



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 JULY 1 PM 02:04
ORIGINAL POSTING NUMBER: T 604

RECEIVED
2022 JUL 06 PM 03:30
NANTUCKET TOWN CLERK
Posting Number:T 610

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 July 7, 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. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|------------------------------|-----------------------|-------------------------------|-------------------|----------------------|
| 1. Erik Kaminski | 2 Seven Mile Ln | Change Front Door Style | 72/52 | Erik Kaminski |
| 2. Norris Building Co | 14A Lowell Place | Hardscape Revisions | 41/164 | Linda Williams |
| 3. Faro Strada LLC | 20 Sankaty Head Rd | Mh color chng Rev to 10-1951 | 48/31 | Botticelli + Pohl |
| 4. Faro Strada LLC | 20 Sankaty Head Rd | Garage color chng Rev 04-3524 | 48/31 | Botticelli + Pohl |
| 5. Daniel Wight Tr | 15 Milestone Crossing | Pool cabana Rev-5185 | 68/457 | Sanne Payne |
| 6. Jason Vogel | 6 Hedgebury Ln | New Shed | 41/590 | Structures Unlimited |
| 7. Robert & Bernadette Meyer | 307 Polpis Rd | GH revisions | 25/39 | CWA |

IV. 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. Kara Gibson | 1 Todd Circle | Inground Pool | 66/298 | Kara Gibson |
| | • Pool not to be visible at time of inspection and in perpetuity & | pool to have no grade change from existing or as noted on the application | | |
| 2. Vic Ferrantella | 18B Gray Ave | Spa/ Pool | 67/183 | Val Oliver |
| | • Pool not to be visible at time of inspection and in perpetuity & | pool to have no grade change from existing or as noted on the application | | |

V. 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. 44 Monomoy LLC 06-6451 <i>HOLD 07/12</i> | 44 Monomoy Rd | New Garage/ Studio | 54/72 | WAPD |

VI. 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>HOLD 07/12</i> | 9 Sherburne Way | MH move off or Demo | 30/37 | Topham Designs |
| | • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None.</i> | | | |
| 2. 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> | | | |
| 3. Arline Bartlett 12-5454 <i>HOLD 07/12</i> | 21 Pleasant St. | Windows, doors, sm addition | 55.4.1/1 | LINK |
| | • <i>Commissioners: Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i> | | | |

VII. 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. Sam Phelan <i>HOLD 07/12</i> | 65 Pleasant St | New Fence | 55/36.2 | Sam Phelan |
| 2. Elizabeth Dorn | 23 Front St | Roof Change (3 tab – Arch) | 73.1.3/92 | James Lydon |
| 3. Richmond Great Point Pt | 1 Violet Pl | New Commercial Building | 68/340 | KOH |
| 4. Richmond Great Point Pt | 2 Violet Pl | New Commercial Building | 68/340 | KOH |
| 5. Richmond Great Point Pt | 3 Violet Pl | New Commercial Building | 68/340 | KOH |
| 6. Julia Morash | 18 ½ Gray Ave | New Cottage | 67/183.1 | Thornewill Design |
| 7. Cailen Casey | 77 Sparks Ave | Hardscape/ Driveway | 55/138.1 | Cailen Casey |
| 8. Jennifer Dobue Cheul <i>HOLD 07/12</i> | 1 Stone Post Wy | Garage Apt | 74/82 | Val Oliver |
| 9. 26 Pine Crest LLC | 26 Pine Crest | New Dwelling | 68/426 | EMDA |
| 10. 18 Center St LLC | 18 Center St (Sconset) | Addition/ Raise Roof | 73.1.3/105 | Twig Perkins |
| 11. Susan O'Malley | 10 New Mill St | New Deck | 59.4.4/9 | Boris Nikolov |
| 12. Susan O'Malley | 10 New Mill St | Fence | 59.4.4/9 | Boris Nikolov |
| 13. Horchow & Routman | 33 Cliff Rd | MH Fenestration, Ramp, Dormer | 42.4.4/5 | CWA |
| 14. Horchow & Routman | 33 Cliff Rd | Guest House, Addition/ Fenest. | 42.4.4/5 | CWA |
| 15. Horchow & Routman | 33 Cliff Rd | Garage | 42.4.4/5 | CWA |
| 16. Clarke Browne <i>HOLD 07/12</i> | 23 Ocean Ave | Addition | 73.3.1/19 | Angus Macleod |
| 17. India & Rose Tr | 28 India St | Fenestration Rev 02-5776 | 42.3.4/108 | Botticelli + Pohl |
| 18. Frank Rovinski | 33 Main St (Sconset) | Reno/ Alteration | 73.4.2/34 | Emeritus |
| 19. Chicken Box | 12 Dave St (Bldg. 1) | New Dwelling | 55/158 | Emeritus |
| 20. Chicken Box | 12 Dave St (Bldg. 2) | New Dwelling | 55/158 | Emeritus |
| 21. Glidden | 24 Rugged Rd | Move off Dwelling | 67/164 | Emeritus |
| 22. HMSW LLC | 25 Sankaty Head | MH Addition/ Demolition | 48/3 | Emeritus |
| 23. HMSW LLC | 25 Sankaty Head | New Shed | 48/3 | Emeritus |
| 24. Guy Wisinski | 13 Arkansas Ave | Solar Roof Array | 59.4/158 | Ack Smart |
| 25. Sergey & Yuliya Chumak <i>HOLD 07/12</i> | 8 Parson Ln | New Pool/ Cabana | 75/97 | WAPD |
| 26. Ack N Back LLC | 33 Quidnet Rd | Move Off/ Demo | 21/27.2 | WAPD |
| 27. Ack N Back LLC | 33 Quidnet Rd | Primary Dwelling | 21/27.2 - 27.4 | WAPD |
| 28. Ack N Back LLC | 33 Quidnet Rd | Garage Studio | 21/27.4 | WAPD |
| 29. Ack N Back LLC | 33 Quidnet Rd | Pool Cabana | 21/27.4 | WAPD |
| 30. Nantucket Shire LLC | 30 Dukes Rd | New Dwelling | 56/189 | Linda Williams |
| 31. Nantucket Shire LLC | 30 Dukes Rd | Move Shed & Addition | 56/189 | Linda Williams |
| 32. Jim & Cindy Helfrich | 37 Fair St | Alterations/ Add Covered Porch | 42.3.2/212 | Emeritus |

