



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 JUN 01 PM 02:01

Original Posting Number: T 646

**\*\*Time Change\*\***

**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 JUL 01 PM 02:50  
NANTUCKET TOWN CLERK  
Posting Number:T 648

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Tuesday July 06, 2021 at <b>5:00 PM IN-PERSON MEETING</b>
<b>Location / Address</b>	Public Safety Facility, Community Room, 1 <sup>st</sup> floor, 4 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](http://www.nantucket-ma.gov)

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

**Commissioners:** Ray Pohl (Chair), Abby Camp (Vice-Chair), Diane Coombs, John McLaughlin, 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. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barsamian Trust	97 Cliff Road	Rev 1409; shed	30/636	Val Oliver Design
2.	Jesse Boyd	21 Tashama Lane	532sf addition	55/465	Thornewill Design
3.	Terry Noyes, et al	17 Hooper Farm Road	Driveway apron	55/220.3	Permits Plus
4.	Rascius Raimoncas	10 Nanina Drive	Outdoor shower + hardscape	67/586	Self
5.	NHA	89 A-B Bartlett Road	AC and roof overhang	66/410	Linda Williams
6.	Jeffrey Titley	6B Yompasham	Shed	55/541.2	Link

7.	Grey Lady LLC	32 Chuck Hollow Road	Trim color change	75/68	Self
8.	Mid Island Service	43 Sparks Ave	Window change	55/267.3	EMDA
9.	Allie Scheffelin	23 Starbuck Road	Shed	60/107	Structures Unlimited
10.	Dana Volman	51 Ridge Lane	Fenestration change	38/60	NAG

### III. 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.	Douglas Hyde	8 Creek Lane	Mini split heat pump	38/96	South Shore Climate
	• Due to lack of visibility				
2.	Back 41 LLC	105 Tom Nevers Road	Pool, driveway, patio	91/25	Ahern LLC
	• Pool must not be visible at time of inspection and in perpetuity				

### IV. 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.	Housing Nantucket	31 Fairgrounds Road	New dwelling 1	67/149	Emeritus
2.	Housing Nantucket	31 Fairgrounds Road	New dwelling 2	67/149	Emeritus
3.	Housing Nantucket	31 Fairgrounds Road	New dwelling 3	67/149	Emeritus
4.	Housing Nantucket	31 Fairgrounds Road	New dwelling 8	67/149	Emeritus
5.	Stuart Whitlock 06-3965	101 Orange Street	As-built fence	55.1.4/17	Self
6.	Barbara Henderson 06-3981	6A Silver Street	Spa and hardscape	55.4.1/184.1	Waterscapes
7.	Kingfisher R.T. 05-3719	278 Polpis Road	Rev 2488 relocate on site	25/2	Gryphon Architects

### V. 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.	Patti Duester 05-3876	13 Monomoy Road	As-built fence	54/198	Self
	• <i>Commissioners: Camp (acting), McLaughlin, Oliver, Thornewill, Welch; Alternates: None; Recused: None</i>				
2.	Peter Garren 04-3615	36 Pocomo Road	2 <sup>nd</sup> dwelling/garage	14/79	NAG
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver; Alternates: None; Recused: Camp (stepped out)</i>				
3.	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>				
4.	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>				
5.	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>				
6.	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>				
7.	Carol Anne Surface 04-3605	47 Warren's Landing	New dwelling	38/34	BPC
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
8.	Carol Anne Surface 04-3606	47 Warren's Landing	Studio	38/34	BPC
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
9.	Carol Anne Surface 04-3607	47 Warren's Landing	Pool	38/34	BPC
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
10.	14 MVR LLC 04-3420	14 Madequecham Valley Road	New dwelling	89/13	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
11.	Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Landscaping
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
12.	Zero India Street 03-3268	1 Cambridge Street	Addition	42.3.1/150.2	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i>				
13.	One Folger Road, LLC 05-3642	1 Folger Road	Studio	30/195.1	Studio Ppark
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
14.	Delores Martin 05-3796	80 Easton Street	Spa & fence	42.4.2/6	Self
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill, Alternates: None; Recused: None</i>				

### 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.	Daniel & Janet Flanagan	19 Atlantic Ave	Rooftop solar	55/7	Cotuit Solar
6.	Mike White	8 Grey Lady Lane	New dwelling	66/704	Val Oliver Design
7.	Jack Barry	1 Goose Cove Way	Rev 69708; downsize pool	59.4/133	Val Oliver Design
8.	Amy Ambrecht	13 Gingly Lane	Rev 71359 pool and spa	41/850	Robert Newman

