



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)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday June 14, 2022 at 5:00pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 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
	Ray Pohl, Chairman
Please note:	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/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=6htl5Y2ZnBg>

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. COMMISSIONER'S COMMENTS

II. PUBLIC COMMENT

III. DISCUSSION

- Approve July- October HDC Schedule

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Robert Rizika	18 Maclean Ln	Fence Replacement	55/448	Robert Rizika

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. Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/145	Val Oliver
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver.</i>				
2. Lewis Kelsey 05-6261	14 Darling St	Change Color	42.3.2/114	Lewis Kelsey
• <i>Commissioners: Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Pohl.</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. David Pekarck 04-6213	52R Hooper Farm Rd	New Dwelling	67/767.1	David Pekarck
2. David Pekarck 04-6214	52 Hooper Farm Rd	New Dwelling	67/316	David Pekarck
3. Milton Rowland 05-6235	18 Mt. Vernon St	Roof change & rev 05-3784	55.4.4/32.1	Milton Rowland
4. Cohen Steven L Tr 05-6258	8 Sachem Rd	New Garage/ Studio	30/239	Workshop APD
5. Mathew Dacey 05-6315	14 Plover Ln	New dwelling	12/53	EMDA
6. Oceanview Hydroponics 05-6316	33 Bartlett Farm Rd	Hydroponics Growing Factory	82/503	John Bartlett
7. Pocomo 53 Nominee Tr 05-6290	53 Pocomo Rd	Move or Demo	15/17	Robert Paladino
8. Pocomo 53 Nominee Tr 05-6289	53 Pocomo Rd	New dwelling	15/17	Robert Paladino
9. Pocomo 53 Nominee Tr 05-6291	53 Pocomo Rd	New House Garage	15/17	Robert Paladino
10. Michael Altman 05-6292	37 Sankaty Head Rd	Move MH	48/2	BPC
11. Michael Altman 05-6293	37 Sankaty Head Rd	Move GH	48.2	BPC
12. 31 Western Ave LLC 05-6312	31 Western Ave	Hardscape	82/94	Ahern
13. Ack 71 Orange St LLC 05-6301	71 Orange St	New Garage	55.4.1/167	LINK
14. 17 Ranger Rd LLC 05-6302	17 Ranger Rd	Demo/ Move off Existing Garage	39/28	LINK
15. 17 Ranger Rd LLC 05-6303	17 Ranger Rd	New Garage	39/28	LINK
16. Johnson J Seward Jr Tr 05-6307	73 Hulbert Ave	Cottage/ Window Replacement	29/5	Shelter 7
17. Eileen Harkness 05-6314	5 Gardner Perry	Roof Change	55/32.1	Thornewill Design

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 02-5805	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 03-6026	28 Main St Sconset	Gate	73.3.1/47	EMERITUS
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs; Alternates: None; Recused: None</i>				
3. Richard Sotell 02-5632	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 03-6059	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 12-5433	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 03-5883	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 04-6118	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 03-6013	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. James Sulziek/Barbara Elder 05-6327	12 Back St	Addition	55/35.2	Thornewill Design
2. Cary Akins 05-6318	11 Washing Pond	Solar (Rooftop)	40/93	Sunwind
3. Martin Howard 05-6332	2 Back St	Rooftop Solar	55/359	Karen (Cotuit Solar)
4. Bob Harrington 05-6330	7 Sherburne Turnpike	Addition/ Renovation	30/112	MCA+
5. Maple Lane LLC 05-6335	2 Maple Ln	New Dwelling	67/303	Dustin Maury
6. JK Baxter LLC 05-6336	114 Baxter Rd	Extended 2 nd Floor Deck	48/35	Thornewill Design
7. Sarah Murphy 05-6351	Maple Ln (lot 4)	New main dwelling	67/303	Emeritus
8. Sarah Murphy 05-6380	Maple Ln (lot 4)	New 2 nd Dwelling	67/303	Emeritus
9. Sarah Murphy 05-6350	Maple Ln (lot 4)	New Garage	67/303	Emeritus
10. Peter Anastos 05-6373	21 Union St	Alteration	42.3.2/137	Topham Design
11. John Wise 05-6347	10 Starbuck Rd	New Shed	59.3/62	Emeritus
12. John Wise 05-6345	10 Starbuck Rd	New Pool	59.3/62	Emeritus

