



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 JUL 06 AM 10:06

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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**RECEIVED**  
2021 JUL 07 AM 10:50  
NANTUCKET TOWN CLERK  
Posting Number:T 661

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Thursday July 08, 2021 at <b>1:00 PM IN-PERSON MEETING</b>
<b>Location / Address</b>	<b>PLUS, 2 Fairgrounds Rd, Conference Room, Nantucket, MA</b>

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=V985EGMLyVU>

**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.	Shawn Hurcoff	9 Finback Lane	Shed	66/511	Structures Unlimited
2.	Colm Oriordan	51A Madaket Road	289 sf addition	41/325	Val Oliver Design
3.	Michael Lacoursiere	67 Fairgrounds Road	Re-site shed	67/177	Val Oliver Design
4.	Lisa Gulley	5 Nobadeer Way	Apron and fence	68/171	Linda Williams
5.	Brigid O'Riordan	46 W Chester Street	Roof change	41/386	Linda Williams
6.	Andrew Bazos	1 Melville Court	96 sf addition/ODS	82/98	Thornewill Design
7.	Boughrum Fam NT	28 Old Tom Nevers Road	Windows	92.4/252	Self
8.	James Wilson	1 Appleton Road	Apron	66/388	The Garden Group

**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. Andrew Bazos	1 Melville Court	Spa and patio	82/98	Thornewill Design
<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> <li>Spa must not be visible at time of inspection and in perpetuity</li> </ul>				

**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. 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. Westmoor Club 05-3636	109 W Chester St	Dorm A	41/805	JGG Architects
<ul style="list-style-type: none"> <li>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</li> </ul>				
2. Westmoor Club 05-3637	105 W Chester St	Dorm B	41/805	JGG Architects
<ul style="list-style-type: none"> <li>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</li> </ul>				
3. Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Landscaping
<ul style="list-style-type: none"> <li>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</li> </ul>				

**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. Amy Ambrecht	13 Giny Lane	Rev 71359 pool and spa	41/850	Robert Newman
2. Phil Pastan	16 Beach Grass Road	New dwelling	68/384	KOH Architecture
3. Phil Pastan	18 Beach Grass Road	New dwelling	68/383	KOH Architecture
4. Michael Herbert	4 Harbor View Way	Revisions to spa and hardscape	42.4.1/30	Topham Design
5. Fredrick Hahn	50 Eel Point Road	Shed-pool house	32/25.1	Ethan McMorrow
6. Norbonne LLC	104 Main Street	Addition	42.3.3/159.1	Lucas Velle
7. Letini Salvatore	20 Field Ave	Main house addition	80/149	Chip Webster
8. Letini Salvatore	20 Field Ave	Addition	80/149	Chip Webster
9. Letini Salvatore	20 Field Ave	Pool	80/149	Chip Webster
10. Letini Salvatore	20 Field Ave	Pool cabana	80/149	Chip Webster
11. 6 OWF Road LLC	6 Old Westmoor Frm Rd	Pool	41/821	Ahern, LLC
12. John Dalton	30 Vestal Street	Pool/patio	41/45	Ahern, LLC
13. Lot 27 North Mill LLC	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	Brook Meerbergen
14. Lot 27 North Mill LLC	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	Brook Meerbergen
15. Jessica Millard	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
16. Anna Samuels	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
17. 17 FGR ACK, LLC	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
18. 17 FGR ACK, LLC	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
19. Hayden Hurley Tr	5 Sandy Drive	MH move off to 11 Hulbert Ave	29/74	Val Oliver Design
20. 11 Hulbert, LLC	11 Hulbert Avenue	MH move on from 5 Sandy Drive	29.2.3/2	Val Oliver Design
21. Hayden Hurley Tr	5 Sandy Drive	Studio move off to 11 Hulbert Ave	29/74	Val Oliver Design
22. 11 Hulbert, LLC	11 Hulbert Avenue	Studio move on fr m 5 Sandy Drve	29.2.3/2	Val Oliver Design
23. Nant. Whales End II LLC	43 Squam Road	Gym building	13/24	Mark Cutone Arch.
24. Nant. Whales End II LLC	43 Squam Road	Pool	13/24	Mark Cutone Arch.
25. Nant. Whales End II LLC	43 Squam Road	Sport court	13/24	Mark Cutone Arch.
26. Eloy Nava	79 Milk Street	Garage addition/color change	56/213	SMRD
27. Brian Harris	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
28. Brian Harris	51 Weweeder Avenue	Move off/demo garage	88/12	Emeritus
29. Brian Harris	51 Weweeder Avenue	New dwelling	88/12	Emeritus
30. Robin Tweedy	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
31. Nantucket Inves. Holding	22 Pocomo Road	New dwelling	14/73.1	Emeritus
32. Mark Atkinson`	82 Baxter Road	Addition	49/39	Botticelli + Pohl
33. Fleur De Lis	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
34. Fleur De Lis	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
35. Fleur De Lis	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl
36. Parren Nantucket	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
37. Parren Nantucket	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
38. Howard Martin	2 Back Street	Move off/demo	55/359	LINK
39. Howard Martin	2 Back Street	New dwelling	55/359	LINK
40. Richard Arnold	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
41. 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 <b>12-0324</b>	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	Sophie Metz
• <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
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i>				
8. Jim Ikard <b>05-3833</b>	1 Bloom Street	Addition	42.3.3/140	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; 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. Trogo 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>				

