



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED

2023 APR 28 PM 02:00
NANTUCKET TOWN CLERK
Posting Number:T 396

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, & Time	Tuesday, May 2, 2023, at 4:00 pm*HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & 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 THE 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 the live meeting, click here:

<https://www.youtube.com/watch?v=jTrDAJGUfQw>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

Associate Commissioners: Jesse Dutra, Carrie Thornewill, Constance Patten

Staff: Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Fiona Johnson

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust

<https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old

Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	71 N Liberty St Trust	71 N. Liberty St	Fence rev 01-5539	41/141.1	NAG	HB

II. CONSENT WITH CONDITION

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	David Anderson	30 Lyons Lane	Hoop tent	71/7	David Anderson	EM
	• Due to lack of visibility,					

III. OLD BUSINESS 04/04/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Lions Foot 02-7909	9 Sherburne Way	Demo/move off to Millbrook	30/37	Topham Design	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None Recused: None.</i>					
2.	Holly Coburn 01-7695	5 North Beach	New Dwelling	42.4.1/92	Normand Design	
	• <i>Commissioners: Pohl, Camp, Coombs, Patten; Alternates: None Recused: None.</i>					
3.	Joshua Malitsky 01-7857	253 Madaket Rd	Rooftop solar array	59.4/210	ACK Smart	
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: None Recused: None.</i>					

IV. NEW BUSINESS 04/11/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Kara Roger	32 Lyons Ln	New dwelling	71/6	SMRD	
2.	Jennifer & Dalton Frazier	5 Maple Ln lot 9	Rooftop solar array	67/303	ACK Smart	
3.	111 Cliff Rd Tr	111 Cliff Rd	Move demo structure	41/10	Emeritus LTD	
4.	7 White LLC	7 White St	New dwelling	80/9	Emeritus LTD	
5.	7 White LLC	7 White St	New Garage	80/9	Emeritus LTD	
6.	7 White LLC	7 White St	Chng doors, windows add covered porch	80/9	Emeritus LTD	
7.	Caroline Fernandez	13 Academy Lane	Fence	42.4.3/112	Gryphon Architects	
8.	Caroline Fernandez	13 Academy Lane	Hardscape	42.4.3/112	Gryphon Architects	
9.	Timothy Moran	5 Lily St.	Addition	42.3.4/89	Linda Williams	

V. OLD BUSINESS 04/18/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	4 The Kids Realty 2022-07-6708	79 Pocomo Rd	Roof walk revision	15/5	CWA	
	• <i>Commissioners: Camp, Coombs, Welch, Oliver, Thornewill; Alternates: None, Recused: None.</i>					
2.	Sweet Meadow 03-8078	74 W Chester St.	New shed	41/478	NAG	
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: Welch, Thornewill, Dutra; Recused: None.</i>					
3.	Balaji Gandhi 01-7686	9 New Jersey Ave	MH addition	60.3.1/408	Shelter 7	
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Dutra; Recused: None.</i>					
4.	Balaji Gandhi 01-7691	9 New Jersey Ave	Garage fenestration chng	60.3.1/408	Shelter 7	
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Dutra; Recused: None.</i>					
5.	Kathryn Cook 10-7746	85 Low Beach Rd	New pool house	75/31.3	Rich Gammons	
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten. Recused: None.</i>					
6.	Kathryn Cook 10- 7217	85 Low Beach Rd	New Garage	75/31.3	Rich Gammons	
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten. Recused: None.</i>					
7.	Harold Brothers 01-7685	2 4 Highland Ave	New dwelling	30/ 187	Emeritus LTD	
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten, Dutra. Recused: None.</i>					
8.	Harold Brothers 01-7684	6 Highland Ave	New dwelling	30/ 187	Emeritus LTD	
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten, Dutra. Recused: None.</i>					
9.	*NT Property Owner LLC	6 Beach Grass	Rev parking plan	38/860	Linda Williams	
	• <i>Commissioners: TO BE ADDED LATER</i>					
10.	*Doherty ACK LLC 08-6941	4 Mariner Way	Garage	55.1.4/72	Linda Williams	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Dutra, Patten; Recused: None.</i>					
11.	*Laura Bench 01-7798	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects	
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten; Alternates: Dutra, Recused: None.</i>					

