



# 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Thursday May 26, 2022 at 1:00pm *HYBRID
<b>Location / Address</b>	CONFERENCE ROOM, 2 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>
<b>Please note:</b>	Ray Pohl, Chairman  <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>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Esmeralda Martinez, Land Use Specialist</b>	

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, 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.**

### I. PUBLIC COMMENT

### II. DISCUSSION

- Discussion of Sign Advisory Council regarding Faux Flower Arrangements.
- Discussion of Wind Turbines

### III. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NIR	9A S. Beach St	Wall Sign	42.4.2/58	Sign Here
2. NIR	9B S. Beach St	Wall Sign	42.4.2/58	Sign Here
3. Bill Cassidy	26 Easy St	New Sign	42.4.2/23	Dan Lemaitre
4. NIR	25 Centre St.	Projecting Sign	42.3.1/166	Cory & Piper
5. Clack LLC	33 Main St	Temporary Sign	42.3.1/211	Lauren Filippone
6. NIR	18 Federal St	Projecting Sign	42.3.1/72	Rich Amsinger

### IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Chris Loftus	8 ½ Evergreen	Cottage rev 07-4206		Linda Williams
2. 59 S Shore Rd NT	59 South Shore Rd	Hardscape & Spa	80/308	Cottage and Castle Inc
3. N.H. A	89 A & B Bartlett	Roof Replacement	66/410	Jim Lydon

### 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. Ocean Dojo LLC <b>03-5847</b>	20 Bartlett Farm Rd.	Pool & hardscape	65/76	Atlantic Landscape

• *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None.*

### 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. Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Sconset Gardener
2. High Tide Partners LLC	26 Douglas Way	New Dwelling	39/41	BPC
3. High Tide Partners LLC	26 Douglas Way	Garage	39/41	BPC
4. High Tide Partners LLC	26 Douglas Way	Shed	39/41	BPC
5. High Tide Partners LLC	26 Douglas Way	Gazebo	39/41	BPC
6. High Tide Partners LLC	26 Douglas Way	Pool	39/41	BPC
7. High Cliff Trust	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
8. High Cliff Trust	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
9. John H Reilly Trust	113 Main Street	Hardscape, Driveway, Fencing, Gates	42.3.3/105	Jardins Intl
10. John H Reilly Trust	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
11. Stephen Cherner	196 Hummock Pond Road	New Dwelling	65/30	Shelter 7
12. NOTSOEASY LLC	26 Easy Street	Curb Change	42.4.2/23	Emeritus
13. Amanda & Kevin Jacobs	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Associates Inc.
14. Amanda & Kevin Jacobs	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Associates Inc.

### 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. Peter Lochtefeld <b>04-6149</b>	11 Essex Rd	Rooftop Solar	67/605	Cotuit Solar
• <i>Commissioners: Camp, Coombs, Welch; Alternates: None; Recused: None</i>				
2. Cabko LLC <b>02-5787</b>	18B Bartlett Rd	Workshop-Reduction of height	67/133.1	NAG
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
3. 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>				
4. 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>				
5. Ocean Health LLC	9 Falmouth Ave	Deck & fenestration	82/423	JN Design
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: Oliver.</i>				
6. 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>				
7. 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>				
8. 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>				
9. 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>				
10. 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>				
11. 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>				
12. 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>				
13. 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>				
14. 31 Western LLC <b>03-6026</b>	31 Western Ave	Hotel, fenestration, stairs & ramp	87/94	Emeritus

