



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 JUN 22 AM 10:21

Original Posting Number: T 619

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)

RECEIVED

2021 JUN 23 AM 10:10
NANTUCKET TOWN CLERK
Posting Number:T 624

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Thursday June 24, 2021; 01:00 PM – HYBRID MEETING
Location / Address	PLUS Conference Room, 2 Fairgrounds Rd, Nantucket, MA

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: Cathy Flynn, Land Use Specialist

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

To join the Historic District Commission meeting click on the Zoom Link below:

<https://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 feed, click here: <https://www.youtube.com/watch?v=dCxzbbboxoI>

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice-Chair), John McLaughlin, Abby Camp, Val Oliver

Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

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. ELECTION OF OFFICERS

III. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jack Pearson	2A Longwood Drive	280 sf addition	71/13.3	SMRD

2. Dan Wight 15 Milestone Crossing Renew COA 55021 68/457 Sanne Payne

IV. OLD BUSINESS (05/25/21)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Josh Gregg 05-3714	2 Sandplain Drive	Pool and hardscape	68/356	Swimming Pool & Design

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

V. NEW BUSINESS (06/07/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Josh Morash 05-3885	8 Bayberry Lane – Lot A	Move/demo	67/72	Val Oliver Design
2. Josh Morash 05-3886	8 Bayberry Lane – Lot A	New dwelling	67/72	Val Oliver Design
3. Jeff Morash 05-3881	8 Bayberry Lane – Lot B	New dwelling w/ garage	67/72	Val Oliver Design
4. Laurence Goode 05-3887	10 Grey Lady Lane	New dwelling	66/705	Val Oliver Design
5. Lawrence Conway 05-3891	167 Surfside Road	New dwelling	87/118	Val Oliver Design
6. Linda Towne 05-3884	5 Evergreen Way – Lot B	New dwelling	68/726	Val Oliver Design
7. Jacob Martinson 05-3883	16 W York Lane	New dwelling	55/8.2	Val Oliver Design
8. Diane Catino Etal 05-3892	11 D Street	New dwelling	60/2.1	Ethan McMorrow
9. Tomaiolo Development 05-3901	3 Raceway Drive	Move off/demo	66/281	Ethan McMorrow
10. 3 Raceway Drive LLC 06-3964	3 Raceway Drive	New dwelling	66/281	Sophie Metz
11. Town of Nantucket 05-3897	58 Bunker Road	New metal shop building	78/119	S.M. Roethke
12. Hatcreek Cattle Co. 05-3898	15 Beach Grass Road	New dwelling	68/394	Karsten Reinemo
13. Patti Duester 05-3876	13 Monomoy Road	As-built fence	54/198	Self
14. Magnus Nicolin 06-3957	6 Brier Patch Road	Rooftop solar	21/136	Karen Alence
15. Robert Meyer Jr. 06-3961	307 Polpis Road	Renovate barn	25/39	CWA
16. 5 Sherburne Way 06-3958	5 Sherburne Way	New Guest House	30/38	Botticelli & Pohl
17. Kristen Engle Trust 06-3979	90 Pocomo Road	Pool and hardscape	15/43	CWA
18. Howard + Holt	10 Bayberry Lane	Addition	67/71	Newman Inc.
19. Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
20. Robert Newman 06-3972	6 Topping Lift Road	Addition/garage	66/308	Robert Newman
21. Downyflake Inc 06-3974	14 West Creek Road	Commercial building	55/175	Robert Newman
22. Downyflake Inc 06-3971	14 West Creek Road	Rooftop solar array	55/175	Robert Newman
23. Stuart Whitlock 06-3965	101 Orange Street	As-built fence	55.1.4/17	Self
24. 17 Lincoln Realty Trust 06-3968	17 Lincoln Circle	Pool and hardscape	30/18	Ben Champoux
25. Gary Winn 06-3960	25 N Water St	Window replacement	42.4.2/2.1	Linda Williams
26. Peter Dupont 06-3963	47 Millbrook Road	New dwelling	56/231	Ethan McMorrow
27. Tim Quinlisk 06-3962	88 Quidnet Road	Rev 03-0793; add dormer	21/109	Botticelli + Pohl
28. Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Architects
29. Tim Vieth 06-3912	3 Gladlands Avenue	Pool and hardscape	88/234	Atlantic Landscaping
30. Aileen Newquist 06-3911	29 Main Street	Pool and hardscape	73.3.1/9	Atlantic Landscaping
31. Rhack LLC 06-3909	20 Sherburne Tpk	Pool and hardscape	30/195	Atlantic Landscaping
32. Brian Nester 06-3908	4 E Lincoln Avenue	Pool and hardscape	42.4.1/49	Atlantic Landscaping
33. Local Buoy Props 05-3890	39 Beach Grass Road	New duplex	66/368	Val Oliver Design
34. 41 Beach Grass LLC 06-3953	41 Beach Grass Road	New dwelling	68/367	Val Oliver Design
35. 43 Beach Grass LLC 06-3952	43 Beach Grass Road	New dwelling	66/358	Val Oliver Design
36. John Barry 06-3956	22 Eel Point Road	New guest house	40/45	Emeritus
37. John Barry 06-3955	22 Eel Point Road	New garage	40/45	Emeritus
38. Barbara Henderson 06-3981	6A Silver Street	Spa and hardscape	55.4.1/184.1	Waterscapes
39. Thomas Wynn Trst 06-3966	10 Moors End Lane	Addition	43/214	Studio Ppark
40. Kingfisher R.T. 05-3719	278 Polpis Road	Rev 2488 relocate on site	25/2	Gryphon Architects