9.	Phil Pastan	16 Beach Grass Road	New dwelling	68/384	KOH Architecture
10.	Phil Pastan	18 Beach Grass Road	New dwelling	68/383	KOH Architecture
11.	Michael Herbert	4 Harbor View Way	Revisions to spa and hardscape	42.4.1/30	Topham Design
12.	Fredrick Hahn	50 Eel Point Road	Shed	32/25.1	Ethan McMorro
13.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane	New dwelling	73/89	Brook Meerbergen
14.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane	Pool and hardscape	73/89	Brook Meerbergen
15.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane Lot 5	New dwelling	73/89	Brook Meerbergen
16.	Hydrangea Ln No. 3 LLC	10 Hydrangea Lane Lot 5	Pool	73/89	Brook Meerbergen
17.	Norbonne LLC	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
18.	Boughrum Fam NT	28 Old Tom Nevers Road	Windows	92.4/252	Self
19.	Letini Salvatore	20 Field Ave	Main house addition	80/149	Chip Webster
20.	Letini Salvatore	20 Field Ave	Addition	80/149	Chip Webster
21.	Letini Salvatore	20 Field Ave	Pool	80/149	Chip Webster
22.	Letini Salvatore	20 Field Ave	Pool cabana	80/149	Chip Webster
23.	6 OWF Road LLC	6 Old Westmoor Farm Rd	Pool	41/821	Ahern
24.	John Dalton	30 Vestal Street	Pool/patio	41/45	Ahern
25.	Lot 27 North Mill LLC	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	Brook Meerbergen
26.	Lot 27 North Mill LLC	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	Brook Meerbergen
27.	Jessica Millard	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
28.	Anna Samuels	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
29.	17 FGR ACK, LLC	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
30.	17 FGR ACK, LLC	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
31.	Hayden Hurley Tr	5 Sandy Drive	MH move off to 11 Hulbert Ave	29/74	Val Oliver Design
32.	11 Hulbert, LLC	11 Hulbert Avenue	MH move on from 5 Sandy Drive	29.2.3/2	Val Oliver Design
33.	Hayden Hurley Tr	5 Sandy Drive	Studio move off to 11 Hulbert Ave	29/74	Val Oliver Design
34.	11 Hulbert, LLC	11 Hulbert Avenue	Studio move on fr m 5 Sandy Drve	29.2.3/2	Val Oliver Design
35.	Nant. Whales End II LLC	43 Squam Road	Gym building	13/24	Mark Cutone Arch.
36.	Nant. Whales End II LLC	43 Squam Road	Pool	13/24	Mark Cutone Arch.
37.	Nant. Whales End II LLC	43 Squam Road	Sport court	13/24	Mark Cutone Arch.
38.	Eloy Nava	79 Milk Street	Garage addition/color change	56/213	SMRD
39.	Brian Harris	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
40.	Brian Harris	51 Weweeder Avenue	Move off/demo shed	88/12	Emeritus
41.	Brian Harris	51 Weweeder Avenue	New dwelling	88/12	Emeritus
42.	Robin Tweedy	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
43.	Nantucket Inves. Holding	22 Pocomo Road	New dwelling	14/73.1	Emeritus
44.	Mark Atkinson`	82 Baxter Road	Addition	49/39	Botticelli + Pohl
45.	Fleur De Lis	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
46.	Fleur De Lis	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
47.	Fleur De Lis	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
48.	Parren Nantucket	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
49.	Parren Nantucket	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
50.	Howard Martin	2 Back Street	Move off/demo	55/359	LINK
51.	Howard Martin	2 Back Street	New dwelling	55/359	LINK
52.	Richard Arnold	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
53.	Sean & Gina O'Callaghan	16 Boulevarde	Addition	80/79	Studio PPARK

## VII. OLD BUSINESS (06/29/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Howard Auburn Cottage 12-0324	46 Easton Street	Demo/move dwelling	42.4.1/22	Linda Williams
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Watterson; Alternates: Dutra; Recused: None</i>				
2.	61 Fairgrounds LLC	61 Fairgrounds Road Lot B	MH Rev 02-2982	67/173	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i>				
3.	ACK 11 Pleasant LLC	11 Pleasant Street	Window survey	42.3.3/121	Linda Williams
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
4.	33 N Mill LLC	7 North Mill Street	New dwelling	55.4.4/77	S Met
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5.	22 Easton Street LLC	22/24 Easton Street	Main house	42.1.4/12.1	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
6.	22 Easton LLC	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
	• <i>Not yet opened</i>				
7.	Mark Wilmot	35 Monomoy Road	Dormer, fenestration, balcony	54/74	Gryphon Architect

8.	Jim Ikard <b>05-3833</b>	1 Bloom Street	Addition	42.3.3/140	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i>				
9.	Jim & Cindy Helfrich <b>05-3834</b>	37 Fair Street	Addition/alterations/porch	42.3.2/212	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
10.	William Scannell <b>05-3849</b>	119R Eel Point Road	Rev. 2446: cupola revs	33/17.1	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp, Oliver</i>				
11.	Barry Ang <b>05-3821</b>	11 Jonathan Way	Main dwelling	75/42	McMullen + Assocs.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
12.	Barry Ang <b>05-3822</b>	11 Jonathan Way	Cottage	75/42	McMullen + Assocs.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
13.	Barry Ang <b>05-3824</b>	11 Jonathan Way	Pool/hardscape	75/42	McMullen + Assocs.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
14.	Trogoh Nominee Trust <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i>				
15.	Greg Raiff <b>05-3832</b>	100 Low Beach Road	Rev 10-2182: hardscaping	75/27	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i>				
16.	Earret LLC <b>05-3836</b>	6A Morey Lane	New dwelling	73.3.1/47.1	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver</i>				
17.	John Berry <b>05-3838</b>	22 Eel Point Road	New dwelling	40/45	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
18.	Kristina Amendalora <b>05-3625</b>	8 Bank Street	Addition revisions	72.1.3/69	Angus Macleod
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				