## VII. 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	Rooftop solar	67/178.1	Cotuit Solar
5. Betty Browning	69 Somerset Road	Rooftop solar	65/85	Cotuit Solar
6. Margaret Owen	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
7. Norris Building Co. Inc.	14A Lowell Place	Spa and fence	41/164	Atlantic Landscaping
8. Jacqueline Pizzi	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
9. Frederick Hahn	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
10. 21 Amelia Drive LLC	21 Amelia Drive	New mixed used building	67/427	EMDA
11. Allie Scheffelin	23 Starbuck Road	Rev 12-2533 staircase	60/107	Thornewill Design
12. Oliveira Martim Trust	87 Cliff Road	Pool and patio	30/168.1	Ahern LLC
13. Joshua Leffler	22 Pleasant Street	Rev dwelling – color & clapboard	42.3.2/50	Linda Williams
14. Joshua Leffler	22 Pleasant Street	Rev garage – color & clapboard	42.3.2/50	Linda Williams
15. Joshua Leffler	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
16. George Schmidt	3 A Street	Garage renovations	60.2.4/78	Linda Williams
17. Ryan Carter	8A Hawthorne Lane	Outdoor shower	56/802	Linda Williams
18. Thomas Keegan	41B Cliff Road	Rev 04-3330 walk down & pent roof	29/40	Linda Williams
19. Brahma Ack LLC	6A Morey Lane	Move barn off to 7 Bunker Hill	73.3.1/47.1	LFW/Topham Design
20. 5 Bunker Hill, LLC	7 Bunker Hill Road	Move on barn frm 6A Morey alterations	73.4.2/39	LFW/Topham Design

21. G2 Bunker Hill, LLC	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design
22. OHOM LLC	28 Main St, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
23. Altman Michael Tr Etal	37 Sankaty Head Road	Move MH on site	48/2	BPC
24. Altman Michael Tr Etal	37 Sankaty Head Road	Move GH on site	48/2	BPC
25. Altman Michael Tr Etal	37 Sankaty Head Road	Pool	48/2	BPC
26. Altman Michael Tr Etal	37 Sankaty Head Road	Cabana	48/2	BPC
27. High Tide Partners LLC	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
28. High Tide Partners LLC	8 Ackermuck Way Lot 2	Garage	41/618	BPC
29. High Tide Partners LLC	8 Ackermuck Way Lot 2	Pool	41/618	BPC
30. Janice Hoff Trust	26 Quidnet Road	New 2 <sup>nd</sup> dwelling	21/35	McMullen & Associates
31. Wayne & Lea Berman	98 Tom Nevers Road	Addition, widows walk, fenestration	91/40	NAG
32. ACK Laundro LLC	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
33. Bill and Cindy Burke	54 Pochick Ave	Fenestration revisions	79/128	Emeritus
34. Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
35. Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
36. Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
37. Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
38. Sean Kolloff	19 Bartlett Road	Demo/move DU	67/8	Self
39. Sean Kolloff	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
40. 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-Tuesday July 13, 2021 at 5:00PM at 2 Fairground Rd Community Room</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	