



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 JUL 20 AM 10:07

Original Posting Number: T 712

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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RECEIVED

2021 JUL 21 AM 10:07  
NANTUCKET TOWN CLERK  
Posting Number:T 715

<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

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: 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.	Brian Harris	50 Weeweeder Avenue	Rev 06-1164; change doors	79/15	Self
2.	Anthony Valero	8 Goldstar Drive	Window/door replacement	55/187	Val Oliver Design
3.	Brett Fodiman	111 Surfside Road	GH Rev 2765; omit dormer	80/70	Emeritus
4.	Alex Karis	22 Ellen's Way	MH 03-3097; doors and porch	81/179	Brook Meerbergen
5.	Alex Karis	22 Ellen's Way	Garage 03-3098; doors	81/179	Brook Meerbergen
6.	Alex Karis	22 Ellen's Way	Sport court	81/179	Brook Meerbergen
7.	Josh Lewis	1 Farmview Drive	Rev 2850; shed clr chg	66/177	Frank Daily

8.	Gunner Wilmot	3 Summer Street	Re-site 64sf shed	42.3.3/115	Gryphon Architects
9.	Frances Siegler 07-4202	34 Polpis Road	56 sf addition	54/253	Normand Residential
10.	Gerald Hamelburg 07-4198	9 Davis Lane	Rev 03-3156 chg railing	82/74	Linda Williams

### 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.	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>				
2.	David Reilly Trust 07-4196	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. 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.	22 Easton Street LLC 05-3643	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>				
2.	22 Easton LLC 06-4026	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>				
3.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp</i></li> </ul>				

### V. 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.	Jessica Millard 06-4017	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
2.	Sean Kolloff	19 Bartlett Road	Demo/move DU	67/8	Self
3.	Sean Kolloff	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
4.	James Rockett	70 Pochick Ave	New house	79/155	Thornewill Design
5.	James Rockett	70 Pochick Ave	Barn	79/155	Thornewill Design
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	MH -color & clapboard	42.3.2/50	Linda Williams
16.	Joshua Leffler	22 Pleasant Street	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.	Brahma Ack LLC	6A Morey Lane	Move barn off to 7 Bunker Hill	73.3.1/47.1	LFW/Topham Design
19.	5 Bunker Hill, LLC	7 Bunker Hill Road	Move on barn frm 6A Morey alterations	73.4.2/39	LFW/Topham Design
20.	G2 Bunker Hill, LLC	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design
21.	OHOM LLC	28 Main St, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
22.	Altman Michael Tr Etal	37 Sankaty Head Road	Pool	48/2	BPC
23.	Altman Michael Tr Etal	37 Sankaty Head Road	Cabana	48/2	BPC
24.	High Tide Partners LLC	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
25.	High Tide Partners LLC	8 Ackermuck Way Lot 2	Garage	41/618	BPC
26.	High Tide Partners LLC	8 Ackermuck Way Lot 2	Pool	41/618	BPC
27.	Janice Hoff Trust	26 Quidnet Road	New 2 <sup>nd</sup> dwelling	21/35	McMullen & Associates
28.	Wayne & Lea Berman	98 Tom Nevers Road	Addition, widows walk, fenestration	91/40	NAG
29.	ACK Laundro LLC	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
30.	Bill and Cindy Burke	54 Pochick Ave	Fenestration revisions	79/128	Emeritus
31.	Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
32.	Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
33.	Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
34.	Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
35.	8 Walsh, LLC	8 Walsh Street	Rev 3819; fenestration	42.4.1/83	Brook Meerbergen

### VI. 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 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Architect
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i></li> </ul>				
2.	Village Way RT 05-3782	6 Village Way	New dwelling	14/42	James Browsers
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i></li> </ul>				

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.	Nantucket Invest Hold <b>06-4041</b>	22 Pocomo Road	New dwelling	14/73.1	Emeritus
	• <i>Commissioners: Camp (acting Chair), Coombs, McLaughlin, Oliver, Welch; Alternates: Dutra; Recused: Pohl</i>				
8.	Jennifer Silva <b>04-3381</b>	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	LFW/Thornewill Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Thornewill</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 <b>04-3602</b>	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>				

## VII. 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.	Chris Loftus	8A Evergreen Way	New cottage	68/703.1	Linda Williams
10.	NHA Macy Warehouse	12 Straight Wharf	Unapproved LK doors	42.3.1/138	Linda Williams
11.	Joseph Arvay	11 Front Street	Like Kind windows in dormer	73.1.3/99	Nolasco Construction
12.	Ann Laurilliard	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Design
13.	Andrea Giroux	25 Hummock Pond Rd	Renew 69288	56/8	Thornewill Design
14.	Andrea Giroux	25 Hummock Pond Rd	Renew 69289	56/8	Thornewill Design
15.	Nicholas Boyle	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
16.	Seawing LLC	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
17.	Seawing LLC	13 Low Beach Road	Shed	74/45	Smith & Hutton
18.	Seawing LLC	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
19.	John Khann	8 Okorwaw Avenue	New dwelling	79/132	Mark Cutone Architecture
20.	Sally Horchow	27 E Tristram Avenue	Hardscape	31/2	Ahern, LLC
21.	Joe Tirone	25 Honeysuckle	New duplex	68/389	Val Oliver Design
22.	Liz & Mark Norris	14A Lowell Place	Rev 3415; cottage fenestration	41/164	Emeritus
23.	Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
24.	Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
25.	HGMB LLC	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
26.	Peter O'Brien	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
27.	Laura & Doug Fisher	7 Paul Jones Road	New Pool	30/68.1	Emeritus
28.	90 N Liberty Presv.Trust	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
29.	The Braes LLC	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
30.	Houghton,Jim	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
31.	38 Monohasset LLC	38 Monohasset Road	New Dwelling	79/60	Val Oliver Design
32.	Molly McGrath Irrev. Trust	50 W Miacomet Rd	Rev 67335; lattice/door	86/2	Sue Genthner
33.	30 Vestal, LLC	30 Vestal Street	755sf cabana	41/45	Studio Ppark
34.	Jennifer Bowman	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
35.	Westmoor Club, LLC	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects

## VIII. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	July 6, 8 & 13, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-Tuesday July 27, 2021 at 5:00PM at 4 Fairground Rd Community Room</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> </ul>

	<ul style="list-style-type: none"><li>• Review policy of Move/Demo hearings in relation to new dwellings</li><li>• Hardscaping</li></ul>
Commission Comments	