 Eat Fire Spring	Reduce main house rev 73359	20/62	Val Oliver
13.	Laura Nicholson Trust	12 Eat Fire Spring	Reduce shed rev 73362	20/62	Val Oliver
14.	Laura Nicholson Trust	12 Eat Fire Spring	Reduce garage/guest rev 73360	20/62	Val Oliver
15.	8 Walbang Nom Trust	8 Walbang Ave	Hardscape , gate & fence	82/146	Ahern LLC
16.	Steven Smith Trust	2 Killdeer Lane	Window rev 2021-01-2678	68/657	Steven Smith
17.	Jeremy Trottier	4 Windsor Street	New Dwelling (Revision)	49/193	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.	Steven Cohen	8 Sachem Rd	Spa & hardscape	30/239	Ahern LLC
	• 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. 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>				

VI. 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.	Boyers Way LLC 03-6020	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox

VII. 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.	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>				
4.	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>				
5.	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>				
6.	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>				

VIII. 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 Bunting	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.	God Bless Dad LLC 03-6059	76 Baxter Rd	New Pool	49/42	Atlantic Landscaping
5.	Marc Knight 03-6046	60 Nobadeer Ave	Roof walk	88/10	Permit Plus
6.	Mariocha Krishnamurti 03-6011	17 Milk St	Front Door Color Change	42.3.3/86.1	Mariocha Krishnamurti
7.	6 Clara Drive LLC 03-6038	6 Clara Dr.	Fencing and Driveway	66/283	Elaine Johnson
8.	Cliff Lane 81LLC 03-6060	81 Cliff Rd	White Picket Fence	30/165	Garden Group
9.	Eileen Harkness 03-6064	5 Gardner Perry Ln	Add Porch, Skylight, Remove Shutt.	55/32.1	Thornewill Design
10.	James Chapman 03-6050	10 Angola St	Driveway/ Apron	55.4.4/79	Viktoriya Keltz
11.	Nick and Kacie Pappas 03-6067	7 Beaver St	Alterations/ Additions	55.1.4/82	Val Oliver
12.	Alex Woodley 03-6065	1 Newtown Ct	New Dwelling	55/210.1	Val Oliver
13.	Alex Woodley 03-6066	1 Newtown Ct	New Garage Apartment	55/210.1	Val Oliver
14.	Helen Dubois 03-6070	5 Stone Post	New Pool/Spa/Fencing	14/80	KM Designs
15.	Farrell Francis 04-6074	4 Westmoor Ln	New Cottage	41/12	Outerbridge Horsey Assoc.
16.	Greg & Mary Ferguson 04-6076	50 Hulbert Ave	New Garage/Studio (renew COA w/ modifications)	29/62	Normand Residential
17.	Richard Wolfe 04-6075	68 Washington St	Replace 2 Windows w/ French Door	42.2.3/15	Christopher Wolfe
18.	Robert Graves 04-6094	23 Appleton Rd	Change Driveway to Concrete	66/399	Sanne Payne
19.	Elin Hildebrand 04-6117	60 Crooked Ln	Alterations	41/198	Emeritus
20.	88 Pocomo LLC 04-6092	88 Pocomo Rd	New Guest House	15/42	Emeritus
21.	Jerry Miller 04-6093	63 Boulevarde	New Garage	79/212	Emeritus

22.	2 Chestnut LLC 04-6091	2 Chestnut St	Color Change	42.3.1/69	Emeritus
23.	Housing Nantucket 04-6101	31 Fairgrounds Rd	Solar and Carport	67/149	Jardins Intl.
24.	Candlewick Corner Vtt Ack LLC 04-6106	120 Old South Rd	New Commercial Bld	68/969	CWA
25.	Candlewick Corner Vtt Ack LLC 04-6105	122 Old South Rd	New Commercial Bld	68/969.1	CWA
26.	Candlewick Corner Vtt Ack LLC 04-6104	124 Old South Rd	New Commercial Bld	68/969.2	CWA
27.	55 Eel Point Holdings LLC 04-6096	55 Eel Point Rd	New Garage Apartment	32/47	Botticelli + Pohl
28.	Stark Point LLC 04-6109	16 Easton St	Move Off/ Demo MH	42.1.4/11	Botticelli + Pohl
29.	Stark Point LLC 04-6110	16 Easton St	Move Off/Demo Garage	42.1.4/11	Botticelli + Pohl
30.	Stark Point LLC 04-6118	16 Easton St	New Dwelling	42.1.4/11	Botticelli + Pohl
31.	Stark Point LLC 04-6120	16 Easton St	New Garage	42.1.4/11	Botticelli + Pohl
32.	Stark Point LLC 04-6119	16 Easton St	New Cottage	42.1.4/11	Botticelli + Pohl
33.	Stark Point LLC 04-6121	16 Easton St	New Gym	42.1.4/11	Botticelli + Pohl
34.	Island Living LLC 04-6113	2B Longwood Dr.	New Main House	71/13.4	JB Studio
35.	Island Living LLC 04-6111	2B Longwood Dr.	New Guest House	71/13.4	JB Studio
36.	Island Living LLC 04-6112	2B Longwood Dr.	New Pool	71/13.4	JB Studio
37.	Steven & Marian Wilson 04-6123	5 Surfside Rd	Addition Plus Lift	55/253	LINK
38.	Nt Lifesaving Museum 04-6124	158 Polpis Rd	Window Replacement	27/28	LINK
39.	Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
40.	Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
41.	Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
42.	Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
43.	Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
44.	N.T. Historical Assoc. 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams

IX. 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 03-5883	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 03-5885	88 Pocomo Rd.	New Dwelling	15/42	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None.</i>				
12.	Tack3 LLC 10-4863	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 03-5847	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 10-4865	34 Easton St.	New Dwelling	42.1/14/18	CWA
	• <i>Commissioners: to be added</i>				
15.	Eleven Lincoln Trust 08-4451	32 Jefferson St.	Addition	30/132	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				

X. NEW BUSINESS 04/26/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Martins LLC	5 Martins Lane	Mini split heat pump	42.3.2/132	South Shore Climate
2.	Gerry Kennally	215 Polpis Road	Free Standing Solar Water	26/29.30,31	Doug Lebrecht
3.	Bank Boston NA	15 Sparks Avenue	Roof change	55/177	T&T Roofing LLC
4.	Julia Brondi	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes

5. Sandy Ack LLC	6 Sandy Drive	Move Off	29/76	NAG
6. Sandy Ack LLC	6 Sandy Drive	New Dwelling	29/76	NAG
7. Peter Michalowski	9R Bayberry	New Dwelling	67/62	Brook Meerbergen
8. Peter Michalowski	9R Bayberry	Garage/Cabana	67/62	Brook Meerbergen
9. Peter Michalowski	9R Bayberry	Pool Hardscape	67/62	Brook Meerbergen
10. Wianno Family Nantucket	27 Brewster Rd.	Porch	54/173	NAG
11. Afiz LLC	26 Naushon Way	Poolhouse/Gym	80/190	Val Oliver
12. Fitzpatrick	4 Grey Lady	Shed	66/702	Val Oliver
13. Dan Driscoll	15 Madaket Road	Roof Change (Cedar to Asphalt)	41/299.3	Gerardo Nolasco
14. Charles Bartholomae	52 Tennessee Avenue	Door Change (overhead to swing)	59.4/95	Gerardo Nolasco
15. Larry Goode	10 Grey Lady Lane	Hardscape	66/75	Val Oliver
16. Constnace Thompson-Brett	60 Arkansas Avenue	Solar Roof Array	59.4/33	Ack Smart
17. 31 Western LLC	31 Western Avenue	Shed	87/94	Emeritus
18. David Pokarcik	52 Hooper Farm Road	Like Kind Roof Repair	67/316	David Pokarcik
19. Piya Phattanaphuti	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
20. Peter Locthefeld	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
21. Cannonbury Holdings 1, LLC	30 Cannonbury Lane	Color Change	73/23	Workshop/APD
22. ABCET LLC	58 Baxter Road	Color Change	49/54	Will Stephens
23. Kevin Jacobs	1 Judith Chase Lane	Shingle Change (3Tab-Arch)	42.3.2/4.1	T&T Roofing
24. 5 Sherburne Way LLC	5 Sherburne Way	Rev to 2021-10-4912	30/38	Botticelli + Pohl
25. Donick Cary Trust	6 Dukes Road	Rev to 2021-11-5113	41/189	Val Oliver
26. Costaves Akiana	8A Toombs Court	New Dwelling	68/153.3	Val Oliver
27. High Tide Partners	8 Ackermuck	Rev & Window Change Color	41/618	Linda Williams
28. Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
29. Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
30. Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC
31. NHA	50 Prospect Street	Like Kind Roof	55.4.4/25	James Lydon
32. High Tide Partners LLC	26 Douglas Way	New Dwelling	39/41	BPC
33. High Tide Partners LLC	26 Douglas Way	Garage	39/41	BPC
34. High Tide Partners LLC	26 Douglas Way	Shed	39/41	BPC
35. High Tide Partners LLC	26 Douglas Way	Gazebo	39/41	BPC
36. High Tide Partners LLC	26 Douglas Way	Pool	39/41	BPC
37. Pamela Alexander	4 Mayhew Road	Cottage	92.4/221	SMRD
38. Pamela Alexander	4 Mayhew Road	Pool	92.4/221	SMRD
39. Pamela Alexander	4 Mayhew Road	Shed	92.4/221	SMRD
40. Kraig & Helen Siracuse	2 L Street	New Porch Roof	59.4/261	LINK
41. Michael & Lily Springer	3 West Dover	Addition	55.4.1/170	LINK
42. Kathleen Krall	15 Masaquet Avenue	Rev to 2020-06-1255	80/141	Botticelli + Pohl
43. High Cliff Trust	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
44. High Cliff Trust	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
45. John H Reilly Trust	113 Main Street	Hardscape,Driveway,Fencing,Gates	42.3.3/105	Jardins Intl
46. John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
47. Stephen Cherner	196 Hummock Pond Road	New Dwelling	65/30	Shelter 7
48. NOTSOEASY LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
49. NOTSOEASY LLC	26 Easy Street	Door Change/Replace	42.4.2/23	Emeritus
50. One Folger Road LLC	1 Folger Road	Rev Hardscape/Driveway	30/195.1	Renee Byers
51. Laundro Ack LLC	4 Hanabea Lane	Door Change	69/15	Emeritus
52. Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Associates Inc.
53. Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Associates Inc.

Approved Minutes -	April 12 & 14, 2022
Review Minutes -	April 19 & 21, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-May 3rd, at 5:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY 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	