VI. OLD BUSINESS (06/15/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Peter Garren 04-3615	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver; Alternates: None; Recused: Camp (stepped out)</i>				
2. Eliza Silva 04-3391	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
3. Jennifer Khoury 05-3768	27 W Chester Street	Spa	42.3.4/2	David Troast
• <i>Commissioners: Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Pohl</i>				
4. Westmoor Club 05-3636	109 W Chester St	Dorm A	41/805	JGG Architects
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5. Westmoor Club 05-3637	105 W Chester St	Dorm B	41/805	JGG Architects
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
6. Carol Anne Surface 04-3605	47 Warren's Landing	New dwelling	38/34	BPC

- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
- 7. Carol Anne Surface **04-3606** 47 Warren's Landing Studio 38/34 BPC
- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
- 8. Carol Anne Surface **04-3607** 47 Warren's Landing Pool 38/34 BPC
- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
- 9. 14 MVR LLC **04-3420** 14 Madequecham Valley Road New dwelling 89/13 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
- 10. Frederick Hahn **05-3797** 50 Eel Point Road Pool and hardscape 32/25.1 Atlantic Landscaping
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
- 11. Zero India Street **03-3268** 1 Cambridge Street Addition 42.3.1/150.2 Emeritus
- *Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None*
- 12. One Folger Road, LLC **05-3642** 1 Folger Road Studio 30/195.1 Studio Ppark
- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
- 13. Delores Martin **05-3796** 80 Easton Street Spa & fence 42.4.2/6 Self
- *Commissioners: Coombs, McLaughlin, Oliver, Thornewill, Alternates: None; Recused: None*

