



# 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>	Tuesday July 27, 2021 at 5:00PM IN-PERSON MEETING
<b>Location / Address</b>	Public Safety Facility, 4 Fairgrounds Road, Community Room, 1 <sup>st</sup> floor Nantucket, MA
	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)

To watch live feed, click here: [https://www.youtube.com/watch?v=A\\_ZbVvj\\_8to](https://www.youtube.com/watch?v=A_ZbVvj_8to)

**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. Andrea Giroux	25 Hummock Pond Rd	Renew 69288	56/8	Thornewill Design
2. Andrea Giroux	25 Hummock Pond Rd	Renew 69289	56/8	Thornewill Design
3. Laura Pasy 07-4218	6 Bayberry Lane	Re-site shed	67/73	Thornewill Design
4. Gerard Layden, Jr.	22 Atlantic Avenue	Remove unapproved chimney	55/26	Matthew Rider
5. REC 21 WP LLC 07-4253	21 Washing Pond Road	Rev 0990; railings	31/31	Botticelli & Pohl
6. Beach ACKcess LLC	9 Falmouth Avenue	Renew 68757	82/423	NAG
7. Beach ACKcess LLC	9 Falmouth Avenue	Renew 58760	82/423	NAG
8. Robin London 07-4248	67 Fairgrounds Road	New dwelling – 900sf	67/117	Val Oliver Design

### 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.	Thirteen Pleasant Trust <b>05-3648</b>	13 Pleasant Street	Chimney flashing	42.3.6/122	Self
	• Flashing painted to match chimney				
2.	Richard McCreary Tr <b>07-4252</b>	239 Hummock Pond Rd	Pool	82/41	Self
	• Pool must not be visible at time of inspection and in perpetuity				
3.	John Murray <b>07-4230</b>	4 Mikes Drive	Pool	66/76	Permits Plus
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Elizabeth Draughon <b>07-4233</b>	30 Nobadeer Avenue	Pool	87/35	Julie Jordin
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Alexandr Zhabrovets <b>06-4060</b>	11 Tashama Lane	Shed	55/470	Self
	• Due to lack of visibility				
6.	P.J. Rubin <b>07-4235</b>	67 S Shore Road	Pool	80/304	Julie Jordin
	• Pool must not be visible at time of inspection and in perpetuity				

### IV. PUBLIC HEARING TO SIGN BOOK AMENDMENT TO CONSTRUCTION AND SITE GUIDELINES – RESCIND VOTE AT 6/15/21 HDC MEETING

### V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Housing Nantucket	31 Fairgrounds Bldg 1	New dwelling	67/149	Emeritus
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
2.	Housing Nantucket	31 Fairgrounds Bldg 8	New dwelling	67/149	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra; Recused: None</i>				
3.	Housing Nantucket <b>06-4069</b>	31 Fairgrounds Bldg 2	New dwelling	67/149	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra; Recused: None</i>				

### VI. 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.	Lisa Botticelli	10R Gray Ave	Rooftop solar	67/178.1	Cotuit Solar
2.	Betty Browning	69 Somerset Road	Rooftop solar	65/85	Cotuit Solar
3.	Margaret Owen	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
4.	Norris Building Co. Inc.	14A Lowell Place	Spa and fence	41/164	Atlantic Landscaping
5.	Jacqueline Pizzi	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
6.	Frederick Hahn	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
7.	21 Amelia Drive LLC	21 Amelia Drive	New mixed used building	67/427	EMDA
8.	Allie Scheffelin	23 Starbuck Road	Rev 12-2533 staircase	60/107	Thornewill Design
9.	Oliveira Martim Trust	87 Cliff Road	Pool and patio	30/168.1	Ahern LLC
10.	Joshua Leffler	22 Pleasant Street	MH -color & clapboard	42.3.2/50	Linda Williams
11.	Joshua Leffler	22 Pleasant Street	Garage – color & clapboard	42.3.2/50	Linda Williams
12.	Joshua Leffler	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
13.	OHOM LLC	28 Main St, Sias	Rev 04-3610 color change	73.3.1/47	Emeritus
14.	Altman Michael Tr Etal	37 Sankaty Head Road	Pool	48/2	BPC
15.	Altman Michael Tr Etal	37 Sankaty Head Road	Cabana	48/2	BPC
16.	High Tide Partners LLC	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
17.	High Tide Partners LLC	8 Ackermuck Way Lot 2	Garage	41/618	BPC
18.	High Tide Partners LLC	8 Ackermuck Way Lot 2	Pool	41/618	BPC
19.	Janice Hoff Trust	26 Quidnet Road	New 2 <sup>nd</sup> dwelling	21/35	McMullen & Associates
20.	Wayne & Lea Berman	98 Tom Nevers Road	Addition, widows walk, fenestration	91/40	NAG
21.	ACK Laundo LLC	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
22.	Bill and Cindy Burke	54 Pochick Ave	Fenestration revisions	79/128	Emeritus
23.	Craig Majernik	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
24.	Craig Majernik	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
25.	Craig Majernik	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
26.	Craig Majernik	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
27.	8 Walsh, LLC	8 Walsh Street	Rev 3819; fenestration	42.4.1/83	Brook Meerbergen
28.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Fenestration	82/145	Val Oliver Design

