



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 JUNE 21 PM 09:37
ORIGINAL POSTING NUMBER: T 567

RECEIVED
2022 JUN 22 AM 10:50
NANTUCKET TOWN CLERK
Posting Number:T 571

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices & agenda 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) – New Business |
| Day, Date, & Time | Thursday June 23, 2022 at 1:00pm *HYBRID |
| Location / Address | CONFERENCE ROOM, 2 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 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, Val Oliver, Stephen Welch

Associate Commissioners: Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Holly Backus, Esmeralda Martinez, Adrian Rodriguez & 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. 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 |

- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver.*

IV. 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. JP Hernandez 02-5689 | 328 Madaket Rd | Tesla Solar Rooftop | 60/103 | Tesla Energy |

- *Commissioners: Camp, McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch, Thornewill; Recused: Pohl.*

V. 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. Cary Akins 05-6318 | 11 Washing Pond | Solar (Rooftop) | 40/93 | Sunwind |
| 2. Gail Johnson 05-6363 | 21 S Water St | Repair Sidewalk | 42.4.2/102 | CWA |

VI. 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. 2 Chestnut LLC 04-6091 | 2 Chestnut St | Color change | 42.3.1/69 | Emeritus |
| 2. 88 Pocomo LLC 03-5885 | 88 Pocomo Rd. | Main House new dwelling | 15/52 | Emeritus |
| 3. 88 Pocomo LLC 04-6092 | 88 Pocomo Rd. | New Guest house | 15/52 | Emeritus |

- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*

VII. 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. Melinda Johnson | 131 Wauwinet Rd | Historic Determination | 12/5 | Alan Noll |
| 2. Melinda Johnson | 131 Wauwinet Rd | Elevate Historical Structure | 12/5 | Alan Noll |
| 3. 55 Road LLC | 56 South Shore Rd | New Dwelling | 80/114 | EMDA |
| 4. Maines Mulloy | 28 Honeysuckle | New Dwelling with Garage | 68/385 | Val Oliver |
| 5. Sankaty LLC | 49 Sankaty Rd | New Dwelling | 49/66 | Dustin Maury |
| 6. Kathleen M. Cannon Trust | 26 Liberty St | Move Windows & 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. Bank of America | 15 Sparks Ave | Exterior Lighting | 55/177 | Bruce Bisbano |
| 11. Scarlett O'Hara LLC | 43 Nobadeer Farm Rd | Commercial Barn | 69/17 | Reid Builders |
| 12. Nadine Westcott | 3 Angola St | Fence | 55.4.1/62 | Nadine Westcott |
| 13. Dan Schiff | 22 Starbuck Rd | Fireplace Color Change | 60/118 | Dan Schiff |
| 14. John Kane | 12 Pond Rd | Addition | 56/295 | Topham Design |
| 15. Jay Maroney | 29 Rhode Island | Shed | 60.3.1/132 | Jay Maroney |
| 16. Jay Maroney | 29 Rhode Island | Deck | 60.3.1/132 | Jay Maroney |
| 17. Beryl Johnson | 250 Madaket Rd | Addition | 59.4/213 | Brook Meerberger |
| 18. Patrick Quigley | 10 Tashama Ln | Demo Shed | 55/478 | Patrick Quigley |
| 19. Patrick Quigley | 10 Tashama Ln | Addition | 55/478 | Patrick Quigley |
| 20. Sankaty Head Foundation | 100 Sankaty Rd | Windows, Doors, & Bathroom | 49/115 | NAG |
| 21. Island Living LLC | 2B Longwood Dr | New Garage | 71/13.4 | JB Studio |
| 22. Faberia Biff | 58 Walsh St | Roof replacement | 29/97 | Emeritus |
| 23. Jamie Kaplan | 6 Joy St | Hardscape | 55.4.4/32.2 | Elaine Johnson |
| 24. Jody & Robert Newman | 6 Topping Lift | Garage Studio | 66/308 | Sandcastle Contract. |
| 25. 31 Old South Rd LLC | 31 Old South Rd | Commercial Mixed-Use Building | 68/3 | Val Oliver |
| 26. Caleb Cressman | 300 Polpis Rd | Demo Barn | 20/11 | Thornewill Design |
| 27. Kerman Karen Tr | 10 Holly St | Rev. to 2021-10-4888, Add Door | 80/23 | Thornewill Design |
| 28. Melissa Kreiser | 89 Washington St | Front house Trim Color change | 55.1.4/81 | Melissa Kreiser |
| 29. Melissa Kreiser | 89 Washington St | Back house Trim color change | 55.1.4/81 | Melissa Kreiser |
| 30. Jonathan Delgado | 1 Parson Ln | Rooftop Solar | 75/143 | Cotuit Solar |
| 31. Thomas/Margaret Montgomery | 33 N. Liberty St | Outdoor Shower/ Arbor | 41/157 | Thomas/ Margaret |
| 32. Ellen Hoeffel | 85 Cliff Rd | Garage/Studio | 30/167 | Vallerlis |
| 33. Rubinstein Bistany | 51 Tennessee Ave | Demo or Move Garage | 59.4/202 | Brook Meerberger |
| 34. Rubinstein Bistany | 51 Tennessee Ave | Guest House (Move or Modify) | 59.4/202 | Brook Meerberger |
| 35. Rubinstein Bistany | 51 Tennessee Ave | New Main Dwelling | 59.4/202 | Brook Meerberger |
| 36. Rubinstein Bistany | 51 Tennessee Ave | New Garage | 59.4/202 | Brook Meerberger |
| 37. Rubinstein Bistany | 51 Tennessee Ave | New Pool/ Deck | 59.4/202 | Brook Meerberger |
| 38. Green Family Trust | 4 Doc Ryder Dr | Addition | 66/220 | Gryphon Architects |
| 39. Okay Okay Café LLC | 15 Washington St | Addition | 42.3.1/99 | BPC |
| 40. Ack Tack LLC | 19 Bishops Rise | Secondary Dwelling | 40/31.3 | Chris Hall Architects |
| 41. Auburn Cottage LLC | 46 Easton St | Relocate Shed | 42.4.1/22 | Botticelli + Pohl |
| 42. Auburn Cottage LLC | 46 Easton St | MH Add/Reno | 42.4.1/22 | Botticelli + Pohl |
| 43. 44 Monomoy LLC | 44 Monomoy Rd | MH Add/Reno | 54/72 | WAPD |

