



# MEETING POSTING

## 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)

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NANTUCKET TOWN CLERK  
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<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Thursday July 15, 2021 at <b>1:00PM IN-PERSON MEETING</b>
<b>Location / Address</b>	<b>Planning and Land Use Services (PLUS), 2 Fairgrounds Rd, Conference Room, Nantucket, MA</b>
	Ray Pohl, Chairman
<b>Please note:</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.

## 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)

Thursday meetings are recorded and available for view shortly after meeting concludes. To watch recording click here: <https://www.youtube.com/playlist?list=PL49sKqpy7VAi5GQCx9qC2pvSdsOp8jQQQ>.

**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.	Little Nautilus, LLC 07-4119	1 Farmview Drive	MH color change	66/177	Frank Dailey
2.	Rebecca Becker 07-4126	35 Tashama Lane	80sf shed	55/458	Salt Spray Sheds
3.	Edward Sheehy 07-4127	42 Skyline Drive	170sf addition	79/44	Gryphon Architects
4.	Ed Mahoney 07-4157	6 Sandplain Drive	Color change	68/354	Self
5.	Harriet McDonald 07-4145	37 W Chester Street	Rev 71864; deck landing	41/150	Barry Donovan
6.	Glena Stokes Scarlett 07-4146	20 Ticoma Way	Enclose porch	67/709	Self

### 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. Ackuire, LLC 07-4129	29 Skyline Drive	Tennis court	79/91	Jardins International
• Tennis court must not be visible at time of inspection and in perpetuity				
2. 3 Skyline, LLC 07-4156	3 Skyline Drive	256 sf addition	79/137.1	Ethan McMorrow
• Due to lack of visibility				

#### IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 11 India St, LLC	29 Center Street	ADA Handicap signs	42.3.1/122.2	Blue Flag Develop
2. 29 Center St	31 Center Street	Manor House wall sign	42.3.1/68	Plymouth Sign Co.
3. 11 India St, LLC	29 Center Street	Solid & Stripe wall sign	42.3.1/122.2	Blue Flag Develop
4. 29 Center St	29 Center Street	Sister ship	42.3.1/122.2	Plymouth Sign Co.
5. 29 Center St	29 Center Street	Faraway wall sign	42.3.1/122.2	Plymouth Sign Co.
6. 29 Center St, LLC	11 India Street	Roberts House wall sign	42.3.1/122.1	Plymouth Sign Co.
7. 29 Center St, LLC	11 India Street	Roberts House wall sign-2 <sup>nd</sup> sign	42.3.1/122.1	Plymouth Sign Co.
8. 29 Center St, LLC	11 India Street	Faraway circular sign	42.3.1/122.1	Plymouth Sign Co.
9. 29 Center St	29 Center Street	Meeting House wall sign	42.3.1/122.2	Plymouth Sign Co.
10. 29 Center St	4 Chestnut Street	Gate House wall sign	42.3.1/68.1	Plymouth Sign Co.
11. 11 India St, LLC	29 Center Street	Master Sign Plan	42.3.1/122.2	Blue Flag Develop

#### 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. Housing Nantucket 06-4068	31 Fairgrounds	New dwelling – bldg. 1	67/149	Emeritus
• Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill, Dutra; Recused: None				
2. Housing Nantucket 06-4069	31 Fairgrounds	New dwelling – bldg. 2	67/149	Emeritus
• Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill, Dutra; Recused: Oliver				
3. Housing Nantucket 06-4060	31 Fairgrounds	New dwelling – bldg. 3	67/149	Emeritus
• Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill, Dutra; Recused: Oliver				
4. Housing Nantucket 06-4071	31 Fairgrounds	New dwelling – bldg. 8	67/149	Emeritus
• Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill, Dutra; Recused: Oliver				
5. Westmoor Club 05-3636	109 W Chester St	Dorm A	41/805	JGG Architects
• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None				
6. Westmoor Club 05-3637	105 W Chester St	Dorm B	41/805	JGG Architects
• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None				
7. Frederick Hahn 05-3797	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Landscaping
• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None				

