



# Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 MAY 13 AM 11:09  
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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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Tuesday May 17, 2022 at 5:00pm *HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND REMOTE PARTICIPATION VIA ZOOM  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>	<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

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 live meeting, click here:

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

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

**Associate Commissioners:** 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.**

## II. DISCUSSION & VOTE

- Election of Officers.

## III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. James and Jennifer Soltesz	2 Grey Lady	Fence and Driveway	66/701	Val Oliver
2. Scott Valero	9 Exeter St	New Shed	76.4.1/410.1	Val Oliver
3. Stoyan Ivanov	18 South Shore Rd.	Main house rev 72057	80/66	Normand Residential
4. 5QPR LLC	5 Quaise Pasture Rd	Vehicular Gate/ Sports Cart	26/21	Jardin's International
5. Jean Francois Formela	8 Old Westmoor Farm Rd	Fence	41/822	Ahern
6. 16 Western Ave	16 Western Ave	Fence	87/72	Botticelli + Pohl
7. Stephen Fitzpatrick	4 Grey Lady Lane	Shed	66/702	Val Oliver
8. Stop This Train LLC	31 Pequot St	New Dwelling (Renewal COA)	80/130	MCA+
9. Jon & Suzanne Bohn	111 Somerset Rd.	Replace window	66/140	Eric Shurm
10. Conscious Living	49 Fairgrounds Rd.	MH window replacement	67/306	Gryphon Architects
11. Conscious Living	49 Fairgrounds Rd.	Cottage window replacement	67/306	Gryphon Architects
12. Hale Everets	46 Monomoy Rd.	Window & door rev 12-0300	54/71	EMDA
13. Suzanne Turner	9 Long Pond Dr.	Relocate garage Rev11-2257	59/33	Botticelli + Pohl
14. The Iren Hollo Zolo Family Tr	31 Low Beach Rd	Addition & move on site	74/36	Botticelli + Pohl
15. Jeanette and Bob LLC	43 Kendrick	New Cabana	76.4.3/31	CWA
16. Pamela Alexander	4 Mayhew Road	Shed	92.4/221	SMRD

## 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. Rachel Gates	12B Daffodil Ln.	Solar Roof Array	68/769.2	Rachel Gates	
• Due to lack of visibility.					
2. Luciana Bretz-Pavie	17 Tetawkimmo Dr.	New Inground Pool	53/38	Swimming Pool & Spa Design	
• 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.					
3. Stephen Cherner	196 Hummock Pond Rd	Landscape / Pool	65/30	Shelter 7	
• 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.					
4. Douglas Fisher	7 Paul Jones Rd	New Spa	30/68.1	Emeritus	
• 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.					
5. Milestone Property Mngmt	28A Evergreen Way	Pool	68/713.2	BPC	
• 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.					
6. Joan Bunting	3 Pine Tree St	Pool and Hardscape	68/228	Linda Williams	
• 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.					
7. Pamela Alexander	4 Mayhew Road	Pool	92.4/221	SMRD	
• 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. 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. Steven & Marian Wilson 04-6123	5 Surfside Rd	Addition & Lift	55/253	LINK

## VI. 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. 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>				
2. 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>				
3. 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>				
4. 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>				
5. 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>				
6. 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>				
7. 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>				
8. 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>				

9.	Eleven Lincoln Trust <b>08-4451</b>	32 Jefferson St.	Addition	30/132	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
10.	Housing Nantucket <b>04-6101</b>	31 Fairgrounds Rd	Solar & carport	66/283	Jardins Intl.
	• <i>Commissioners: to be added.</i>				