- *Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: Oliver.*

15. Victor Haley **03-5943** 94 Orange St. Addition 55.4.1/57 Paul Dreher

- *Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None.*

### 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. 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 & Ivelina Eldridge	23 Beach Grass Rd	New Dwelling	68/382	Val Oliver
6. Lewis Kelsey	14 Darling St	Change Color	42.3.2/114	Lewis Kelsey
7. David Pekarcik	52R Hooper Farm Rd	New Dwelling	67/767.1	David Pekarcik
8. David Pekarcik	52 Hooper Farm Rd	New Dwelling	67/316	David Pekarcik
9. Ann Swart	94 Quidnet Rd	Main house Roof replacement	21/107	Thornewill Designs
10. Ann Swart	94 Quidnet Rd	Garage Roof replacement	21/107	Thornewill Designs
11. Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Dwelling	67/693	Normand Residential
12. Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	New Garage/Studio	67/693	Normand Residential
13. Fairgrounds Properties LLC	71 Fairgrounds (lot 1)	Pool and Hardscaping	67/693	Normand Residential
14. Ethan Devine	Tuckernuck	Re-roof MH	94/21	Val Oliver
15. 11 Hulbert LLC	11 Hulbert Ave	Fence and Driveway	29.2.3/2	Val Oliver
16. Afiz LLC	26 Naushon Way	Addition	80/190	Val Oliver
17. Pelican Lake LLC	50 West Chester St	Gate, Fencing, Hardscaping	41/382	Jardin's International
18. The Iren Hollo Zolo Family Tr	31 Low Beach Rd	Addition & move on site	74/36	Botticelli + Pohl
19. 16 Western Ave	16 Western Ave	Fence	87/72	Botticelli + Pohl
20. Frank Twarog	18B Atlantic Ave	Brick Patio, Fence, Shell Driveway	55/24.2	Todd Farrell
21. Milton Rowland	18 Mt. Vernon St	Roof change & rev 05-3784	55.4.4/32.1	Milton Rowland
22. Sacha Ross	110 Surfside Rd	New Dwelling	80/6	SMRD
23. Sacha Ross	110 Surfside Rd	Studio	80/6	SMRD
24. Sacha Ross	110 Surfside Rd	Garage	80/6	SMRD
25. Sacha Ross	110 Surfside Rd	Move-Off/ Demo Exist Garage	80/6	SMRD
26. Mike Romano	55 Easton St	Addition to Existing Dwelling	42.4.1/68	Shelter 7
27. Stephen Cherner	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
28. David Gray	17 Clarendon St	New Garage	76.1.3/92	David Gray
29. David and Kerry McElroy	14 North Star Ln	Fence	30/205	Sandcastle Contruc.
30. Grey Lady LLC	32 Chuck Hollow Rd.	Move/Demo Garage	75/68	Normand Residential
31. Grey Lady LLC	32 Chuck Hollow Rd.	New Cabana	75/68	Normand Residential
32. Cohen Steven L Tr	8 Sachem Rd	New Garage/ Studio	30/239	Workshop APD
33. 8 Red Mill Ln LLC	8 Red Mill Ln	New dwelling	55/928	EMDA
34. 8 Red Mill Ln LLC	8 Red Mill Ln	New Guest House	55/928	EMDA
35. Mathew Dacey	14 Plover Ln	New dwelling	12/53	EMDA
36. Oceanview Hydroponics	33 Bartlett Farm Rd	Hydroponics Growing Factory	82/503	John Bartlett
37. Pocomo 53 Nominee Tr	53 Pocomo Rd	Move or Demo	15/17	Robert Paladino
38. Pocomo 53 Nominee Tr	53 Pocomo Rd	New dwelling	15/17	Robert Paladino
39. Pocomo 53 Nominee Tr	53 Pocomo Rd	New House Garage	15/17	Robert Paladino
40. Michael Altman	37 Sankaty Head Rd	Move MH	48/2	BPC
41. Michael Altman	37 Sankaty Head Rd	Move GH	48.2	BPC
42. 31 Western Ave LLC	31 Western Ave	Hardscape	82/94	Ahern
43. Ack 71 Orange St LLC	71 Orange St	New Garage	55.4.1/167	LINK
44. Joshua Dalton	2 Mikes Dr	MH Add Egress Windows	66/75	LINK
45. 17 Ranger Rd LLC	17 Ranger Rd	Demo/ Move off Existing Garage	39/28	LINK
46. 17 Ranger Rd LLC	17 Ranger Rd	New Garage	39/28	LINK
47. Johnson J Seward Jr Tr	73 Hulbert Ave	Cottage/ Window Replacement	29/5	Shelter 7
48. Island Living LLC	4A Wamasquid Pl	Revisions to Existing COA	56/113.9	JB Studio
49. Eileen Harkness	5 Gardner Perry	Roof Change	55/32.1	Thornewill Design
50. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
51. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams

### IX. 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 <b>02-5805</b>	15 Cliff Rd.	Addition & renovation	42.4.4/56	MCA+
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
2. OHOM LLC <b>03-6026</b>	28 Main St Sconset	Gate	73.3.1/47	EMERITUS
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: None</i>				
3. Richard Sotell <b>02-5632</b>	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
• <i>Commissioners: Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				

4.	God Bless Dad LLC <b>03-6059</b>	76 Baxter Rd.	Pool & hardscape	49/42	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver Alternates: Welch, Thornewill; Recused: None.</i>				
5.	Melissa Sperau <b>12-5433</b>	21 Bank St. Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
6.	41 Monomoy LLC <b>03-5883</b>	41 Monomoy Rd.	New dwelling	57/79.1	EMERITUS
	• <i>Commissioners: Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: None.</i>				
7.	55 Eel Point Holding LLC	55 Eel Point Rd	New garage	32/47	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Pohl</i>				
8.	Stark Point LLC <b>04-6118</b>	16 Easton St.	New dwelling	42.1.4/11	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
9.	Steven Cohen Trust <b>03-6013</b>	12 Codfish Park Rd.	Dormers & fenestration revision	73.2.4/9	Shelter 7
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None.</i>				