#### 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 06-4044	13 Giny Lane	Rev 71359 pool and spa	41/850	Robert Newman
2. Lot 27 North Mill LLC 06-4021	Lot 21 Birdsong Lane	New dwelling	55.4.4/80.1	Brook Meerbergen
3. Lot 27 North Mill LLC 06-4022	Lot 21 Birdsong Lane	Studio/garage	55.4.4/80.1	Brook Meerbergen
4. Jessica Millard 06-4017	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
5. Anna Samuels 06-4018	3 Evergreen Way	New dwelling	68/726.1	Val Oliver Design
6. 17 FGR ACK, LLC 06-4058	17 Fairgrounds Road	New dwelling	67/885	Val Oliver Design
7. 17 FGR ACK, LLC 06-4060	17 Fairgrounds Road	Tertiary dwelling	67/885	Val Oliver Design
8. Hayden Hurley Tr 06-4039	5 Sandy Drive	MH move off to 11 Hulbert Ave	29/74	Val Oliver Design
9. 11 Hulbert, LLC 06-4074	11 Hulbert Avenue	MH move on from 5 Sandy Drive	29.2.3/2	Val Oliver Design
10. Hayden Hurley Tr 06-4035	5 Sandy Drive	Studio move off to 11 Hulbert Ave	29/74	Val Oliver Design
11. 11 Hulbert, LLC 06-4075	11 Hulbert Avenue	Studio move on fr m 5 Sandy Drve	29.2.3/2	Val Oliver Design
12. Nant. Whales End II LLC 06-4031	43 Squam Road	Gym building	13/24	Mark Cutone Arch.
13. Nant. Whales End II LLC 06-4032	43 Squam Road	Pool	13/24	Mark Cutone Arch.
14. Nant. Whales End II LLC 06-4033	43 Squam Road	Sport court	13/24	Mark Cutone Arch.
15. Eloy Nava 06-4061	79 Milk Street	Garage addition/color change	56/213	SMRD
16. Brian Harris 06-4062	51 Weweeder Avenue	Move off/demo dwelling	88/12	Emeritus
17. Brian Harris 06-4063	51 Weweeder Avenue	Move off/demo garage	88/12	Emeritus
18. Brian Harris 06-4064	51 Weweeder Avenue	New dwelling	88/12	Emeritus
19. Robin Tweedy 06-4065	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
20. Nantucket Inves. Holding 06-4041	22 Pocomo Road	New dwelling	14/73.1	Emeritus
21. Mark Atkinson 06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
22. Fleur De Lis 06-4040	8 Shimmo Pond Road	Demo/move off	54/258	Botticelli + Pohl
23. Fleur De Lis 06-4076	8 Shimmo Pond Road	New dwelling	54/258	Botticelli + Pohl
24. Fleur De Lis 06-4077	8 Shimmo Pond Road	Garage	54/258	Botticelli + Pohl

25. Parren Nantucket 06-4078	10 Fulling Mill Road	New main house	27/31	Botticelli + Pohl
26. Parren Nantucket 06-4079	10 Fulling Mill Road	Garage/apartment	27/31	Botticelli + Pohl
27. Howard Martin 06-4020	2 Back Street	Move off/demo	55/359	LINK
28. Howard Martin 06-4019	2 Back Street	New dwelling	55/359	LINK
29. Richard Arnold 07-4123	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
30. Sean & Gina O'Callaghan 07-4114	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 05-3810	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 05-3789	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 05-3643	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 06-4026	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
	• <i>Not yet opened</i>				
7.	Mark Wilmot 05-3718	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 05-3833	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 05-3834	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 05-3849	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 05-3821	11 Jonathan Way	Main dwelling	75/42	McMullen + Assoc.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
12.	Barry Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen + Assoc.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
13.	Barry Ang 05-3824	11 Jonathan Way	Pool/hardscape	75/42	McMullen + Assoc.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
14.	Trogoh Nominee Trust 05-3640	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 05-3832	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 05-3836	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 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
18.	John Berry 05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
	• <i>Commissioners: Camp, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
19.	John Berry 05-3955	22 Eel Point Road	New garage	40/45	Emeritus
	• <i>Commissioners: Camp, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
20.	Kristina Amendaloro 05-3625	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.	Sean Kolloff	19 Bartlett Road	Demo/move DU	67/8	Self
2.	Sean Kolloff	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
3.	James Rockett	70 Pochick Ave	New house	79/155	Thornewill Design
4.	James Rockett	70 Pochick Ave	Barn	79/155	Thornewill Design
5.	Alex Zhabrovets	11 Tashama Lane	Shed	55/470	Self
6.	Lisa Botticelli	10R Gray Ave	Rooftop solar	67/178.1	Cotuit Solar
7.	Betty Browning	69 Somerset Road	Rooftop solar	65/85	Cotuit Solar
8.	Margaret Owen	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
9.	Norris Building Co. Inc.	14A Lowell Place	Spa and fence	41/164	Atlantic Landscaping