| | | | | | |
|-----|------------------------|-----------------|----------------------|--------|----------------|
| 44. | 44 Monomoy LLC | 44 Monomoy Rd | New Garage/ Studio | 54/72 | WAPD |
| 45. | 88 Pocomo LLC | 88 Pocomo Rd | Sports Court | 15/42 | Ahern |
| 46. | 88 Pocomo LLC | 88 Pocomo Rd | Pool/Hardscape | 15/42 | Ahern |
| 47. | Eel Point Holdings LLC | 55 Eel Point Rd | Driveway/ Apron | 32/47 | Ahern |
| 48. | Nantucket Shire LLC | 30 Dukes Rd | New Dwelling | 56/189 | Linda Williams |
| 49. | Nantucket Shire LLC | 30 Dukes Rd | Move Shed & Addition | 56/189 | Linda Williams |

VII. 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 | 9 Sherburne Way | MH move off or Demo | 30/37 | Topham Designs |
| | • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None.</i> | | | | |
| 2. | Ocean Dojo LLC 03-5847 | 20 Bartlett Farm Rd. | Pool & Hardscape | 65/76 | Atlantic Landscaping |
| | • <i>Commissioners: Pohl, Camp, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i> | | | | |
| 3. | Bishop Rise LLC 01-5597 | 20B Bishop Rise Rd. | Garage/cottage | 40/127 | Topham Designs |
| | • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i> | | | | |
| 4. | The Iren Hollo 05-6268 | 31 Low Beach RD | Add/move on site | 74/36 | Botticelli + Pohl |
| | • <i>Commissioners: Camp, Coombs, Oliver, Welch, Dutra; Alternates: Thornewill; Recused: Pohl</i> | | | | |
| 5. | Juraj Bencat 03-5957 | 15 Wappossett Circle | Solar roof array | 67/571 | ACK Smart |
| | • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i> | | | | |
| 6. | Arline Bartlett 12-5454 | 21 Pleasant St. | Windows, doors, sm addition | 55.4.1/1 | LINK |
| | • <i>Commissioners: to be added</i> | | | | |
| 7. | Amanda & Kevin Jacobs 04-6226 | 4 Rays Court | Addition & Historical Reno | 42.3.2/3 | Design Assoc Inc. |
| | • <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: Oliver; Recused: None</i> | | | | |

