



MEETING POSTING

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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)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, & Time	Tuesday, July 25, 2023, at 4:00 pm*HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman

Please note: 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.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: 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_NoTN3k_uQ6y1Tra3p1nP1g

To watch the live meeting, click here:

<https://youtu.be/6JZ1Q5kaTQQ>

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. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	29 Centre St LLC	29 Centre St	Temporary Sign	42.3.1/70	Sally Dayton
2.	29 Centre St LLC	16 ½ Federal St	Temporary Sign	42.3.1/122.2	Sally Dayton
3.	29 Centre St LLC	16 ½ Federal St	Temporary Trellis w/ Floral	42.3.1/122.2	Sally Dayton
4.	Town of Nantucket	7 Harborview Wy	Projecting Sign	42.4.2/9	Stacey McEachern

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Robert Mello	41 Wigwam Rd	Add screening Rev 06-6577	77/7.1	Julius Pasys em
2.	Chris & Ashley Austin	Maple Ln Lot 7	Main house revisions	67/303	Emeritus em

III. TOWN BUSINESS

	<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	20 South Water	Windows	42.4.2/29	SMRT
2.	Town of Nantucket	16 Broad St	Window replacement	42.4.2 30	SMRT

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.	Clay Street Development 07-8688	44 Skyline Drive	Move on House	79/990	Structures Unlimited
2.	Nicholas Tesino 07-8786	74 Arkansas Ave	As built Fence	59.4/41	Nicholas Tesino

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.	CCTACK LLC04-6106	120 Old South Rd	New structure	68/969	CWA
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.</i>				
2.	CCTACK LLC 04-6105	122 Old South Rd	New structure	68/969	CWA
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.</i>				
3.	CCTACK LLC 04-6104	124 Old South Rd	New structure	68/969	CWA
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None, Recused: None.</i>				

VI. NEW BUSINESS 07/25/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stobie/Dorset	60 Hulbert Ave	Additions to Main House	29/58-58.1	Thornewill Design
2.	Stobie/ Dorset	60 Hulbert Ave	Garage/ Apt	29/58-58.1	Thornewill Design
3.	Stobi/Dorset	60 Hulbert Ave	Shed Demo- Move off	29/58-58.1	Thornewill Design
4.	Keegan Hodges	32 Union St	Historic structure color chng	42.3.2/85	Thornewill Design
5.	Abbott, James	6 Chester St	New Pergola	42.4.3/65	Thornewill Design
6.	Lynn Taliento	12 Madaquecham V.	Move shed on site	89/12	Structures Unlimit
7.	ETG Nominee Trust	6 Old Harbor Rd	Renew Coa 2020-10-2162 MH	40/95	Botticelli + Pohl
8.	ETG Nominee Trust	6 Old Harbor Rd	Renew Coa 2020-10-2163 Garage	40/95	Botticelli + Pohl
9.	ETG Nominee Trust	6 Old Harbor Rd	Renew Coa 2020-10-2164 Cabana	40/95	Botticelli + Pohl
10.	Gentzel	54 Orange St	Windows Repair/ Replace	55.4.1 18	Gryphon Architects
11.	Starbuck Ct Nominee Trust	1r Old North Wharf	Fenestration Alt	42.3.1/80	Emeritus LTD
12.	Carolina Save	4 Birdsong Lane	Rev 4338 Sunroom/ door windows	55.4.4/80.1	Thornewill Design
13.	Ack North Star Dev LLC	26 Douglas Way	New Dwelling	39/41	Brook Meerbergen
14.	Ack North Star Dev LLC	26 Douglas Way	Pool House/ 2 nd Dwell	39/41	Brook Meerbergen
15.	Ack North Star Dev LLC	26 Douglas Way	Studio Garage	39/41	Brook Meerbergen
16.	Ack North Star Dev LLC	26 Douglas Way	Pool/hardscape	39/41	Brook Meerbergen
17.	Ack North Star Dev LLC	26 Douglas Way	Solar Array	39/41	Brook Meerbergen
18.	Doug Carson	2 Bayberry Ln	New Cabana	80/178	Val Oliver
19.	2 Corby Way LLC	2 Corby Way	Rev Redesign new dwelling	67/3	EMDA
20.	256 Polpis LLC	256 Polpis Rd	Demo Shed	25/25	Botticelli + Pohl
21.	Laura Jan Hedrick	10 Everett Lane	Move off Garage	73.3.2/3	Laura Jan Hedrick
22.	Laura Jan Hedrick	10 Everett Lane	Move on Cottage	73.3.2/3	Laura Jan Hedrick
23.	Ready RE Trust	17 Cannonbury Ln	New Pool	73/45	Val Oliver
24.	87 Bartlett LLC	87 Bartlett Rd	Roof solar array	66/407	Sunwind
25.	Jeff Morash	8b Bayberry Ln	Roof solar array	67/72	AckSmart
26.	Robert Lapiene	13 Bayberry Ln	Roof solar array	67/64	Sunwind
27.	32 Bartlett LLC	32 Bartlett Rd	Roof solar array	66/19	Sunwind
28.	Sheep Pond Property LLC	14-16 Sheep Pond	Rev rotate Garage	63/29&30	Emeritus
29.	Sheep Pond Property LLC	14-16 Sheep Pond	Rotate build	63/29&30	Emeritus
30.	Melissa Neier	11 Prospect st	New Shed	55.4.4/42	Twig Perkins
31.	Louie Dog LLC	15 Tomahawk Rd	Rev door and window	69/359	EMDA