VIII. OLD BUSINESS 06/28/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|--|-----------------------|-----------------------------------|-------------------|--------------------|
| 1. | Lindsay Matthews 03-5955 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i> | 37 W Chester St | Addition | 41/150 | NAG |
| 2. | Milestone Property M. • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None.</i> | 28A Evergreen Way | Guest House | 68/713.2 | BPC |
| 3. | Maple Lane LLC • <i>Commissioners: to be added.</i> | Maple Lane Lot 1 | New Dwelling | 67/303 | Val Oliver/ Maury |
| 4. | Pocomo 53 Trust 05-6289 • <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i> | 53 Pocomo Rd | Main House | 15/17 | Mellows & Paladino |
| 5. | Pocomo 53 Trust 05-6291 • <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i> | 53 Pocomo Rd | Guest House | 15/17 | Mellows & Paladino |
| 6. | 31 Western Ave LLC 05-6312 • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i> | 31 Western Ave | Pergola & Hardscape | 87/94 | Ahern |
| 7. | K225 LLC • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None.</i> | 126 Main St | Renovation | 42.3.2/98 | Linda Williams |
| 8. | Mike Romano 05-6245 • <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i> | 55 Easton St | Addition | 42.4.1/68 | Shelter 7 |
| 9. | Erik Gersten 03-6027 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None.</i> | 25 India St | Skylight | 42.3.4/106 | Linda Williams |
| 10. | High Tide Partners LLC 04-6196 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i> | 26 Douglas Way | New dwelling | 39/41 | BPC |
| 11. | High Tide Partners LLC 04-6198 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i> | 26 Douglas Way | Garage | 39/41 | BPC |
| 12. | High Tide Partners LLC 04-6173 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i> | 26 Douglas Way | Gazebo | 39/41 | BPC |
| 13. | High Tide Partners LLC 04-6172 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i> | 26 Douglas Way | Shed | 39/41 | BPC |
| 14. | High Tide Partners LLC 04-6197 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i> | 26 Douglas Way | Pool | 39/41 | BPC |
| 15. | 450 Green Park LLC 11-5272 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i> | 2 Stone Alley | Addition, alteration & foundation | 42.3.1/103 | Emeritus |
| 16. | 17 Ranger Rd LLC • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i> | 17 Ranger Rd | New garage | 39/28 | LINK |
| 17. | ACK 71 Orange St LLC • <i>Commissioners: to be added.</i> | 71 Orange St | New garage | 55.4.1/167 | LINK |
| 18. | High Cliff Trust 04-6202 • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i> | 11 East Hollowell Ln | Mh addition & renovation | 30/17 | Botticelli + Pohl |
| 19. | High Cliff Trust 04-6191 • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i> | 11 East Hollowell Ln | New garage | 30/17 | Botticelli + Pohl |
| 20. | Stark Point LLC 04-6118 • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i> | 16 Easton St | New dwelling | 42.1.4/11 | Botticelli + Pohl |
| 21. | Nantucket 62 Walsh St LLC 04-3608 • <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i> | 62 Walsh St | Rev 12-2551 siding change | 29/85 | Botticelli + Pohl |
| 22. | 32 Hulbert Trust 11-5220 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i> | 32 Hulbert Ave | New dwelling | 29/72 | Botticelli + Pohl |
| 23. | Sarah Murphy 05-6351 • <i>Commissioners: Pohl, Camp, Coombs, Welch; Alternates: Oliver; Recused: None.</i> | Maple Lane Lot 4 | New Dwelling | 67/303 | Emeritus |
| 24. | Sarah Murphy 05-6380 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i> | Maple Lane Lot 4 | New Guest house | 67/303 | Emeritus |
| 25. | Sarah Murphy • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i> | Maple Lane Lot 4 | Garage | 67/303 | Emeritus |
| 26. | John Wise 05-6346 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch, Thornewill; Alternates: Camp; Recused: None.</i> | 10 Starbuck rd. | New shed | 59.3/62 | Emeritus |
| 27. | Jeffrey Greenberg 05-6381 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i> | 30 Orange St | New stoop & revise roofwalk | 42.3.2/176 | Emeritus |

