



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 APRIL 28 PM 02:00
ORIGINAL POSTING NUMBER: T 396
TOWN OF NANTUCKET

RECEIVED
2023 MAY 01 PM 02:08
NANTUCKET TOWN CLERK
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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)

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
2.	Laura Wasserman	31 Hussey Rd.	Roof replacement	42.3.4/92	Laura Wasserman	EM
3.	Town Line LLC	4 Field Ave	Move side door & deck	80/171	Abigail Rose	EM
4.	Dylan Wallace	19 Nobadeer Farm Rd	Greenhouse	69/83	Dylan Wallace	EM
5.	Nantucket Land Bank	18 Ocean Ave	Rebuilt beach stairs	73.2.4/16	Normand Residential	EM
6.	5 Maple Ln LLC	5 Maple Ln lot 9	Rooftop solar array	67/303	ACK Smart	EM
7.	Old-Salt Trust	12 Rudder Ln.	2 nd -floor dormers	66/339	Val Oliver	EM

II. CONSENTD WITH CONDITION

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	10 ½ Sherburne Tp LLC <small>*Not anticipated within 48hours</small>	10 ½ Sherburne Tp	spa & hardscape	30-175.1	Linda Williams	EM
			<ul style="list-style-type: none"> spa not to be visible at time of inspection and in perpetuity & spa to have no grade change from existing or as noted on the original application. 			
2.	David Anderson	30 Lyons Lane	Hoop tent	71/7	David Anderson	EM
			<ul style="list-style-type: none"> 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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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.	111 Cliff Rd Tr	111 Cliff Rd	Move demo structure	41/10	Emeritus LTD	
3.	7 White LLC	7 White St	New dwelling	80/9	Emeritus LTD	
4.	7 White LLC	7 White St	New Garage	80/9	Emeritus LTD	
5.	7 White LLC	7 White St	Chng doors, windows add covered porch	80/9	Emeritus LTD	
6.	Caroline Fernandez	13 Academy Lane	Fence	42.4.3/112	Gryphon Architects	
7.	Caroline Fernandez	13 Academy Lane	Hardscape	42.4.3/112	Gryphon Architects	
8.	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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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	
			<ul style="list-style-type: none"> <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
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- *Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten, Dutra. Recused: None.*

VI. NEW BUSINESS 04/25/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	14 Hussey LLC	14 Hussey St	Door & window change	42.3.4/132	EMDA
2.	Nantucket G & S LLC	81 Vestal St	Pergola	56/254	MCA+
3.	Branden Scimone	6 Sandpiper Way	Addition	76/89	Sandcastle Const.
4.	Ted & Amy Orenstein	5 Crow's Nest Way	Demo /move-off dwelling	12/22.2	Sandcastle Const
5.	Ted & Amy Orenstein	5 Crow's Nest Way	New dwelling #2	12/22.2	Sandcastle Const
6.	17 Ranger Rd LLC	17 Ranger Rd	New cottage	39/28	Sandcastle Const
7.	Bistany & Rubinstein	51 Tennessee Ave	Connector revisit rev 05-6400	59.4/202	Brook Meerbergen
8.	Nantucket Land bank	19 Wauwinet Rd	Rebuild greenhouse	20/35	Linda Williams
9.	Houston Trust Co.	5 Stone Post Way	Porch railing	74/80	Linda Williams
10.	Houston Trust Co.	5 Stone Post Way	New fence	74/80	Linda Williams
11.	Okay Okay Café	15 Washington St	Gutters	55/9.7	BPC
12.	Michael Altman	37 W Sankaty	Alterations to Main House	48/2	BPC
13.	Talbot Elizabeth ETAL	7 Pond View Drive	New garage/studio	81/20	A-Frame Studio
14.	Paul Kremer	42a Union St	New fence	42.3.2/28.2	Mohr Gardening
15.	Aaron Panner	6 Hickory Meadow Ln	New fence & gate	41/205	Scott Fritz
16.	Ack Attack LLC	7a Bayberry Ct.	Roof replacement & windows	55/707.1	Assoc. Roofing
17.	David Chapman	7 Angola St.	Add porches	55.4.4/108	Thornewill Design
18.	Marcus Mignone	10 Angola St	Hardscape	55.4.4/79	Val Oliver
19.	Jonathan Nyland ETAL	93 Sankaty Rd	Alterations & addition	49/182	Topham Design
20.	Carl Webster	24 Cliff Rd	Rooftop solar garage	42.4.4/49	Ack Smart
21.	Ack Pleasant	11 Pleasant St	Hardscaping	42.3.3/121	Atlantic Landscaping
22.	Sheep Pond Prop	14-16 Sheep Pond Rd	New dwelling	63/29	Emeritus LTD
23.	Richard Boehm	63 New Sconset St	New 2 nd dwelling	73/3	LINK
24.	Richard Boehm	63 New Sconset St	New Garage	73/3	LINK
25.	Redcliff LLC	40 Youngs Way	New Duplex	68/235.1	LINK
26.	Nantucket Development LLC	8 Sconset Ave	Exterior renovations	49.3.2/28	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 9th 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

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.	*NT Property Owner LLC • <i>Commissioners: TO BE ADDED LATER</i>	6 Beach Grass	Rev parking plan	38/860	Linda Williams
2.	*Doherty ACK LLC 08-6941 • <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver: Alternates: Dutra, Patten: Recused: None.</i>	4 Mariner Way	Garage	55.1.4/72	Linda Williams
3.	*Laura Bench 01-7798 • <i>Commissioners: Camp, Coombs, Oliver, Thornewill, Patten: Alternates: Dutra, Recused: None.</i>	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
4.	Stark Point LLC • <i>Commissioners: to be added.</i>	16 Easton st	New studio	42.4.1/11	Botticelli + Pohl
5.	David Butler • <i>Commissioners: to be added.</i>	50 Walsh st	Renovation	29/100	CWA
6.	Jensen-Barnes Trust • <i>Commissioners: to be added.</i>	58 Luff Rd	Garage	41/24.1	Val Oliver
7.	Tyler Albright • <i>Commissioners: to be added.</i>	11 Cannonbury Ln	Pool	74/22	Ahern
8.	Charles Pastore • <i>Commissioners: to be added.</i>	35 Sankaty Rd	Pool & hardscape	49.23/46	Atlantic Landscape
9.	Kelly Burke • <i>Commissioners: to be added.</i>	11 Spring St	Addition	55.1.4/108	BPC
10.	Gray Dinghy LLC • <i>Commissioners: to be added.</i>	25 Willard st	Alterations & raise structure	29/33	Emeritus

X. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stoyan Popov	6a Park Circle	Change front door	69/216	Stoyan Popov
2.	11 Wanoma Way LLC	11 Wanoma Way	Ground mount solar	92.4/299	Team Sunshine
3.	Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
4.	Sea Hero LLC	12 Pilgrim Rd	Pool & hardscape	41/476	Cordtsen Design
5.	Sea Hero LLC	12 Pilgrim Rd	Spa	41/476	Cordtsen Design
6.	Sea Hero LLC	12 Pilgrim Rd	New shed	41/476	Cordtsen Design
7.	Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
8.	Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
9.	Erik Junghans	26 Equator Dr	New shed	56/343	LINK
10.	Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
11.	Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
12.	5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK



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.*