#### VII. 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.	Michael & Lily Springer	3 West Dover	Addition	55.4.1/170	LINK
2.	Julia Biondi	70 Orange Street	Outside Shower	55.4.1/88	Peter Fernandes
3.	Sandy Ack LLC	6 Sandy Drive	Move Off	29/76	NAG
4.	Sandy Ack LLC	6 Sandy Drive	New Dwelling	29/76	NAG
5.	Peter Michalowski	9R Bayberry Ln	New Dwelling	67/62	Brook Meerbergen
6.	Peter Michalowski	9R Bayberry Ln	Garage/Cabana	67/62	Brook Meerbergen
7.	Peter Michalowski	9R Bayberry Ln	Pool Hardscape	67/62	Brook Meerbergen
8.	Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
9.	Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
10.	High Tide Partners LLC	26 Douglas Way	New Dwelling	39/41	BPC
11.	High Tide Partners LLC	26 Douglas Way	Garage	39/41	BPC
12.	High Tide Partners LLC	26 Douglas Way	Shed	39/41	BPC
13.	High Tide Partners LLC	26 Douglas Way	Gazebo	39/41	BPC
14.	High Tide Partners LLC	26 Douglas Way	Pool	39/41	BPC
15.	Pamela Alexander	4 Mayhew Road	Cottage	92.4/221	SMRD
16.	High Cliff Trust	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
17.	High Cliff Trust	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
18.	John H Reilly Trust	113 Main Street	Hardscape,Driveway,Fencing,Gates	42.3.3/105	Jardins Intl
19.	John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
20.	Stephen Cherner	196 Hummock Pond Road	New Dwelling	65/30	Shelter 7
21.	NOTSOEASY LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
22.	Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Associates Inc.
23.	Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Associates Inc.
24.	Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
25.	Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams

#### VIII. 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 <b>01-5568</b>	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 <b>03-6038</b>	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.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Alterations	82/145	Val Oliver
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver.</i>				
6.	Tom Kershaw <b>03-5924</b>	121 Washington St	Deck	55.1.4/14	Val Oliver
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: Thornewill; Recused: Oliver</i>				
7.	Arline Bartlett <b>12-5454</b>	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
8.	Kathleen Psaradelis <b>03-6017</b>	7 Dooley CT	New Dwelling	68/153	David Nagys
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
9.	Juraj Bencat <b>03-5957</b>	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
10.	1 Caroline Way LLC <b>12-5414</b>	1 Caroline Way	Pool & hardscape	82-59	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
11.	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>				
12.	450 Green Park LLC <b>11-5272</b>	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
13.	31 Western LLC <b>03-6026</b>	31 Western Ave	Hotel, fenestration, stairs & ramp	87/94	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: Oliver.</i>				
14.	Victor Haley <b>03-5943</b>	94 Orange St.	Addition	55.4.1/57	Paul Dreher
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				