32. Gifford Benjamin	4 Head of Plains	Rev to dwelling	63/7	Gryphon Architects
33. Geaux Dahlin LLC	12 Darling St	Window Rev	42.3.2/115	Gryphon Architects
34. Bank of Boston/America	65 Main St	Windows replace	42.3.1/197	B Bisbano
35. Folger Block Condominium	58 Main St	Historic Determination	42.3.1 219	Anne Dougherty
36. Harold Brothers Realty LLC	2-4 Highland Ln	Pool Hardscape	30/289	Jardins Intl.
37. Harold Brothers Realty LLC	6 Highland Ln	Sports Court	30/288	Jardins Intl.
38. Town of Nantucket	10 Sun Island	New Dorm	69/3.1	Gryphon Architects
39. 73 Hulbert Nom Trst	73 Hulbert Ave	New Pool	29/5	Ahern LLC
40. Miroslava Ahern	38 Appleton Rd	Garage reno	66/42	Ahern LLC
41. Lubin Richard K Trust	6 Hinckley Ln	Move existing Garage On-site	30/78	Emeritus
42. 8 High Brush Path LLC	8 High Brush Path	Addition	56/370	Emeritus
43. Starbuck Court Nom Trust	1r Old North Wharf	Fenestration Alter	42.3.1/80	Emeritus
44. WSTT Holding LLC	9 Miller Ln	Cabana	68/123	Emeritus
45. WSTT Holding LLC	9 Miller Ln	Garage	68/123	Emeritus
46. WSTT Holding LLC	9 Miller Ln	Main House color	68/123	Emeritus
47. Soros Jeffery Trst	47 Baxter Rd	Rev add window	49/14	JB Studio
48. Surfside Beach Ventures LLC	9 Auriga Way	Deck outdoor shower add stairs	87/113.1	JB Studio
49. Johannesen Renee Trust	9 Carew Ct	New shed	73.3.2/23	JB Studio
50. 22N LP	22 Nonantum Ave	MH Addition	87/19	Botticelli + Pohl
51. 22N LP	22 Nonantum Ave	GH Addition	87/19	Botticelli + Pohl
52. 22N LP	22 Nonantum Ave	New Garage	87/19	Botticelli + Pohl
53. 22N LP	22 Nonantum Ave	Pool House Rev	87/19	Botticelli + Pohl
54. 22N LLC	22 Nonantum Ave	Hardscape	87/19	Ahern LLC
55. Eleven Lincoln Ave Tr	32 Jefferson Ave	MH Rev 6917	30/132	Botticelli + Pohl
56. Eleven Lincoln Ave Tr	32 Jefferson Ave	GH Rev 7051	30/132	Botticelli + Pohl

Approved Minutes –	July 11, 2023
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- August 1st at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid
Potential Items for Discussion-	<ul style="list-style-type: none"> • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, Intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves