



# MEETING POSTING

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

**RECEIVED**

2023 JUL 14 PM 01:18  
NANTUCKET TOWN CLERK  
Posting Number:T 649

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, &amp; Time</b>	Tuesday, July 18, 2023, at 4:00 pm*HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 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 THE 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:</b>	Esmeralda Martinez, Land Use Specialist

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

[https://us06web.zoom.us/webinar/register/WN\\_ZSA31IHERuWx-Q6vAd0Vqw](https://us06web.zoom.us/webinar/register/WN_ZSA31IHERuWx-Q6vAd0Vqw)

**To watch the live meeting, click here:**

<https://youtu.be/3HeSBWsDWOA>

**Commissioners:** Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver  
**Associate Commissioners:** Carrie Thornewill, Constance Patten, Joe Paul  
**Staff:** Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Fiona Johnson

**Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust**

<https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

## AGENDA

*Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.*

**I. CONSENTS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	John Hilmer	11 Cedar Circle	New shed	55/493	John Hilmer	em
2.	Richmond Great Pt	7 Sandplain Dr.	Window rev 08-6784	68/30	KOH	em
3.	1010Winns LLC	10 Lincoln Ave	Revision of cabana include portions of garage	30/185	Emeritus LTD	hb

**II. 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.	7 Heather Lane LLC	7 Heather Lane	Pool & hardscape rev 02-5677	30/24.2	Edgewater	em
			<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>			

**III. OLD BUSINESS 06/27/2023**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Charles Pastore <b>04-8288</b>	35 Sankaty Rd	Pool & hardscape	49/46.2.3	Atlantic Landscaping	
			<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Coombs, Oliver, Dutra; Alternates: Patten, Thornewill; Recused: None.</i></li> </ul>			
2.	*Town of Nantucket	20 South Water	Windows	42.4.2/29	SMRT	
			<ul style="list-style-type: none"> <li><i>Commissioners: to be added</i></li> </ul>			

**IV. NEW BUSINESS 07/11/2023**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	*Town of Nantucket	16 Broad St	Windows	42.4.2/30	SMRT	
2.	Clay Street Development	44 Skyline Drive	Move on House	79/990	Structures Unlimited	
3.	Nicholas Tesino	74 Arkansas Ave	As built Fence	59.4/41	Nicholas Tesino	
4.	9B Crow's Nest LLC	9B Crow's nest way	Move off/Demo	12/20.2	Botticelli + Pohl	
5.	9B Crow's Nest LLC	9B Crow's nest way	New Dwelling Revs 6995	12/20.2	Botticelli + Pohl	
6.	More than Enough LLC	30 Russell's Way	New Dwelling	77/8.1	CWA	
7.	Stubby's	39 Hooper Farm Rd	Demo Garage	67/127	Val Oliver	
8.	Stubby's	39 Hooper Farm Rd	2 <sup>nd</sup> Dwelling	67/127	Val Oliver	
9.	Stubby's	39 Hooper Farm Rd	3 <sup>rd</sup> Dwelling	67/127	Val Oliver	
10.	Foggy SBB LLC	2a Sanford Rd	Window/door change	55/811	Gryphon Architects	
11.	Lori Meinke	17 Ames Ave	2 <sup>nd</sup> half – story addition	60.2.4/17	Twig Perkins	
12.	Maria Mitchell Assoc	3 Vestal St	Fenestration change -stoop	42.3.3/146	Normand Residential	
13.	4 Rays Court N.T.	4 Rays Court	New garden Shed	42.3.2/3	Normand Residential	
14.	Spencer Goldsmith	56 Madaquecham	Rev-shift firepit add sun shelf	88/65	KMLD	
15.	54 Prospect LLC	4 Birdsong Lane	Garage Rev 5465	55.4.4/80.3	Brook Meerbergen	
16.	DavKim Smiley LLC	10 12 Davkim Lane	Fence & gate	68/62	Jardin Intl.	
17.	PP Investment	30A Evergreen	Hardscape & pool	68/711.2	Linda Williams	
18.	PP Investment	30A Evergreen	Garage	68/711.2	Linda Williams	

**V. OLD BUSINESS 07/18/2023**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	12 Derrymore <b>2022-11-7449</b>	12 Derrymore Rd	New dwelling	41/241	EMDA	
			<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Coombs, Oliver, Dutra; Alternates: Camp, Patten, Thornewill; Recused: None.</i></li> </ul>			
2.	Beam Reach LLC <b>22-06-6539</b>	23 Ocean Ave	Addition	73.3.1/19	Botticelli + Pohl	
			<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Thornewill; Recused: None.</i></li> </ul>			
3.	Dave Butler <b>03-8084</b>	50 Walsh St	Porch roof revision	29/100	CWA	
			<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Coombs, Oliver, Thornewill; Alternates: Camp, Dutra, Patten; Recused: None.</i></li> </ul>			
4.	CCTACK LLC <b>04-6106</b>	120 Old South Rd	New structure	68/969	CWA	
			<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.</i></li> </ul>			
5.	CCTACK LLC <b>04-6105</b>	122 Old South Rd	New structure	68/969	CWA	
			<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.</i></li> </ul>			
6.	CCTACK LLC <b>04-6104</b>	124 Old South Rd	New structure	68/969	CWA	
			<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.</i></li> </ul>			
7.	Harold Brothers INC	2 & 4 Highland Ave	Cabana	30/187&289	Emeritus LTD	
			<ul style="list-style-type: none"> <li><i>Commissioners: to be added later.</i></li> </ul>			
8.	1010 Wins LLC	10 Lincoln Ave	Main House Rev 11-5270	30/184	Emeritus LTD	
			<ul style="list-style-type: none"> <li><i>Commissioners: to be added later.</i></li> </ul>			
9.	DavKim Smiley LLC	10 12 Davkim Lane	Parking Structure	68/62	Emeritus LTD	
			<ul style="list-style-type: none"> <li><i>Commissioners: to be added later.</i></li> </ul>			
10.	Greg Rowland	3 Pawgvet Lane	Main House Addition	30/128	Normand Residential	
			<ul style="list-style-type: none"> <li><i>Commissioners: Welch, Camp, Coombs, Oliver, Dutra; Alternates: Thornewill, Patten; Recused; None.</i></li> </ul>			
11.	Greg Rowland	3 Pawgvet Lane	Guest House Addition	30/128	Normand Residential	

- *Commissioners: Welch, Camp, Coombs, Oliver, Dutra; Alternates: Thornewill, Patten; Recused; None.*

Approved Minutes –	May 30 & June 6, 8, 13, 20, & 27 2023
Review Minutes -	July 11, 2023
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- July 25<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid</b></li> </ul>
<b>Potential Items for Discussion-</b>	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</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>