13.	John Wise 05-6346	10 Starbuck Rd	New Garage	59.3/62	Emeritus
14.	One Chester Smiley LLC 05-6355	1 Chester St	Rev. to COA for Roof Walk	42.4.3/18	Normand Residential
15.	Cannonbury Ln Holdings 1 LLC 05-6370	30 Cannonbury Ln	New Patio	73/23	Ahern
16.	David Pekarciak 05-6372	52 Hooper Farm Rd	New Garage	67/316	David Pekarciak
17.	David Pekarciak 05-6371	52R Hooper Farm Rd	New Garage	67/767.1	David Pekarciak
18.	Richard Kotalac Jr. 05-6361	156 Miacomet Rd	Solar Roof Array	81/129	Ack Smart
19.	9 E Street LLC 05-6359	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
20.	9 E Street LLC 05-6360	9 E Street	Solar Roof Array	60.2.1/6	Ack Smart
21.	Gail Johnson 05-6363	21 S Water St	Repair Sidewalk	42.4.2/102	CWA
22.	Swedish Foster LLC 05-6358	18 Cannonbury Ln	Revise Pool COA (06-3910)	74/13	Atlantic Landscaping
23.	Bryan & Toni Franz 05-6357	10 Cannonbury Ln	New Shed	74/9	Workshop APD
24.	Jeffrey Greenburg 05-6381	30 Orange St.	New Stoop & Roof Walk Revision	42.3.2/176	Emeritus
25.	NHA Properties Inc 05-6377	31 Fairgrounds Rd (lot 1)	Add Copula and Vert. Siding	67/149	Emeritus
26.	NHA Properties Inc 05-6378	31 Fairgrounds Rd (lot 8)	Add Copula and Vert. Siding	67/149	Emeritus
27.	Michael Ruby 05-6376	1 Fairgrounds Rd	Exterior Fenestration	55/70	Emeritus

XI. OLD BUSINESS 05/31/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brew Bean 01-5616	2 Candle House Lane	New dwelling	55.4.1/	Concept Design
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>				
2.	Joe Minella 03-5939	9 Gingly Lane	New dwelling	41/851	Robert Newman
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
3.	Joe Minella 04-6078	9 Gingly Lane	New 2 nd dwelling	41/851	Robert Newman
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
4.	Joe Minella 03-5937	9 Gingly Lane	Pool & Hardscape	41/851	Robert Newman
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
5.	Joe Minella 03-5938	9 Gingly Lane	Garage/Studio	41/851	Robert Newman
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
6.	Nick & Kacie Pappas 03-6067	7 Beaver St	Addition	55.1.4/82	Val Oliver
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Welch, Thornewill; Alternates: Dutra; Recused: Oliver, Camp</i>				
7.	2 Chestnut LLC 04-6091	2 Chestnut St	Color change	42.3.1/69	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
8.	88 Pocomo LLC 03-5885	88 Pocomo Rd.	Main House new dwelling	15/52	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
9.	88 Pocomo LLC 04-6092	88 Pocomo Rd.	New Guest house	15/52	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				

XII. NEW BUSINESS 06/07/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael and Darya Grant	6 Forrest Ave	Move On from 113 Madaket Rd	68/12	Link/ Thornewill D.
2.	55 Road LLC	56 South Shore Rd	New Dwelling	80/114	EMDA
3.	Maines Mulloy	28 Honeysuckle	New Dwelling with Garage	68/385	Val Oliver
4.	Sankaty LLC	49 Sankaty Rd	New Dwelling	49/66	Dustin Maury
5.	Michael Altman	37 Sankaty Head Rd	Revisions	48/2	BPC
6.	Kathleen M. Cannon Trust	26 Liberty St	Move Windows and Add Door	42.3.4/115	NAG
7.	Richmond Great Point	29 Beach Grass Rd	New Dwelling	68/379	KOH
8.	P Fox Nantucket LLC	20 Orange St	Hardscape/ Fence	42.3.2/70	Ahern
9.	Bank of America	65 Main St	Exterior Lighting	42.3.1/197	Bruce Bisbano
10.	Jesse Dutra	2 Sea Fox Circle	Basement Walkout	55/107.4	Jesse Dutra
11.	Almando Mason	39 Bartlett Rd	Roof replacement 3tab-arch	66/12	Almando Mason
12.	Scarlett O'Hara LLC	43 Nobadeer Farm Rd	Commercial Barn	69/17	Reid Builders
13.	Nadine Westcott	3 Angola St	Fence	55.4.1/62	Nadine Westcott
14.	Dan Schiff	22 Starbuck Rd	Fireplace Color Change	60/118	Dan Schiff
15.	John Kane	12 Pond Rd	Addition	56/295	Topham Design
16.	Jay Maroney	29 Rhode Island	Shed	60.3.1/132	Jay Maroney
17.	Jay Maroney	29 Rhode Island	Deck	60.3.1/132	Jay Maroney
18.	Bertyl Johnson	250 Madaket Rd	Addition	59.4/213	Brook Meerberger
19.	Patrick Quigley	10 Tashama Ln	Demo Shed	55/478	Patrick Quigley
20.	Patrick Quigley	10 Tashama Ln	Addition	55/478	Patrick Quigley
21.	Sankaty Head Foundation	100 Sankaty Rd	Windows, Doors, and Bathroom	49/115	NAG
22.	Island Living LLC	2B Longwood Dr	New Garage	71/13.4	JB Studio
23.	Sara Schwartz	27 Sconset Ave	Deck and New Door	49.2.3/23.1	JB Studio
24.	Sara Schwartz	27 Sconset Ave	Fence	49.2.3/23.1	JB Studio
25.	Faberia Biff	58 Walsh St	Roof Material Change	29/97	Emeritus
26.	Michael Pertieari	14 Flintlock	Pool and Hardscape	76/44	Waterscapes
27.	Melinda Johnson	131 Wauwinet Rd	Historic Determination	12/5	Alan Noll

