



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 MAY 09 AM 10:28
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NANTUCKET TOWN CLERK
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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 May 12, 2022 at 1:00pm *HYBRID
Location / Address	CONFERENCE 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
Please note:	Ray Pohl, Chairman 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=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

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.

I. PUBLIC COMMENT

II. DISCUSSION

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. High Tide Partners	8 Ackermuck	Rev & Window Change Color	41/618	Linda Williams
2. Jeanette and Bob LLC	43 Kendrick	Revisions/ Main	76.4.3/31	CWA
3. James and Dawn Didden	8B Hawthorne Ln	New Shed	56/801	Workshop APD
4. William P. Hamlen	4B Hawthorne Ln	New Shed	56/805	Workshop APD
5. Cohen Steven L Tr	8 Sachem Rd	Move Existing Shed	30/239	Workshop APD
6. Cohen Steven L Tr	8 Sachem Rd	Relocated Garage/ Cabana	30/239	Workshop APD
7. Grey Lady LLC	32 Chuck Hollow Rd.	Main House Renovations	75/68	Normand Residential
8. Chris Frankenhoff	4 Middle Tawpawshaw	Main House Renovations	53/50	Normand Residential
9. Chris Frankenhoff	4 Middle Tawpawshaw	Demo Pool	53/50	Normand Residential
10. Island Living LLC	77 Eel Point Rd	New Beach Stairs	32/44	JB Studio

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. Chris Frankenhoff	4 Middle Tawpawshaw	New Pool and Hardscape	53/50	Normand Residential
		<ul style="list-style-type: none">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 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. 88 Pocomo Rd LLC 03-5885	88 Pocomo Rd.	New Dwelling	15/42	Emeritus
		<ul style="list-style-type: none"><i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None.</i>		
2. Ocean Dojo LLC 03-5847	20 Bartlett Farm Rd.	Pool & hardscape	65/76	Atlantic Landscape
		<ul style="list-style-type: none"><i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None.</i>		
3. Eleven Lincoln Trust 08-4451	32 Jefferson St.	Addition	30/132	Botticelli + Pohl
		<ul style="list-style-type: none"><i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>		

VI. 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. Richmond Co.	24a Evergreen Way	Demo or move dwelling	68/711	Richmond Co.
3. Ken and Jeff Musi	20 Willard rd.	Hvac Condenser Unit revision	29/78	George Wing
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 Ln	New Dwelling	67/62	Brook Meerbergen
8. Peter Michalowski	9R Bayberry Ln	Garage/Cabana	67/62	Brook Meerbergen
9. Peter Michalowski	9R Bayberry Ln	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 Lane	Shed	66/702	Val Oliver
13. Dan Driscoll	15 Madaket Road	Roof Change (Cedar to Asphalt)	41/299.3	Gerardo Nolasco
14. 31 Western LLC	31 Western Avenue	Shed	87/94	Emeritus
15. David Pekarcik	52 Hooper Farm Road	Roof Change	67/316	David Pekarcik
16. Piya Phattanaphuti	16 Waydale Road	Rooftop Solar	67/870	Cotuit Solar
17. Peter Lothefeld	11 Essex Road	Rooftop Solar	67/605	Cotuit Solar
18. Kevin Jacobs	1 Judith Chase Lane	Roof Change (3Tab-Arch)	42.3.2/4.1	T&T Roofing
19. Ariana Costakes	8A Toombs Court	New Dwelling	68/153.3	Val Oliver
20. Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
21. Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
22. Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC
23. High Tide Partners LLC	26 Douglas Way	New Dwelling	39/41	BPC
24. High Tide Partners LLC	26 Douglas Way	Garage	39/41	BPC
25. High Tide Partners LLC	26 Douglas Way	Shed	39/41	BPC
26. High Tide Partners LLC	26 Douglas Way	Gazebo	39/41	BPC
27. High Tide Partners LLC	26 Douglas Way	Pool	39/41	BPC
28. Pamela Alexander	4 Mayhew Road	Cottage	92.4/221	SMRD
29. Pamela Alexander	4 Mayhew Road	Pool	92.4/221	SMRD
30. Pamela Alexander	4 Mayhew Road	Shed	92.4/221	SMRD
31. Kraig & Helen Syracuse	2 L Street	New Porch Roof	59.4/261	LINK
32. Michael & Lily Springer	3 West Dover	Addition	55.4.1/170	LINK
33. High Cliff Trust	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
34. High Cliff Trust	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
35. John H Reilly Trust	113 Main Street	Hardscape,Driveway,Fencing,Gates	42.3.3/105	Jardins Intl
36. John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl

37.	Stephen Chenney	196 Hummock Pond Road	New Dwelling	65/30	Shelter 7
38.	NOTSOEASY LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
39.	NOTSOEASY LLC	26 Easy Street	Door Change/Replace	42.4.2/23	Emeritus
40.	Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Associates Inc.
41.	Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Associates Inc.
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

VII. OLD BUSINESS 05/03/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Cabko LLC	18B Bartlett Rd	Workshop-Reduction of height	67/133.1	NAG
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
2.	34B Walsh St 01-5568	34B Walsh St	Addition	29/104	Studio Ppark
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>				
3.	6 Clara Drive LLC 03-6038	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: Oliver.</i>				
4.	Ocean Health LLC	9 Falmouth Ave	Deck & fenestration	82/423	JN Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: Oliver.</i>				
5.	Tom Kershaw	121 Washington St	Deck	55.1.4/14	Val Oliver
	• <i>Commissioners: to be added</i>				
6.	Arline Bartlett 12-5454	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
7.	Kathleen Psaradelis 03-6017	7 Dooley CT	New Dwelling	68/153	David Nagys
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
8.	Juraj Bencat 03-5957	15 Wapposett Circle	Solar roof array	67/571	Ack Smart
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
9.	1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82-59	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
10.	Waterfront Pocomo LLC	17 Lauretta Way	New Dwelling	14/10.2	Brook Meerbergen
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
11.	450 Green Park LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
12.	31 Western LLC 03-6026	31 Western Ave	Hotel, fenestration, stairs & ramp	87/94	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: Oliver.</i>				
13.	Victor Haley 03-5943	94 Orange St.	Addition	55.4.1/57	Paul Dreher
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				

VIII. NEW BUSINESS 05/10/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Robert O'Day	13 Chatham Rd	Shed	54/125	Robert O'Day
2.	Kevin and Kelly Purcell	32 Dukes Rd	New Dwelling	56/188	Topham Designs
3.	Rachel Gates	12B Daffodil Ln.	Solar Roof Array	68/769.2	Rachel Gates
4.	Scott Valero	9 Exeter St	New Shed	76.4.1/410.1	Val Oliver
5.	Michael and Ivelina Eldridge	23 Beach Grass Rd	New Dwelling	68/382	Val Oliver
6.	N.H. A	89 A & B Bartlett	Roof Replacement	66/410	Jim
7.	Lewis Kelsey	14 Darling St	Change Color	42.3.2/114	Lewis Kelsey
8.	Luciana Bretz-Pavie	17 Tetawkimmo Dr.	New Inground Pool	53/38	LINK
9.	David Pekarck	52R Hooper Farm Rd	New Garage	67/767.1	David Pekarck
10.	David Pekarck	52 Hooper Farm Rd	New Dwelling	67/316	David Pekarck
11.	Jean Francois Formela	8 Old Westmoor Farm Rd	Fence	41/822	Ahern
12.	Stop This Train LLC	31 Pequot St	New Dwelling (Renewal)	80/130	MCA+
13.	Ann Swart	94 Quidnet Rd	Roof replacement	21/107	Thornewill Designs
14.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Dwelling	67/693	Normand Residential
15.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Garage/Studio	67/693	Normand Residential
16.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	Pool and Hardscaping	67/693	Normand Residential
17.	Ethan Devine	Tuckernuck	Re-roof MH	94/21	Val Oliver
18.	11 Hulbert LLC	11 Hulbert Ave	Fence and Driveway	29.2.3/2	Val Oliver
19.	James and Jennifer Soltesz	2 Grey Lady	Fence and Driveway	66/701	Val Oliver
20.	Pelican Lake LLC	50 West Chester St	Gate, Fencing, Hardscaping	41/382	Jardin's International
21.	Andrew and Brooke Reger	7E Lincoln Ave	Fencing	42.4.1/8	Jardin's International
22.	Frank Twarog	18B Atlantic Ave	Brick Patio, Fence, Shell Driveway	55/24.2	Todd Farrell
23.	Milton Rowland	18 Mt. Vernon St	Roof change & rev 05-3784	55.4.4/32.1	Milton Rowland
24.	Suzanne Turner	9 Long Pond Dr.	Relocate garage Rev11-2257	59/33	Botticelli + Pohl
25.	16 Western Ave	16 Western Ave	Fence	87/72	Botticelli + Pohl
26.	Douglas Fisher	7 Paul Jones Rd	New Spa	30/68.1	Emeritus