IX. NEW BUSINESS 06/21/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------|------------------------|--------------------------------|-------------------|------------------------------|
| 1. | Cornell French | 35 Main St (Sconset) | Porch Rails Change | 73.3.1/7 | Normand Residential |
| 2. | 17 Ranger Rd LLC | 17 Ranger Rd | Replace Window | 39/28 | LINK |
| 3. | Sam Phelan | 65 Pleasant St | New Fence | 55/36.2 | Sam Phelan |
| 4. | Christopher Maroney | 9 Swift Rock | Extend Rear Deck | 40/69 | Pehhl |
| 5. | 18 Sherburne TP Nominee Tr | 18 Sherburne TP | New Dwelling | 30/196 | S. Metz |
| 6. | Anna & Daniel Day | 7 Bayberry | New Dwelling | 67/61 (lot A) | Val Oliver |
| 7. | Lisa Dobue Holby | 19 Low Beach Rd | 2 nd Dwelling | 74/83 | Val Oliver |
| 8. | Decatur XIX LLC | 12 Westerwyck Wy | Alterations to Existing House | 82/64 | Val Oliver |
| 9. | John O'Toole | 1 McGarveys Wy | New Shed | 72/7 | Thornewill Design |
| 10. | 308 Madaket Rd LLC | 308 Madaket Rd | Addition | 60.2.1/67 | EMDA |
| 11. | Patrick Bailey | 3 Doc Ryder Dr | New Shed | 66/210 | JB Studio |
| 12. | Elizabeth Dorn | 23 Front St | Roof Change (3 tab – Arch) | 73.1.3/92 | James Lydon |
| 13. | Ocean Dojo LLC | 20 Bartlett Farm Rd | Revisions to 5756 | 65/76 | BPC |
| 14. | 4.5 Cathcart LLC | 4.5 Cathcart Rd | Demo Widows Walk | 54/82 | David Nagys |
| 15. | 4.5 Cathcart LLC | 4.5 Cathcart Rd | Driveway Change | 54/82 | David Nagys |
| 16. | Hospital Thrift Shop Inc | 17 India St | Deck Removable Bridge | 42.3.1/117 | EMDA |
| 17. | Vanessa Traniello | 2 Seven Mile Ln | Add Spa | 72/52 | E. Kaminski |
| 18. | Charles Dermody | 11 Hydrangea Ln | New Shed | 73/93 | Structures Unlimited |
| 19. | Robert Frederick | 25 Meadow View Dr | Addition/ Windows | 56/284 | NAG |
| 20. | Sam Aloisi | 16 Greglen Ave | Add Dormer | 68/183 | Thornewill Design |
| 21. | 14 MVR LLC | 14 Madaquecham Valley | New Shed | 89/13 | Emeritus |
| 22. | Jim & Cindy Helfrich | 37 Fair St | Alterations/ Add Covered Porch | 42.3.2/212 | Emeritus |
| 23. | Richmond Great Point Pt | 1 Violet Pl | New Commercial Building | 68/340 | KOH |
| 24. | Richmond Great Point Pt | 2 Violet Pl | New Commercial Building | 68/340 | KOH |
| 25. | Richmond Great Point Pt | 3 Violet Pl | New Commercial Building | 68/340 | KOH |
| 26. | Julia Morash | 18 ½ Gray Ave | Mainhouse Alteration | 67/183.1 | Thornewill Design |
| 27. | Julia Morash | 18 ½ Gray Ave | New Shed | 67/183.1 | Thornewill Design |
| 28. | Julia Morash | 18 ½ Gray Ave | New Cottage | 67/183.1 | Thornewill Design |
| 29. | Westmoor Club | 105 West Chester St | Revisions prev. approved COA | 41/805 | JGGA |
| 30. | Westmoor Club | 109 West Chester St | Revisions prev. approved COA | 41/806 | JGGA |
| 31. | Cailen Casey | 77 Sparks Ave | Hardscape/ Driveway | 55/138.1 | Cailen Casey |
| 32. | Jennifer Dobue Cheul | 1 Stone Post Wy | Garage Apt | 74/82 | Val Oliver |
| 33. | Tom Larrabee | 101 Hummock Pond Rd | Revisions 1500 | 56/67 | Val Oliver |
| 34. | Ishmael Tr | 14 Hinckley Ln | Addition | 30/232 – 233 | Zaras & Neudorfer Architects |
| 35. | 26 Pine Crest LLC | 26 Pine Crest | New Dwelling | 68/426 | EMDA |
| 36. | 18 Center St LLC | 18 Center St (Sconset) | Addition/ Raise Roof | 73.1.3/105 | Twig Perkins |
| 37. | Pensco Tr Company | 27 S. Cambridge St | Heat Pump Condens./ Mini Split | 59.3/30 | S. Shore Climate Control |
| 38. | Susan O'Malley | 10 New Mill St | New Deck | 59.4.4/9 | Boris Nikolov |
| 39. | Susan O'Malley | 10 New Mill St | Fence | 59.4.4/9 | Boris Nikolov |
| 40. | Horchow & Routman | 33 Cliff Rd | MH Fenestration, Ramp, Dormer | 42.4.4/5 | CWA |

