



# 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, &amp; Time</b>	Thursday July 14, 2022, at 1:00pm *HYBRID
<b>Location / Address</b>	CONFERENCE ROOM, 2 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM  Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	Ray Pohl, Chairman
<b>Please note:</b>	<b>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.</b>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Esmeralda Martinez, Land Use Specialist</b>	

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

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

**Meeting ID: 832 9320 0359 Password: 319941**

*Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941*

**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 <b>HOLD 07/28</b>	44 Monomoy Rd	MH addition & revision	54/72	WAPD
2. 44 Monomoy LLC 06-6451 <b>HOLD 07/28</b>	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. • <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 <b>05-6335</b> • <i>Commissioners: Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver.</i>	Maple Lane Lot 1	New Dwelling	67/303	Val Oliver/ Maury
4.	Pocomo 53 Trust <b>05-6289</b> • <i>Commissioners: Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>	53 Pocomo Rd	Main House	15/17	Mellows & Paladino
5.	Pocomo 53 Trust <b>05-6291</b> • <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 <b>05-6312</b> • <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 <b>05-6245</b> • <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 <b>03-6027</b> • <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 <b>04-6196</b> • <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 <b>04-6198</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Garage	39/41	BPC
12.	High Tide Partners LLC <b>04-6173</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Gazebo	39/41	BPC
13.	High Tide Partners LLC <b>04-6172</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Shed	39/41	BPC
14.	High Tide Partners LLC <b>04-6197</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None.</i>	26 Douglas Way	Pool	39/41	BPC
15.	450 Green Park LLC <b>11-5272</b> • <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 <b>04-6202</b> • <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 <b>04-6191</b> • <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 <b>04-6118</b> • <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 <b>04-3608</b> • <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 <b>11-5220</b> • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl.</i>	32 Hulbert Ave	New dwelling	29/72	Botticelli + Pohl
23.	Sarah Murphy <b>05-6351</b> • <i>Commissioners: Pohl, Camp, Coombs, Welch; Alternates: Oliver; Recused: None.</i>	Maple Lane Lot 4	New Dwelling	67/303	Emeritus
24.	Sarah Murphy <b>05-6380</b> • <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 <b>05-6346</b> • <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 <b>05-6381</b> • <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 & 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 Tetakimmo 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 <b>02-5632</b> • <i>Commissioners: Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>	10 Hydrangea Lane	Rooftop solar	73/89	Cotuit Solar
2. Jk Baxter LLC <b>05-6336</b> • <i>Commissioners: Camp, Coombs, Welch; Alternates: None; Recused: Thornewill.</i>	114 Baxter Rd.	Deck extension	48/35	Thornewill Design
3. Joseph Minella <b>03-5939</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>	9 Ginky Lane	MH House grading	41/851	Sandcastle Const.
4. Joseph Minella • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>	9 Ginky Lane	MH solar	41/851	Sandcastle Const.
5. Joseph Minella <b>03-5937</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None.</i>	9 Ginky Lane	Pool & hardscape	41/851	Sandcastle Const.
6. Greg Raiff <b>09-1845</b> • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>	100 Low Beach Rd.	Renovate, rebuild dwelling	75/27	Emeritus
7. 9 E Street LLC <b>05-6359</b> • <i>Commissioners: to be added.</i>	9 E St.	MH Solar roof array	60.2.1/6	Ack Smart
8. 9 E Street LLC <b>05-6360</b> • <i>Commissioners: to be added.</i>	9 E St.	GH Solar roof array	60.2.1/6	Ack Smart
9. Brew Bean <b>01-5616</b> • <i>Commissioners: to be added.</i>	2 Candle House Lane	New Dwelling	55.4.1/1	Concept Design

Approved Minutes -	June 28, 2022
Review Minutes -	June 28 & July 5 & 7, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>July 19<sup>TH</sup>, at 5:00PM * HYBRID &amp; IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.</b></li> <li>• Thursday's meeting schedule</li> <li>• HDC discussion on the Faux Flowers Arrangements.</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>