



# 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) – New Business
<b>Day, Date, and Time</b>	Thursday July 22, 2021 at 1:00PM IN-PERSON MEETING
<b>Location / Address</b>	PLUS, 2 Fairgrounds Rd, Conference Room, Nantucket, MA

**Please note:** Ray Pohl, Chairman  
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=i0iud0JS6c8>

**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. Moor Better LLC 07-4147	4 Moors End Lane	Cabana	41/211	Topham Design
2. John Khann 07-4162	8 Okorwaw Ave	389 sf cabana	79/132	Mark Cutone Architecture
3. John Khann 07-4161	8 Okorwaw Ave	63 sf addition/fenestration	79/132	Mark Cutone Architecture
4. James Fong	85 Tom Nevers Road	Rev 0041; windows/roof	71/14	Topham Design
5. Peter Kaizer	6 Nobadeer Ave	Rev 06-3996 resite 50' garage	80/37.2	Peter Kaizer
6. Kathleen Krall	15 Masaquet Ave	Rev 06-4010 porch	80/141	Botticelli + Pohl
7. Thomas Keegan	41B Cliff Road	Rev 04-3330 walk down & pent roof	29/40	Linda Williams
8. George Schmidt	3 A Street	Garage renovations	60.2.4/78	Linda Williams
9. Ronald Winters	6B Essex Road	Roof change	67/598.3	Stegra Corp

10.	LBC Sconset, LLC	9 Hawks Circle	Demo pool	74/37.1	JGGA
11.	DASI, LLC	8 Mayhew Lane	Rev 3949; 28sf add/enlg prch	41/396.5	NAG
12.	Karin Miller	7 Greenleaf	Garage color change	39/31	Thornewill Design
13.	Cynthia Houlihan	61 Boulevarde	Resite shed	79/18	Structures Unlimited
14.	Brian Harris	50 Weeweeder Avenue	Rev 06-1164; change doors	79/15	Self
15.	Anthony Valero	8 Goldstar Drive	Window/door replacement	55/187	Val Oliver Design
16.	Brett Fodiman	111 Surfside Road	GH Rev 2765; omit dormer	80/70	Emeritus
17.	Alex Karis	22 Ellen's Way	MH 03-3097; doors and porch	81/179	Brook Meerbergen
18.	Alex Karis	22 Ellen's Way	Garage 03-3098; doors	81/179	Brook Meerbergen
19.	Alex Karis	22 Ellen's Way	Sport court	81/179	Brook Meerbergen
20.	Josh Lewis	1 Farmview Drive	Rev 2850; shed clr chg	66/177	Frank Daily
21.	Gunner Wilmot	3 Summer Street	Re-site 64sf shed	42.3.3/115	Gryphon Architects
22.	Frances Siegler 07-4202	34 Polpis Road	56 sf addition	54/253	Normand Residential

### 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.	Barbara Clarke <b>07-4203</b>	1A Monohansett Road	Pool-patio	79/115.3	LINK
	<ul style="list-style-type: none"> <li>Pool and pool equipment must not be visible at time of inspection and in perpetuity</li> </ul>				
2.	Ryan Carter <b>07-4224</b>	8A Hawthorne Lane	Outdoor shower	56/802	Linda Williams
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
3.	John Khann <b>07-4160</b>	8 Okorwaw Ave	Pool, otdr kitchen, hardscape	79/132	Mark Cutone Architecture
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
4.	LBC Sconset, LLC	9 Hawks Circle	Pool	74/37.1	JGGA
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
5.	Brett Fodiman	111 Surfside Road	MH Rev 2217; add porch	80/70	Emeritus
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
6.	David Reilly Trust <b>07-4196</b>	13 Primrose Lane	Gate	40/65.3	Jeff Morash
	<ul style="list-style-type: none"> <li>Gate to be natural to weather</li> </ul>				

### IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Center Street, LLC	13 Center Street	Projecting sign	42.3.1/203	Hanadi Hanzeh
2.	Mark Furlong	81 Hinsdale Road	Wall Sign	69/21	Sign Here Nantucket
3.	Mark Furlong	81 Hinsdale Road	Entrance Sign	69/21	Sign Here Nantucket

### V. 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.	Joshua Harde	83 Eel Point Road	Rooftop solar	32/12	Linda Williams
2.	Richard Arnold <b>07-4123</b>	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold

### VI. 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
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Camp, Oliver, Welch, Watterson; Alternates: Dutra; Recused: None</i></li> </ul>				
2.	61 Fairgrounds LLC	61 Fairgrounds Road Lot B	MH Rev 02-2982	67/173	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i></li> </ul>				
3.	ACK 11 Pleasant LLC <b>05-3810</b>	11 Pleasant Street	Window survey	42.3.3/121	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i></li> </ul>				
4.	22 Easton Street LLC <b>05-3643</b>	22/24 Easton Street	Main house	42.1.4/12.1	Workshop APD
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i></li> </ul>				
5.	22 Easton LLC <b>06-4026</b>	22 Easton Street	Pool, apron, and fence	42.1/12	Ahern
	<ul style="list-style-type: none"> <li><i>Not yet opened</i></li> </ul>				
6.	Mark Wilmot <b>05-3718</b>	35 Monomoy Road	Dormer, fenestration, balcony	54/74	Gryphon Architect
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i></li> </ul>				
7.	Jim Ikard <b>05-3833</b>	1 Bloom Street	Addition	42.3.3/140	Emeritus
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: Camp</i></li> </ul>				
8.	Jim & Cindy Helfrich <b>05-3834</b>	37 Fair Street	Addition/alterations/porch	42.3.2/212	Emeritus
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp</i></li> </ul>				
9.	William Scannell <b>05-3849</b>	119R Eel Point Road	Rev. 2446: cupola revs	33/17.1	BPC
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp, Oliver</i></li> </ul>				
10.	Barry Ang <b>05-3821</b>	11 Jonathan Way	Main dwelling	75/42	McMullen + Assocs.
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i></li> </ul>				
11.	Barry Ang <b>05-3822</b>	11 Jonathan Way	Cottage	75/42	McMullen + Assocs.



- *Commissioners: Coombs, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl*
- 14 MVR LLC **04-3420** 14 Madequecham Valley Rd New dwelling 89/13 Emeritus
  - *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
  - Doug Meyer **05-3841** 18 Gardner Road New dwelling 43/135 Emeritus
  - *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
  - Zero India Street LLC **03-3268** 1 Cambridge Street Alteration + addition 42.3.1/130.2 Emeritus
  - *Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None*
  - Jennifer Silva **04-3381** 14 Harborview Way Lift, addition, & roofwalk 42.4.1/26 Emeritus
  - *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Thornewill*
  - Nantucket Invest Hold **06-4041** 22 Pocomo Road New dwelling 14/73.1 Emeritus
  - *Commissioners: Camp (acting Chair), Coombs, McLaughlin, Oliver, Welch; Alternates: Dutra; Recused: Pohl*
  - 38 Prospect LLC 38 Prospect Street Lot 29 – spa 55.4.4/56 Linda Williams
  - *Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None*
  - Stephanie Basile **04-3602** 8 New Mill Garage/apartment revisions 42.3.3/33.2 Linda Williams
  - *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*

#### **IX. NEW BUSINESS 07/20/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Daniel Bartlett	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
2. Daniel Bartlett	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
3. Moor Better LLC	4 Moors End Lane	Dormers	41/211	Topham Design
4. Mark Burlingham	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
5. Cinda Gaynor	84 Old South Road	Unapproved hoop tent	68/415	Greyson Keller
6. Tom Hanlon Landscaping	117 Old South Road	New commercial bldg.	68/111	EMDA
7. JDB 34 Liberty LLC	34 Liberty Street	Fence	42.3.4/82	Linda Williams
8. TJL Properties LLC	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
9. Gerald Hamelburg	9 Davis Lane	Rev 03-3156 chg railing	82/74	Linda Williams
10. Chris Loftus	8A Evergreen Way	New cottage	68/703.1	Linda Williams
11. NHA Macy Warehouse	12 Straight Wharf	Unapproved LK doors	42.3.1/138	Linda Williams
12. Joseph Arvay	11 Front Street	Like Kind windows in dormer	73.1.3/99	Nolasco Construction
13. Ann Laurilliard	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Design
14. Andrea Giroux	25 Hummock Pond Rd	Renew 69288	56/8	Thornewill Design
15. Andrea Giroux	25 Hummock Pond Rd	Renew 69289	56/8	Thornewill Design
16. Nicholas Boyle	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
17. Seawing LLC	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
18. Seawing LLC	13 Low Beach Road	Shed	74/45	Smith & Hutton
19. Seawing LLC	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
20. John Khann	8 Okorwaw Avenue	New dwelling	79/132	Mark Cutone Architecture
21. Sally Horchow	27 E Tristram Avenue	Hardscape	31/2	Ahern, LLC
22. Joe Tirone	25 Honeysuckle	New duplex	68/389	Val Oliver Design
23. Liz & Mark Norris	14A Lowell Place	Rev 3415; cottage fenestration	41/164	Emeritus
24. Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
25. Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
26. HGMB LLC	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
27. Peter O'Brien	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
28. Laura & Doug Fisher	7 Paul Jones Road	New Pool	30/68.1	Emeritus
29. 90 N Liberty Presv. Trust	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
30. The Braes LLC	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
31. Houghton, Jim	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
32. 38 Monohasset LLC	38 Monohasset Road	New Dwelling	79/60	Val Oliver Design
33. Molly McGrath Irrev. Trust	50 W Miacomet Rd	Rev 67335; lattice/door	86/2	Sue Genthner
34. 30 Vestal, LLC	30 Vestal Street	755sf cabana	41/45	Studio Ppark
35. Jennifer Bowman	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
36. Westmoor Club, LLC	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects

#### **X. OTHER BUSINESS**

Approved Minutes -	June 29 and July 1, 2021
Review Minutes -	July 6, 8 & 13, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Tuesday July 27, 2021 at 5:00PM at 4 Fairground Rd Community Room</b></li> <li>• HDC Meeting Schedule August/September 2021</li> </ul>

	<ul style="list-style-type: none"><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	