#### **X. NEW BUSINESS 05/24/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason & Jennifer Mendelson	7a Sherburne TP	New Dwelling	30/112.1	Studio Park
2. Dean Cestari	2 Nautilus Ln	Pool	67/176.2	Waterscapes
3. Grey Lady LLC	32 Chuck Hollow Rd	Pool and Hardscape	75/68	Atlantic Landscaping
4. Francis Farrell	4 Westmoor Ln	Move off	41/12	Val Oliver
5. Andrea Oshea	10 Miller Ln	Move on	68/757	Val Oliver
6. James Sulzick/ Barbara Elder	12 Back St	Addition	55/35.2	Thornewill Design
7. Cary Akins	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
8. Beta & Kevin McNeen	10 Ackermuck Way	Add Pergola	41/618.1	Olson Twombly
9. Martin Howard	2 Back St	Rooftop Solar	55/359	Karen (Cotuit Solar)
10. Bob Harrington	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA
11. Sarah Bartlett	15 Arlington	Fencing Replacement	76.1.3/245	Sarah Bartlett
12. Maple Lane LLC	2 Maple Ln	New Dwelling	67/303	Dustin Maury
13. JK Baxter LLC	114 Baxter Rd	Extended 2 <sup>nd</sup> Floor Deck	48/35	Thornewill Design
14. Robert and Kate Keith	2 Capaum Rd	Rev. to 02-5732 Fenestration Revs.	30/218	Botticelli + Pohl
15. Robert and Jody Newman	6 Topping Lift	Move Shed	66/308	R. Newman
16. Robert and Jody Newman	6 Topping Lift	Revisions/ Solar Array	66/308	R. Newman
17. Bill and Andy Burke	54 Pochick	Relocate Garage	79/128	Emeritus
18. Sarah Murphy	Maple Ln (lot 4)	New main dwelling	67/303	Emeritus
19. Sarah Murphy	Maple Ln (lot 4)	New 2 <sup>nd</sup> Dwelling	67/303	Emeritus
20. Sarah Murphy	Maple Ln (lot 4)	New Garage	67/303	Emeritus
21. Elena Mont	11 Perry Ln	Change 3 Tab to Arch.	67/112.6	Stegra Group
22. Amanda Keller	4 Kittiwake Ln	Shed	68/623	Structures Unlimited
23. Kathleen Krall	15 Masaquet Ave	New Cabana	80/141	Botticelli + Pohl
24. Peter Anastos	21 Union St	Alteration	42.3.2/137	Topham Design
25. John Wise	10 Starbuck Rd	New Shed	59.3/62	Emeritus
26. John Wise	10 Starbuck Rd	New Pool	59.3/62	Emeritus
27. John Wise	10 Starbuck Rd	New Garage	59.3/62	Emeritus
28. One Chester Smiley LLC	1 Chester St	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
29. Wayne Berman	98 Tom Nevers Rd	New Shed	91/40	NAG
30. Wayne Berman	98 Tom Nevers Rd	New Cabana	91/40	NAG
31. Cannonbury Ln Holdings 1 LLC	30 Cannonbury Ln	New Patio	73/23	Ahern
32. David Pekarck	52 Hooper Farm Rd	New Garage	67/316	David Pekarck
33. David Pekarck	52R Hooper Farm Rd	New Garage	67/767.1	David Pekarck
34. Fleur-De-Lis Property LLC	8 Shimmo Pond	Pool	54/258	Botticelli + Pohl
35. Fleur-De-Lis Property LLC	8 Shimmo Pond	Pergola	54/258	Botticelli + Pohl
36. Fleur-De-Lis Property LLC	8 Shimmo Pond	New Shed	54/258	Botticelli + Pohl
37. Fleur-De-Lis Property LLC	8 Shimmo Pond	New Cabana	54/258	Botticelli + Pohl
38. Richard Kotalac Jr.	156 Miacomet Rd	Solar Roof Array	81/129	Ack Smart
39. Meg Glidden	24 Rugged Rd	Solar Roof Array	67/164	Ack Smart
40. 9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
41. 9 E Street LLC	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
42. Gail Johnson	21 S Water St	Repair Sidewalk	42.4.2/102	CWA
43. Swedish Foster LLC	18 Cannonbury Ln	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
44. Bryan and Toni Franz	10 Cannonbury Ln	New Shed	74/9	Workshop APD
45. 14 Bishops Rise LLC	14 Bishops Rise	Storage Shed	40/124	Emeritus
46. Jeffrey Greenburg	30 Orange St.	New Stoop and Roof Walk Revision	42.3.2/176	Emeritus
47. Wooster Peter and Anne B Tr	7 Wood Lily Rd	Addition/ Shed	67/804	Topham Design
48. NHA Properties Inc	31 Fairgrounds Rd (lot 1)	Add Copula and Vert. Siding	67/149	Emeritus
49. NHA Properties Inc	31 Fairgrounds Rd (lot 8)	Add Copula and Vert. Siding	67/149	Emeritus
50. Michael Ruby	31 Fairgrounds Rd	Exterior Fenestration	55/70	Emeritus

Approved Minutes -	May 10 & 12, 2022
Review Minutes -	May 17 & 19, 2022
Other Business -	<ul style="list-style-type: none"><li>• No meeting on May 31<sup>st</sup> we will be Honoring John McLaughlin for details email <a href="mailto:NantucketHonoringJohn@gmail.com">NantucketHonoringJohn@gmail.com</a> .</li><li>• Next HDC Meeting-<b>June 2<sup>nd</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	