VI. NEW BUSINESS 04/25/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nantucket Land Bank	18 Ocean Ave	Rebuilt beach stairs	73.2.4/16	Normand Residential	

2.	14 Hussey LLC	14 Hussey St	Door & window change	42.3.4/132	EMDA
3.	Nantucket G & S LLC	81 Vestal St	Pergola	56/254	MCA+
4.	Branden Scimone	6 Sandpiper Way	Addition	76/89	Sandcastle Const.
5.	Ted & Amy Orenstein	5 Crow's Nest Way	Demo /move-off dwelling	12/22.2	Sandcastle Const
6.	Ted & Amy Orenstein	5 Crow's Nest Way	New dwelling #2	12/22.2	Sandcastle Const
7.	17 Ranger Rd LLC	17 Ranger Rd	New cottage	39/28	Sandcastle Const
8.	Bistany & Rubinstein	51 Tennessee Ave	Connector revisit rev 05-6400	59.4/202	Brook Meerbergen
9.	Nantucket Land bank	19 Wauwinet Rd	Rebuild garage	20/35	Linda Williams
10.	Houston Trust Co.	5 Stone Post Way	Porch railing	74/80	Linda Williams
11.	Houston Trust Co.	5 Stone Post Way	New fence	74/80	Linda Williams
12.	Okay Okay Café	15 Washington St	Gutters	55/9.7	BPC
13.	Michael Altman	37 W Sankaty	Alterations to Main House	48/2	BPC
14.	Talbot Elizabeth ETAL	7 Pond View Drive	New garage/studio	81/20	A-Frame Studio
15.	Paul Kremer	42a Union St	New fence	42.3.2/28.2	Mohr Gardening
16.	Aaron Panner	6 Hickory Meadow Ln	New fence & gate	41/205	Scott Fritz
17.	Town Line LLC	4 Field Ave	Move side door & deck	80/171	Abigail Rose
18.	Housing Nantucket	73b Old South Rd	Roof replacement	68/248	Stegra Corp
19.	Ack Attack LLC	7a Bayberry Ct.	Roof replacement & windows	55/707.1	Assoc. Roofing
20.	David Chapman	7 Angola St.	Add porches	55.4.4/108	Thornewill Design
21.	Old-Salt Trust	12 Rudder Ln.	2 nd -floor dormers	66/339	Val Oliver
22.	Marcus Mignone	10 Angola St	Hardscape	55.4.4/79	Val Oliver
23.	Stoyan Popov	6a Park Circle	Change front door	69/216	Stoyan Popov
24.	Jonathan Nyland ETAL	93 Sankaty Rd	Alterations & addition	49/182	Topham Design
25.	Carl Webster	24 Cliff Rd	Rooftop solar garage	42.4.4/49	Ack Smart
26.	Ack Pleasant	11 Pleasant St	Hardscaping	42.3.3/121	Atlantic Landscaping
27.	Sheep Pond Prop	14-16 Sheep Pond Rd	New dwelling	63/29	Emeritus LTD
28.	Dylan Wallace	19 Nobadeer Farm Rd	Greenhouse	69/83	Dylan Wallace
29.	11 Wanoma Way LLC	11 Wanoma Way	Ground mount solar	92.4/299	Team Sunshine
30.	Laura Wasserman	31 Hussey Rd.	Roof replacement	42.3.4/92	Laura Wasserman
31.	Richard Boehm	63 New Sconset St	New 2 nd dwelling	73/3	LINK
32.	Richard Boehm	63 New Sconset St	New Garage	73/3	LINK
33.	Redcliff LLC	40 Youngs Way	New Duplex	68/235.1	LINK
34.	Nantucket Development LLC	8 Sconset Ave	Exterior renovations	49.3.2/28	LINK
35.	Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
36.	Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
37.	Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design
38.	Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design
39.	Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
40.	Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
41.	Erik Junghans	26 Equator Dr	New shed	56/343	LINK
42.	Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
43.	Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
44.	5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK

VII. PUBLIC COMMENT

VIII. COMMISSIONER'S COMMENTS

Approved Minutes -	March 28, 30, & April 4, 11, 13, & 18 2023.
Review Minutes -	February 23, & March 9 & April 18, 2023.
Other Business -	<ul style="list-style-type: none"> Next HDC Meeting- May 2 at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM.

Future Action Items-	<ul style="list-style-type: none"> • Classification of street trees & vegetating mapping • 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
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Additional Future Action Items-
(Not to be acted on current meeting.)

IX. OLD BUSINESS 05/02/23					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stark Point LLC	16 Easton st	New studio	42.4.1/11	Botticelli + Pohl
	• <i>Commissioners: to be added.</i>				
2.	David Butler	50 Walsh st	Renovation	29/100	CWA
	• <i>Commissioners: to be added.</i>				
3.	Jensen-Barnes Trust	58 Luff Rd	Garage	41/24.1	Val Oliver
	• <i>Commissioners: to be added.</i>				
4.	Tyler Albright	11 Cannonbury Ln	Pool	74/22	Ahern
	• <i>Commissioners: to be added.</i>				
5.	Charles Pastore	35 Sankaty Rd	Pool & hardscape	49.23/46	Atlantic Landscape
	• <i>Commissioners: to be added.</i>				
6.	Kelly Burke	11 Spring St	Addition	55.1.4/108	BPC
	• <i>Commissioners: to be added.</i>				
7.	Gray Dinghy LLC	25 Willard st	Alterartions & raise structure	29/33	Emeritus
	• <i>Commissioners: to be added.</i>				



NANTUCKET HISTORIC DISTRICT COMMISSION Conduct of Application Hearings (adopted 11/17/22)

The HDC's role is to review and deliberate on the appropriateness of structures and architectural elements (consistent with its mission under its Act, its guidelines including Building with Nantucket in Mind, and its established policies). With respect to consistently functional meetings: i) the HDC functions under Robert's Rules and all meeting participants are expected to act accordingly, and ii) applicants and their agents are expected to provide application materials timely (to allow Commissioner preview and for abutter and public viewing). In addition, the following protocols shall be observed:

- 1) The Chairperson opens the application hearing and announces the sitting board.
- 2) Subject to a time allotment (2 minutes for applicant and their agent, 1 minute per for 1st three abutters randomly selected; thereafter, 30 seconds per):
 - a) Applicant or agent provides a description of matters in front of the Commission.
 - b) The Commissioners, through the Chair, may ask questions to solidify their understanding of matters at hand.
 - c) Commission receives staff comments.
 - d) Abutters and public may then speak for or against the matters at hand.
 - e) The applicant or agent is allowed a rebuttal.
- 3) The Commissioners deliberate on the merits only. Note: Except for questions arising of the Commission's deliberations, no further applicant, agent nor public comments are received by the Commission.
- 4) Through the Chair, Commission makes its determination; where applicable, its decision is recorded on the application (including as fitting, through use of an Exhibit).
- 5) In each of the foregoing, comments of Commissioners, applicants, agents, abutters, and the public, are reserved to the *merits of the design with respect to appropriateness*. And, unless as a Point of Information through the Chair, no comments (Commissioner, applicant, agent, abutters, or public) are to involve policy or procedure—under Robert's Rules, such matters are properly addressed as separate, noticed agenda items. *And, throughout each hearing, both off-topic and redundant comments are strongly discouraged.*