



MEETING POSTING

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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) – Old Business
Day, Date, & Time	Tuesday July 12, 2022 at 5:00pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 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/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 meeting, click here:

<https://www.youtube.com/watch?v=AWtUofVfv2Y>

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 07-6609	2 Seven Mile Ln	Change Front Door Style	72/52	Erik Kaminski
2. Norris Building Co 06-6590	14A Lowell Place	Hardscape Revisions	41/164	Linda Williams
3. Faro Strada LLC 06-6562	20 Sankaty Head Rd	Mh color chng Rev to 10-1951	48/31	Botticelli + Pohl
4. Faro Strada LLC 07-6618	20 Sankaty Head Rd	Garage color chng Rev 04-3524	48/31	Botticelli + Pohl
5. Daniel Wight Tr 06-6584	15 Milestone Crossing	Pool cabana Rev-5185	68/457	Sanne Payne
6. Jason Vogel 06-6529	6 Hedgebury Ln	New Shed	41/590	Structures Unlimited
7. Robert & Bernadette Meyer 07-6602	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 06-6554	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 07-6610	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	44 Monomoy Rd	MH addition & revision	54/72	WAPD
2. 44 Monomoy LLC 06-6451	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	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	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	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
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch, Dutra; Alternates: None; Recused: None</i>				
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	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	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	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. 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	37 W Chester St	Addition	41/150	NAG
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
2.	Milestone Property M.	28A Evergreen Way	Guest House	68/713.2	BPC
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None.</i>				
3.	Maple Lane LLC	Maple Lane Lot 1	New Dwelling	67/303	Val Oliver/ Maury
	• <i>Commissioners: to be added.</i>				
4.	Pocomo 53 Trust 05-6289	53 Pocomo Rd	Main House	15/17	Mellows & Paladino
	• <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>				
5.	Pocomo 53 Trust 05-6291	53 Pocomo Rd	Guest House	15/17	Mellows & Paladino
	• <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>				
6.	31 Western Ave LLC 05-6312	31 Western Ave	Pergola & Hardscape	87/94	Ahern
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
7.	K225 LLC	126 Main St	Renovation	42.3.2/98	Linda Williams
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None.</i>				
8.	Mike Romano 05-6245	55 Easton St	Addition	42.4.1/68	Shelter 7
	• <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: None.</i>				
9.	Erik Gersten 03-6027	25 India St	Skylight	42.3.4/106	Linda Williams
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: None.</i>				
10.	High Tide Partners LLC 04-6196	26 Douglas Way	New dwelling	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
11.	High Tide Partners LLC 04-6198	26 Douglas Way	Garage	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
12.	High Tide Partners LLC 04-6173	26 Douglas Way	Gazebo	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
13.	High Tide Partners LLC 04-6172	26 Douglas Way	Shed	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
14.	High Tide Partners LLC 04-6197	26 Douglas Way	Pool	39/41	BPC
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>				
15.	450 Green Park LLC 11-5272	2 Stone Alley	Addition, alteration & foundation	42.3.1/103	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
16.	17 Ranger Rd LLC	17 Ranger Rd	New garage	39/28	LINK
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
17.	ACK 71 Orange St LLC	71 Orange St	New garage	55.4.1/167	LINK
	• <i>Commissioners: to be added.</i>				
18.	High Cliff Trust 04-6202	11 East Hollowell Ln	Mh addition & renovation	30/17	Botticelli + Pohl
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>				
19.	High Cliff Trust 04-6191	11 East Hollowell Ln	New garage	30/17	Botticelli + Pohl
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>				
20.	Stark Point LLC 04-6118	16 Easton St	New dwelling	42.1.4/11	Botticelli + Pohl
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl.</i>				
21.	Nantucket 62 Walsh St LLC 04-3608	62 Walsh St	Rev 12-2551 siding change	29/85	Botticelli + Pohl
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>				
22.	32 Hulbert Trust 11-5220	32 Hulbert Ave	New dwelling	29/72	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>				
23.	Sarah Murphy 05-6351	Maple Lane Lot 4	New Dwelling	67/303	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Welch; Alternates: Oliver; Recused: None.</i>				
24.	Sarah Murphy 05-6380	Maple Lane Lot 4	New Guest house	67/303	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				
25.	Sarah Murphy	Maple Lane Lot 4	Garage	67/303	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				
26.	John Wise 05-6346	10 Starbuck rd.	New shed	59.3/62	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch, Thornewill; Alternates: Camp; Recused: None.</i>				
27.	Jeffrey Greenberg 05-6381	30 Orange St	New stoop & revise roofwalk	42.3.2/176	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None.</i>				

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 Bisaillon	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 & 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

X. OLD BUSINESS 07/12/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richard Sotell 02-5632	10 Hydrangea Lane	Rooftop solar	73/89	Cotuit Solar
	• <i>Commissioners: Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
2.	Jk Baxter LLC 05-6336	114 Baxter Rd.	Deck extension	48/35	Thornewill Design
	• <i>Commissioners: Camp, Coombs, Welch; Alternates: None; Recused: Thornewill.</i>				
3.	Joseph Minella 03-5939	9 Giny Lane	MH House grading	41/851	Sandcastle Const.
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
4.	Joseph Minella	9 Giny Lane	Mh solar	41/851	Sandcastle Const.
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
5.	Joseph Minella 03-5937	9 Giny Lane	Pool & hardscape	41/851	Sandcastle Const.
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>				
6.	Greg Raiff 09-1845	100 Low Beach Rd.	Renovate, rebuild dwelling	75/27	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
7.	9 E Street LLC 05-6359	9 E St.	Mh Solar roof array	60.2.1/6	Ack Smart
	• <i>Commissioners: to be added.</i>				
8.	9 E Street LLC 05-6360	9 E St.	Gh Solar roof array	60.2.1/6	Ack Smart
	• <i>Commissioners: to be added.</i>				
9.	Brew Bean 01-5616	2 Candle House Lane	New Dwelling	55.4.1/1	Concept Design
	• <i>Commissioners: to be added.</i>				

Approved Minutes -	June 28, 2022
Review Minutes -	June 28 & July 5 & 7, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- July 14TH, at 1:00PM * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE 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