#### VIII. NEW BUSINESS 07/06/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	James Rockett	70 Pochick Ave	New house	79/155	Thornewill Design
2.	James Rockett	70 Pochick Ave	Barn	79/155	Thornewill Design
3.	Alex Zhabrovets	11 Tashama Lane	Shed	55/470	Self
4.	Lisa Botticelli	10R Gray Ave	Roof solar	67/178.1	Cotuit Solar
5.	Margaret Owen	16 Golfview Drive	Solar roof array	66/188	ACK Smart
6.	Norris Building Co. Inc.	14A Lowell Place	Spa and fence	41/164	Atlantic Landscaping
7.	Jacqueline Pizzi	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
8.	Frederick Hahn	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
9.	21 Amelia Drive LLC	21 Amelia Drive	New mixed used building	67/427	EMDA
10.	Allie Scheffelin	23 Starbuck Road	Rev 12-2533 staircase	60/107	Thornewill Design
11.	Shawn Hurcuff	9 Finback Lane	Shed	66/511	Structures Unlimited
12.	James Wilson	1 Appleton Road	Apron	66/388	The Garden Group
13.	Andrew Bazos	1 Melville Court	Addition and pergola	82/98	Thornewill Design
14.	Andrew Bazos	1 Melville Court	Addition and pergola	82/98	Thornewill Design
15.	Oliveira Martim Trust	87 Cliff Road	Pool and patio	30/168.1	Ahern LLC
16.	Joshua Leffler	22 Pleasant Street	Rev dwelling – color & clapboard	42.3.2/50	Linda Williams
17.	Joshua Leffler	22 Pleasant Street	Rev garage – color & clapboard	42.3.2/50	Linda Williams
18.	Joshua Leffler	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
19.	Brigid O’Riordan	46 W Chester Street	Roof change	41/386	Linda Williams
20.	George Schmidt	3 A Street	Garage renovations	60.2.4/78	Linda Williams
21.	Ryan Carter	8A Hawthorne Lane	Outdoor shower	56/802	Linda Williams
22.	Thomas Keegan	41B Cliff Road	Rev 04-3330 walk down & pent roof	29/40	Linda Williams
23.	NHA	89 A/B Bartlett Road	AC, shed roof, door	66/40	Linda Williams
24.	Brahma Ack LLC	6A Morey Lane	Move barn off	73.3.1/47.1	LFW/Topham Design
25.	TBD	7 Bunker Hill Road	Move off barn and alterations	73.4.2/39	LFW/Topham Design
26.	TBD	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design
27.	OHOM LLC	28 Main St, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
28.	Altman Michael Tr Etal	37 Sankaty Head Road	Move MH on site	48/2	BPC
29.	Altman Michael Tr Etal	37 Sankaty Head Road	Move GH on site	48/2	BPC
30.	Altman Michael Tr Etal	37 Sankaty Head Road	Pool	48/2	BPC
31.	Altman Michael Tr Etal	37 Sankaty Head Road	Cabana	48/2	BPC
32.	High Tide Partners LLC	8 Ackermuck Way – Lot 2	New dwelling	41/618	BPC
33.	High Tide Partners LLC	8 Ackermuck Way – Lot 2	Garage	41/618	BPC
34.	High Tide Partners LLC	8 Ackermuck Way – Lot 2	Pool	41/618	BPC

35. Janice Hoff Trust	26 Quidnet Road	New 2 <sup>nd</sup> dwelling	21/35	McMullen & Associates
36. Wayne & Lea Berman	98 Tom Nevers Road	Addition, widows walk, fenestration	91/40	NAG
37. ACK Laundro LLC	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
38. Bill and Cindy Burke	54 Pochick Ave	Fenestration revisions	79/128	Emeritus
39. Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Andrew Kotchen
40. Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Andrew Kotchen
41. Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Andrew Kotchen
42. Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Andrew Kotchen
43. Colm Oriordan	51A Madaket Road	Addition	41/325	Val Oliver Design
44. Michael Lacoursiere	67 Fairgrounds Road	Shed move on site	67/177	Val Oliver Design
45. Sean Kolloff	19 Bartlett Road	Demo/move DU	67/8	Self
46. Sean Kolloff	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
47. Lisa Gulley	5 Nobadeer Way	Apron and fence	68/171	Linda Williams
48. 8 Walsh, LLC	8 Walsh Street	Rev 3819; fenestration	42.4.1/83	Brook Meerbergen

### IX. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	June 22 & 24, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Thursday July 8, 2021 at 1:00PM at 2 Fairground Rd Conference Room</b></li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul>
Commission Comments	