27. Sacha Ross	110 Surfside Rd	New Dwelling	80/6	SMRD
28. Sacha Ross	110 Surfside Rd	Studio	80/6	SMRD
29. Sacha Ross	110 Surfside Rd	Garage	80/6	SMRD
30. Sacha Ross	110 Surfside Rd	Move-Off/ Demo Exist Garage	80/6	SMRD
31. 5QPR LLC	5 Quaise Pasture Rd	Vehicle Gate/ Sports Cart	26/21	Jardin's International
32. Mike Romano	55 Easton St	Addition to Existing Dwelling	42.4.1/68	Shelter 7
33. Cherner Stephen P Tr	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
34. Cherner Stephen P Tr	196 Hummock Pond Rd	Landscape / Pool	65/30	Shelter 7
35. David Gray	17 Clarendon St	New Garage	76.1.3/92	David Gray
36. David and Kerry McElroy	14 North Star Ln	Fence	30/205	Sandcastle Contruc.
37. Jeanette and Bob LLC	43 Kendrick	Pool Cabana	76.4.3/31	CWA
38. Grey Lady LLC	32 Chuck Hollow Rd.	Move/Demo Garage	75/68	Normand Residential
39. Grey Lady LLC	32 Chuck Hollow Rd.	New Cabana	75/68	Normand Residential
40. Cohen Steven L Tr	8 Sachem Rd	New Garage/ Studio	30/239	Workshop APD
41. 8 Red Mill Ln LLC	8 Red Mill Ln	New dwelling	55/928	EMDA
42. 8 Red Mill Ln LLC	8 Red Mill Ln	New Guest House	55/928	EMDA
43. Hale Everetts	46 Monomoy Rd.	Window & door rev 12-0300	54/71	EMDA
44. Mathew Dacey	14 Plover Ln	New dwelling	12/53	EMDA
45. Oceanview Hydroponics	33 Bartlett Farm Rd	Hydroponics Growing Factory	82/503	John Bartlett
46. Pocomo 53 Nominee Tr	53 Pocomo Rd	Move or Demo	15/17	Robert Paladino
47. Pocomo 53 Nominee Tr	53 Pocomo Rd	New dwelling	15/17	Robert Paladino
48. Pocomo 53 Nominee Tr	53 Pocomo Rd	New House Garage	15/17	Robert Paladino
49. Michael Altman	37 Sankaty Head Rd	Move MH	48/2	BPC
50. Michael Altman	37 Sankaty Head Rd	Move GH	48.2	BPC
51. 31 Western Ave LLC	31 Western Ave	Hardscape	82/94	Ahern
52. The Iren Hollo Zolo Family Tr	31 Low Beach Rd	Addition & move on site	74/36	Botticelli + Pohl
53. Ack 71 Orange St LLC	71 Orange St	New Garage	55.4.1/167	LINK
54. Joshua Dalton	2 Mikes Dr	MH Add Egress Windows	66/75	LINK
55. 17 Ranger Rd LLC	17 Ranger Rd	Demo/ Move off Existing Garage	39/28	LINK
56. 17 Ranger Rd LLC	17 Ranger Rd	New Garage	39/28	LINK
57. Johnson J Seward Jr Tr	73 Hulbert Ave	Cottage/ Window Replacement	29/5	Shelter 7
58. Island Living LLC	4A Wamasquid Pl	Revisions to Existing COA	56/113.9	JB Studio
59. Eileen Harkness	5 Gardner Perry	Roof Change	55/32.1	Thornewill Design

Approved Minutes -	April 26 & 28, 2022
Review Minutes -	May 5, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-May 17th, 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	