#### IX. 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>
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1.	Jason & Jennifer Mendelson	7a Sherburne TP	New dwelling	30/112	Studio Ppark
2.	Robert Moore	29 Cliff rd.	Addition dormer	42.4.4/6	NAG
3.	Robert O'Day	13 Chatham Rd	Shed	54/125	Robert O'Day
4.	Kevin and Kelly Purcell	32 Dukes Rd	New Dwelling	56/188	Topham Designs
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.	David Pekarcik	52R Hooper Farm Rd	New Dwelling	67/767.1	David Pekarcik
9.	David Pekarcik	52 Hooper Farm Rd	New Dwelling	67/316	David Pekarcik
10.	Ann Swart	94 Quidnet Rd	Main house Roof replacement	21/107	Thornewill Designs
11.	Ann Swart	94 Quidnet Rd	Garage Roof replacement	21/107	Thornewill Designs
12.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Dwelling	67/693	Normand Residential
13.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Garage/Studio	67/693	Normand Residential
14.	Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	Pool and Hardscaping	67/693	Normand Residential
15.	Ethan Devine	Tuckernuck	Re-roof MH	94/21	Val Oliver
16.	11 Hulbert LLC	11 Hulbert Ave	Fence and Driveway	29.2.3/2	Val Oliver
17.	Pelican Lake LLC	50 West Chester St	Gate, Fencing, Hardscaping	41/382	Jardin's International
18.	Andrew and Brooke Reger	7E Lincoln Ave	Fencing	42.4.1/8	Jardin's International
19.	Frank Twarog	18B Atlantic Ave	Brick Patio, Fence, Shell Driveway	55/24.2	Todd Farrell
20.	Milton Rowland	18 Mt. Vernon St	Roof change & rev 05-3784	55.4.4/32.1	Milton Rowland
21.	Sacha Ross	110 Surfside Rd	New Dwelling	80/6	SMRD
22.	Sacha Ross	110 Surfside Rd	Studio	80/6	SMRD
23.	Sacha Ross	110 Surfside Rd	Garage	80/6	SMRD
24.	Sacha Ross	110 Surfside Rd	Move-Off/ Demo Exist Garage	80/6	SMRD
25.	Mike Romano	55 Easton St	Addition to Existing Dwelling	42.4.1/68	Shelter 7
26.	Stephen Cherner	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
27.	David Gray	17 Clarendon St	New Garage	76.1.3/92	David Gray
28.	David and Kerry McElroy	14 North Star Ln	Fence	30/205	Sandcastle Contruc.
29.	Grey Lady LLC	32 Chuck Hollow Rd.	Move/Demo Garage	75/68	Normand Residential
30.	Grey Lady LLC	32 Chuck Hollow Rd.	New Cabana	75/68	Normand Residential
31.	Cohen Steven L Tr	8 Sachem Rd	New Garage/ Studio	30/239	Workshop APD
32.	8 Red Mill Ln LLC	8 Red Mill Ln	New dwelling	55/928	EMDA
33.	8 Red Mill Ln LLC	8 Red Mill Ln	New Guest House	55/928	EMDA
34.	Mathew Dacey	14 Plover Ln	New dwelling	12/53	EMDA
35.	Oceanview Hydroponics	33 Bartlett Farm Rd	Hydroponics Growing Factory	82/503	John Bartlett
36.	Pocomo 53 Nominee Tr	53 Pocomo Rd	Move or Demo	15/17	Robert Paladino
37.	Pocomo 53 Nominee Tr	53 Pocomo Rd	New dwelling	15/17	Robert Paladino
38.	Pocomo 53 Nominee Tr	53 Pocomo Rd	New House Garage	15/17	Robert Paladino
39.	Michael Altman	37 Sankaty Head Rd	Move MH	48/2	BPC
40.	Michael Altman	37 Sankaty Head Rd	Move GH	48.2	BPC
41.	31 Western Ave LLC	31 Western Ave	Hardscape	82/94	Ahern
42.	Ack 71 Orange St LLC	71 Orange St	New Garage	55.4.1/167	LINK
43.	Joshua Dalton	2 Mikes Dr	MH Add Egress Windows	66/75	LINK
44.	17 Ranger Rd LLC	17 Ranger Rd	Demo/ Move off Existing Garage	39/28	LINK
45.	17 Ranger Rd LLC	17 Ranger Rd	New Garage	39/28	LINK
46.	Johnson J Seward Jr Tr	73 Hulbert Ave	Cottage/ Window Replacement	29/5	Shelter 7
47.	Island Living LLC	4A Wamasquid Pl	Revisions to Existing COA	56/113.9	JB Studio
48.	Eileen Harkness	5 Gardner Perry	Roof Change	55/32.1	Thornewill Design

#### **X. OLD BUSINESS 05/17/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maxwell House LLC 02-5805 • <i>Commissioners: to be added</i>	15 Cliff Rd.	Addition & renovation	42.4.4/56	MCA+
2.	OHOM LLC • <i>Commissioners: to be added</i>	28 Main St Sconset	Gate	73.3.1/47	EMERITUS
3.	Richard Sotell • <i>Commissioners: to be added</i>	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
4.	God Bless Dad LLC • <i>Commissioners: to be added</i>	76 Baxter Rd.	Pool & hardscape	49/42	Atlantic Landscaping
5.	Sperau • <i>Commissioners: to be added</i>	21 Bank St. Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
6.	41 Monomoy LLC • <i>Commissioners: to be added</i>	42 Monomoy Rd.	New dwelling	57/79.1	EMERITUS
7.	55 Eel Point Holding LLC	55 Eel Point Rd	New garage	32/47	Botticelli + Pohl

- *Commissioners: to be added*
8. Stark Point LLC                      16 Easton St.                      New dwelling                      42.1.4/11                      Botticelli + Pohl
- *Commissioners: to be added*
9. Steven Cohen Trust **03-6013**                      12 Codfish Park Rd.                      Dormers & fenestration revision                      73.2.4/9                      Shelter 7
- *Commissioners: to be added*

Approved Minutes -	April 26, 28, 2022 & May 5, 2022
Review Minutes -	May 10 & 12, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>May 19<sup>th</sup>, at 1:00PM * HYBRID &amp; IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE RM.</b></li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	