VI. NEW BUSINESS (06/21/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Marine	14 Sun Island Road	Rooftop solar	69/105	ACK Smart
2.	Corey Gammill	56 Miacomet Ave	Rooftop solar	67/350	ACK Smart
3.	Richard Meisenberg	86 Polpis Road	Pool, spa, and hardscape	44/25.4	Ahern
4.	Timothy Quinlisk	88 Quidnet Road	Patio	21/104	Ahern
5.	Mike White	8 Grey Lady Lane	New dwelling	66/704	Val Oliver Design
6.	Jack Barry	1 Goose Cove Way	Rev 69708; downsize pool	59.4/133	Val Oliver Design
7.	Amy Ambrecht	13 Giny Lane	Rev 71359 pool and spa	41/850	Robert Newman
8.	Phil Pastan	16 Beach Grass Road	New dwelling	68/384	KOH Architecture
9.	Phil Pastan	18 Beach Grass Road	New dwelling	68/383	KOH Architecture
10.	Michael Herbert	4 Harbor View Way	Revisions to spa and hardscape	42.4.1/30	Topham Design
11.	Fredrick Hahn	50 Eel Point Road	Shed	32/25.1	Ethan McMorro
12.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane	New dwelling	73/89	Brook Meerbergen
13.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane	Pool and hardscape	73/89	Brook Meerbergen
14.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane Lot 5	New dwelling	73/89	Brook Meerbergen
15.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane Lot 5	Pool	73/89	Brook Meerbergen
16.	Norbonne LLC	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
17.	Boughrum Fam NT	28 Old Tom Nevers Road	Windows	92.4/252	Self
18.	Letini Salvatore	20 Field Ave	Main house addition	80/149	Chip Webster
19.	Letini Salvatore	20 Field Ave	Addition	80/149	Chip Webster
20.	Letini Salvatore	20 Field Ave	Pool	80/149	Chip Webster
21.	Letini Salvatore	20 Field Ave	Pool cabana	80/149	Chip Webster
22.	Deborah Dilworth	44 Pleasant Street	Main house roof	55.4.1/180	Linda Williams
23.	Deborah Dilworth	44 Pleasant Street	Garage roof	55.4.1/180	Linda Williams
24.	NHA	89 A-B Bartlett Road	AC and roof overhang	66/410	Linda Williams
25.	61 Fairgrounds LLC	61 Fairgrounds Rd Lot A	MH color change	67/173	Linda Williams
26.	61 Fairgrounds LLC	61 Fairgrounds Rd Lot A	Cottage color change	67/173	Linda Williams
27.	6 OWF Road LLC	6 Old Westmoor Farm Rd	Pool	41/821	Ahern
28.	John Dalton	30 Vestal Street	Pool/patio	41/45	Ahern
29.	22 Easton LLC	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
30.	Lot 27 North Mill LLC	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	Brook Meerbergen
31.	Lot 27 North Mill LLC	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	Brook Meerbergen
32.	Jessica Millard	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
33.	Anna Samuels	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
34.	17 FGR ACK, LLC	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
35.	17 FGR ACK, LLC	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
36.	Hayden Hurley Tr	5 Sandy Drive	MH move off to 11 Hulbert Ave	29/74	Val Oliver Design
37.	11 Hulbert, LLC	11 Hulbert Avenue	MH move on from 5 Sandy Drive	29.2.3/2	Val Oliver Design
38.	Hayden Hurley Tr	5 Sandy Drive	Studio move off to 11 Hulbert Ave	29/74	Val Oliver Design
39.	11 Hulbert, LLC	11 Hulbert Avenue	Studio move on fr m 5 Sandy Drve	29.2.3/2	Val Oliver Design
40.	Nant. Whales End II LLC	43 Squam Road	Gym building	13/24	Mark Cutone Arch.
41.	Nant. Whales End II LLC	43 Squam Road	Pool	13/24	Mark Cutone Arch.
42.	Nant. Whales End II LLC	43 Squam Road	Sport court	13/24	Mark Cutone Arch.
43.	Eloy Nava	79 Milk Street	Garage addition and color change	56/213	SMRD

44. Brian Harris	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
45. Brian Harris	51 Weweeder Avenue	Move off/demo shed	88/12	Emeritus
46. Brian Harris	51 Weweeder Avenue	New dwelling	88/12	Emeritus
47. Robin Tweedy	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
48. Nantucket Inves. Holding	22 Pocomo Road	New dwelling	14/73.1	Emeritus
49. Housing Nantucket	31 Fairgrounds Road	New dwelling 1	67/149	Emeritus
50. Housing Nantucket	31 Fairgrounds Road	New dwelling 2	67/149	Emeritus
51. Housing Nantucket	31 Fairgrounds Road	New dwelling 3	67/149	Emeritus
52. Housing Nantucket	31 Fairgrounds Road	New dwelling 8	67/149	Emeritus
53. NISDA	55 Wauwinet Road	Move on from 71 Washington	14/23	BPC
54. NISDA	55 Wauwinet Road	Move on from 71 Washington	14/23	BPC
55. Mark Atkinson`	82 Baxter Road	Addition	49/39	Botticelli + Pohl
56. Fleur De Lis	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
57. Fleur De Lis	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
58. Fleur De Lis	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
59. Parren Nantucket	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
60. Parren Nantucket	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
61. Howard Martin	2 Back Street	Move off/demo	55/359	LINK
62. Howard Martin	2 Back Street	New dwelling	55/359	LINK
63. Richard Arnold	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold

VIII. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	June 11, 15 & 17, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday June 29, 2021 at 5:00PM at 4 Fairground Rd Community Room • HDC Meeting Schedule Update • Coastal Resilience Plan Virtual Open House #2, June 24, 2021, 6-8pm. Registration to attend: https://www.eventbrite.com/e/nantucket-coastal-resilience-plan-open-house-2-tickets-154033750093 • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	