28. Melinda Johnson	131 Wauwinet Rd	Elevate Historical Structure	12/5	Alan Noll
29. Jamie Kaplan	6 Joy St	Hardscape	55.4.4/32.2	Elaine Johnson
30. Over Here Over There Tr	82 Polpis Rd	Reno/ Addition	44/25.6	Gryphon Architects
31. Miroslava Ahern	6.2 Windy Way	Revisions to existing COA	67/864	Ahern
32. Jody and Robert Newman	6 Topping Lift	Garage Studio	66/308	Sandcastle Contract.
33. Mark & Sue Ellen Alderman	17 High Brush Path	Pool	56/375	Sandcastle Contract.
34. Mark & Sue Ellen Alderman	17 High Brush Path	Addition	56/375	Sandcastle Contract.
35. 31 Old South Rd LLC	31 Old South Rd	Commercial Mixed-Use Building	68/3	Val Oliver
36. Caleb Cressman	300 Polpis Rd	Demo Barn	20/11	Thornewill Design
37. Kerman Karen Tr	10 Holly St	Rev. to 2021-10-4888, Add Door	80/23	Thornewill Design
38. Melissa Kreiser	89 Washington St	Alteration	55.1.4/81	Melissa Kreiser
39. Jonathan Delgado	1 Parson Ln	Rooftop Solar	75/143	Cotuit Solar
40. Cannonbury Ln Partners LLC	7 Cannonbury Ln	Rev. to 08-1581	74/29	Patrick Lewis
41. Thomas/Margaret Montgomery	33 N. Liberty St	Outdoor Shower/ Arbor	41/157	Thomas/ Margaret
42. Ellen Hoeffel	85 Cliff Rd	Garage/Studio	30/167	Vallerlis
43. Rubinstein Bistany	51 Tennessee Ave	Demo or Move Garage	59.4/202	Brook Meerberger
44. Rubinstein Bistany	51 Tennessee Ave	Guest House (Move or Modify)	59.4/202	Brook Meerberger
45. Rubinstein Bistany	51 Tennessee Ave	New Main Dwelling	59.4/202	Brook Meerberger
46. Rubinstein Bistany	51 Tennessee Ave	New Garage	59.4/202	Brook Meerberger
47. Rubinstein Bistany	51 Tennessee Ave	New Pool/ Deck	59.4/202	Brook Meerberger
48. Green Family Trust	4 Doc Ryder Dr	Addition	66/220	Gryphon Architects
49. Okay Okay Café LLC	15 Washington St	Addition	42.3.1/99	BPC
50. Ack Tack LLC	19 Bishops Rise	Secondary Dwelling	40/31.3	Chris Hall Architects
51. Auburn Cottage LLC	46 Easton St	Relocate Shed	42.4.1/22	Botticelli + Pohl
52. Auburn Cottage LLC	46 Easton St	MH Add/Reno	42.4.1/22	Botticelli + Pohl
53. 44 Monomoy LLC	44 Monomoy Rd	MH Add/Reno	54/72	WAPD
54. 44 Monomoy LLC	44 Monomoy Rd	New Garage/ Studio	54/72	WAPD
55. Lilymoor LLC	1 Maxey Pond Rd	Pool	40/107	Val Oliver
56. Carison	2 Blueberry Ln	Fence	80/178	Val Oliver
57. 88 Pocomo LLC	88 Pocomo Rd	Sports Court	15/42	Ahern
58. 88 Pocomo LLC	88 Pocomo Rd	Pool/Hardscape	15/42	Ahern
59. Eel Point Holdings LLC	55 Eel Point Rd	Driveway/ Apron	32/47	Ahern
60. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
61. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams

XIII. OLD BUSINESS 06/14/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lions Foot LLC 03-5844 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None.</i>	9 Sherburne Way	MH move off or Demo	30/37	Topham Designs
2. Ocean Dojo LLC 03-5847 • <i>Commissioners: Pohl, Camp, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i>	20 Bartlett Farm Rd.	Pool & Hardscape	65/76	Atlantic Landscaping
3. Bishop Rise LLC 01-5597 • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>	20B Bishop Rise Rd.	Garage/cottage	40/127	Topham Designs
4. The Iren Hollo 05-6268 • <i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: Thornewill; Recused: Pohl</i>	31 Low Beach RD	Add/move on site	74/36	Botticelli + Pohl
5. Juraj Bencat 03-5957 • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	15 Wappossett Circle	Solar roof array	67/571	ACK Smart
6. Arline Bartlett 12-5454 • <i>Commissioners: to be added</i>	21 Pleasant St.	Windows, doors, sm addition	55.4.1/1	LINK

Approved Minutes -	June 2, 2022
Review Minutes -	June 7 & 9, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- June 16th, at 1:00PM * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE 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