10. Jacqueline Pizzi	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
11. Frederick Hahn	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
12. 21 Amelia Drive LLC	21 Amelia Drive	New mixed used building	67/427	EMDA
13. Allie Scheffelin	23 Starbuck Road	Rev 12-2533 staircase	60/107	Thornewill Design
14. Oliveira Martim Trust	87 Cliff Road	Pool and patio	30/168.1	Ahern LLC
15. Joshua Leffler	22 Pleasant Street	Rev dwelling – color & clapboard	42.3.2/50	Linda Williams
16. Joshua Leffler	22 Pleasant Street	Rev garage – color & clapboard	42.3.2/50	Linda Williams
17. Joshua Leffler	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
18. George Schmidt	3 A Street	Garage renovations	60.2.4/78	Linda Williams
19. Ryan Carter	8A Hawthorne Lane	Outdoor shower	56/802	Linda Williams
20. Thomas Keegan	41B Cliff Road	Rev 04-3330 walk down & pent roof	29/40	Linda Williams
21. Brahma Ack LLC	6A Morey Lane	Move barn off to 7 Bunker Hill	73.3.1/47.1	LFW/Topham Design
22. 5 Bunker Hill, LLC	7 Bunker Hill Road	Move on barn frm 6A Morey alterations	73.4.2/39	LFW/Topham Design
23. G2 Bunker Hill, LLC	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design
24. OHOM LLC	28 Main St, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
25. Altman Michael Tr Etal	37 Sankaty Head Road	Move MH on site	48/2	BPC
26. Altman Michael Tr Etal	37 Sankaty Head Road	Move GH on site	48/2	BPC
27. Altman Michael Tr Etal	37 Sankaty Head Road	Pool	48/2	BPC
28. Altman Michael Tr Etal	37 Sankaty Head Road	Cabana	48/2	BPC
29. High Tide Partners LLC	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
30. High Tide Partners LLC	8 Ackermuck Way Lot 2	Garage	41/618	BPC
31. High Tide Partners LLC	8 Ackermuck Way Lot 2	Pool	41/618	BPC
32. Janice Hoff Trust	26 Quidnet Road	New 2 <sup>nd</sup> dwelling	21/35	McMullen & Associates
33. Wayne & Lea Berman	98 Tom Nevers Road	Addition, widows walk, fenestration	91/40	NAG
34. ACK Laundro LLC	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
35. Bill and Cindy Burke	54 Pochick Ave	Fenestration revisions	79/128	Emeritus
36. Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
37. Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
38. Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
39. Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
40. 8 Walsh, LLC	8 Walsh Street	Rev 3819; fenestration	42.4.1/83	Brook Meerbergen

#### IX. OLD BUSINESS 07/13/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Thomas Rhodes II Trst <b>06-3932</b>	125 Main Street	New dwelling	42.3.3/49	Gryphon Architect
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
2. Village Way RT <b>05-3782</b>	6 Village Way	New dwelling	14/42	James Browsers
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
3. 17 Lincoln RT <b>06-3968</b>	17 Lincoln Ave	Pool and hardscape	30/118	Ben Champoux
• <i>Commissioners: Coombs, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i>				
4. 14 MVR LLC <b>04-3420</b>	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5. Doug Meyer <b>05-3841</b>	18 Gardner Road	New dwelling	43/135	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
6. Zero India Street LLC <b>03-3268</b>	1 Cambridge Street	Alteration + addition	42.3.1/130.2	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>				
7. Jennifer Silva <b>04-3381</b>	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Thornewill</i>				
8. Cannonbury Ln. Part. <b>05-3817</b>	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
9. 38 Prospect LLC	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
10. Stephanie Basile	8 New Mill	Garage/apartment revisions	42.3.3/33.2	Linda Williams
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				

#### X. OTHER BUSINESS

Approved Minutes -	June 22 & 24, 2021
Amend May 25, 2021 minutes as follows:	“Motion to amend previously adopted HDC minutes of May 25, 2021 as follows: Page 7 of 12, Zero India Street, add Ms. Oliver as a voting members line.”
Review Minutes -	June 29 and July 1, 2021

Other Business -	<ul style="list-style-type: none"><li>• Next HDC Meeting-<b>Tuesday July 20, 2021 at 05:00PM at 4 Fairground Rd Community 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	