IX. NEW BUSINESS 07/05/2022

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|----------------------------|-------------------------|----------------------|-------------------|-------------------|
| 1. | JFM Cacique LLC | 36 Easton St | Revisions | 42.1.4/19 | EMDA |
| 2. | Girard Ruddick | 6 Bayberry Ln (Sconset) | New Garage Studio | 49/92 | Thornewill Design |
| 3. | 11 Hulbert Ave LLC | 11 Hulbert Ave | Addition/Alterations | 29.2.3/2 | Val Oliver |
| 4. | Ivey Braine | 10 Lily Ct | Addition | 73.3.1/111 | Val Oliver |
| 5. | Jonas Jeffrey | 9 Columbus Ave | Addition | 59.3/112 | NAG |

| | | | | |
|--------------------------------------|--------------------|-------------------------------|-------------|----------------------|
| 6. PFox Nantucket LLC | 20 Orange St | Remove Exterior Stair | 42.3.2/70 | Botticelli + Pohl |
| 7. Patience Killen | 1 Old North Wf | Demo/Move Shed | 42.3.1/80.1 | Linda Williams |
| 8. Michael Wilson | 7 Cornwall St | Fence | 71.3.2/9 | Linda Williams |
| 9. 7 New St LLC | 7 New St | Hardscape | 55.4.1/37 | Ahern |
| 10. Island Energy | 6 New Whale St | Fuel Tanks | 42.3.1/89.1 | Val Oliver |
| 11. Chris Gould | 7 Beach Grass rd. | Duplex | 68/882 | Val Oliver |
| 12. Frederick Bisailon | 65A Surfside Rd | Move On | 67/223.5 | DTA |
| 13. Sheila Coffin Harshman | 1 Windsor rd | Windows, Doors, Roof | 49/195 | Val Oliver |
| 14. 30 Pearl LLC | 30 India St | Addition | 42.3.4/137 | Botticelli + Pohl |
| 15. Shenandoah Tr | 40 Easton St | Fenestration Revs to 11-5235 | 42.1.4/20 | Botticelli + Pohl |
| 16. James Rockett | 70 Pochick ave | Roof Extension and Porch | 79/155 | Thornewill Design |
| 17. Ripley A. Petrillo and Thomas Tr | 92 Washington St | Sm addition Revisions to 0589 | 42.2.3/22 | Smith and Hutton LLC |
| 18. Michael Dobbert | 38 Surfside Rd | Roof Mount Solar | 67/15.1 | Sunwind LLC |
| 19. 36 Surfside LLC | 36 Surfside Rd | Roof Mount Solar | 67/15.2 | Sunwind LLC |
| 20. Not So Easy LLC | 26 Easy St | New Mixed-Use Structure | 42.4.2/23 | Emeritus |
| 21. 55 Eel Point Holdings LLC | 55 Eel Point Rd | New Cabana | 32/47 | Botticelli + Pohl |
| 22. Huckleberry Friend Tr | 15 E. Tristram Ave | Addition & windows changes | 31/4 | Botticelli + Pohl |
| 23. Nashaquisset Corp Inc. | 15 Washaman Ave | Trash Enclosure | 55/522 | LINK |
| 24. Nashaquisset Corp Inc. | 15 Washaman Ave | New Patio Extension | 55/522 | LINK |
| 25. 4 The Kids Realty Tr | 79 Pocomo Rd | Revisions to 10-4971 | 15/5 | CWA |
| 26. Swedish Foster LCL | 18 Cannonbury Ln | New Shed | 74/13 | CWA |
| 27. 3 Tetankimmo Dr LLC | 3 Tetakimmo Dr | Revisions to 12-5374 | 53/30 | CWA |
| 28. 27 Cato Ln LLC | 27 Cato Ln | Revisions to existing COA | 55/118 | CWA |
| 29. Back 41 LLC | 105 Tom Nevers Rd | New Pool Cabana | 91/25 | CWA |

| | |
|--------------------|---|
| Approved Minutes - | |
| Review Minutes - | June 28, 2022 |
| Other Business - | <ul style="list-style-type: none"> • Next HDC Meeting- July 12TH, at 5:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM. • Thursday's meeting schedule • 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 |