| | | | | |
|------------------------------|----------------------|--------------------------------|----------------|-------------------|
| 41. Horchow & Routman | 33 Cliff Rd | Guest House, Addition/ Fenest. | 42.4.4/5 | CWA |
| 42. Horchow & Routman | 33 Cliff Rd | Garage | 42.4.4/5 | CWA |
| 43. Clarke Browne | 23 Ocean Ave | Addition | 73.3.1/19 | Angus Macleod |
| 44. India & Rose Tr | 28 India St | Fenestration Rev 02-5776 | 42.3.4/108 | Botticelli + Pohl |
| 45. Maureen Di Luca | 6 Gold Star | Roof replacement | 55/188 | Johnson |
| 46. Frank Rovinski | 33 Main St (Sconset) | Reno/ Alteration | 73.4.2/34 | Emeritus |
| 47. Chicken Box | 12 Dave St (Bldg. 1) | New Dwelling | 55/158 | Emeritus |
| 48. Chicken Box | 12 Dave St (Bldg. 2) | New Dwelling | 55/158 | Emeritus |
| 49. Glidden | 24 Rugged Rd | Move off Dwelling | 67/164 | Emeritus |
| 50. HMSW LLC | 25 Sankaty Head | MH Addition/ Demolition | 48/3 | Emeritus |
| 51. HMSW LLC | 25 Sankaty Head | New Shed | 48/3 | Emeritus |
| 52. Guy Wisinski | 13 Arkansas Ave | Solar Roof Array | 59.4/158 | Ack Smart |
| 53. Kevin Hayes | 5 Fairfield St | Solar Roof Array | 76.4.1/320 | Ack Smart |
| 54. Ack N. Star Property LLC | 11 Ellen's Wy | Solar Roof Array | 81/188 | Ack Smart |
| 55. Sergey & Yuliya Chumak | 8 Parson Ln | New Pool/ Cabana | 75/97 | WAPD |
| 56. Ack N Back LLC | 33 Quidnet Rd | Move Off/ Demo | 21/27.2 | WAPD |
| 57. Ack N Back LLC | 33 Quidnet Rd | Primary Dwelling | 21/27.2 - 27.4 | WAPD |
| 58. Ack N Back LLC | 33 Quidnet Rd | Garage Studio | 21/27.4 | WAPD |
| 59. Ack N Back LLC | 33 Quidnet Rd | Pool Cabana | 21/27.4 | WAPD |

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|--------------------|--|
| Approved Minutes - | June 7 & 9, 2022 |
| Review Minutes - | June 14 & 16, 2022 |
| Other Business - | <ul style="list-style-type: none"> • Next HDC Meeting- June 27th, 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 |