### VII. 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>
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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	Workshop APD
	• <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.	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>				

### VIII. 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.	TJL Properties LLC	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
2.	Daniel Bartlett	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
3.	Daniel Bartlett	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
4.	Moor Better LLC	4 Moors End Lane	Dormers	41/211	Topham Design
5.	Mark Burlingham	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
6.	Cinda Gaynor	84 Old South Road	Unapproved hoop tent	68/415	Greyson Keller
7.	Tom Hanlon Landscaping	117 Old South Road	New commercial bldg.	68/111	EMDA
8.	JDB 34 Liberty LLC	34 Liberty Street	Fence	42.3.4/82	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.	Nicholas Boyle	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
14.	Seawing LLC	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
15.	Seawing LLC	13 Low Beach Road	Shed	74/45	Smith & Hutton
16.	Seawing LLC	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
17.	John Khann	8 Okorwaw Avenue	New dwelling	79/132	Mark Cutone Architecture
18.	Sally Horchow	27 E Tristram Avenue	Hardscape	31/2	Ahern, LLC
19.	Joe Tirone	25 Honeysuckle	New duplex	68/389	Val Oliver Design
20.	Liz & Mark Norris	14A Lowell Place	Rev 3415; cottage fenestration	41/164	Emeritus
21.	Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 6	67\149	Emeritus
22.	Housing Nantucket	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
23.	HGMB LLC	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
24.	Peter O'Brien	36 Low Beach Road	GH Rev 1842; fenestration	74\55	Emeritus
25.	Laura & Doug Fisher	7 Paul Jones Road	New Pool	30/68.1	Emeritus
26.	90 N Liberty Presv.Trust	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
27.	The Braes LLC	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
28.	Houghton,Jim	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
29.	38 Monohasset LLC	38 Monohansett Road	New Dwelling	79/60	Val Oliver Design
30.	Molly McGrath Irrev. Trust	50 W Miacomet Rd	Rev 67335; lattice/door	86/2	Sue Genthner
31.	30 Vestal, LLC	30 Vestal Street	755sf cabana	41/45	Studio Ppark
32.	Jennifer Bowman	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
33.	Westmoor Club, LLC	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects
34.	ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
35.	Perry Hall <b>07-4231</b>	19 Medouie Creek Road	Garage	14/33	Self
36.	5 Bunker Hill, LLC	7 Bunker Hill Road	New dwelling	73.4.2/39	LFW/Topham Design
37.	G2 Bunker Hill, LLC	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design

### IX. OLD BUSINESS 07/27/21

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Herbert <b>06-4046</b>	4 Harbor View Way	Alteration	42.4.1/30	Topham Design
• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
2. David Lazowski	18 Parson Lane	Hardscaping	75/102	M. Cutone Arch.
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
3. Downyflake	14 W Creek Road	Commercial building	55/175	Robert Newman
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
4. Downyflake	14 W Creek Road	Rooftop solar	55/175	Robert Newman
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
5. Lentini, Salvator <b>06-4048</b>	20 Field Ave	Main house addition	80/149	CWA
• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
6. Lentini, Salvator <b>06-4052</b>	20 Field Ave	Pool	80/149	CWA
• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
7. Lentini, Salvator <b>06-4054</b>	20 Field Ave	Pool cabana	80/149	CWA
• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
8. Brian Harris <b>06-4064</b>	51 Weweeder Ave	New dwelling	88/12	Emeritus
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>				
9. Robin Tweedy <b>06-4065</b>	3 Grand Ave	Renovation	73.3.1/13.1	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
10. Jim Ikard <b>05-3833</b>	1 Bloom	Addition	42.3.3/140	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: Camp</i>				
11. Jim Helfrich <b>05-3834</b>	37 Fair Street	Addition/alteration/porch	42.3.2/212	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp</i>				
12. Greg Raiff <b>05-3832</b>	100 Low Beach Road	Hardscape revisions	75/27	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
13. John Barry <b>05-3838</b>	22 Eel Point Road	New dwelling	40/45	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
14. John Barry <b>05-3956</b>	22 Eel Point Road	New guest house	40/45	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
15. John Barry <b>05-38955</b>	22 Eel Point Road	New garage	40/45	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
16. Trogoh Nominee Trust <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Camp; Recused: None</i>				
17. 33 N Mill LLC	7 N Mill Street	New dwelling	55.4.4/77	Sophie Metz
• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
18. Mark Atkinson <b>06-4023</b>	82 Baxter Road	Addition	49/39	Botticelli + Pohl
• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch; Recused: Pohl</i>				
19. Carol Anne Surface <b>04-3606</b>	47 Warren's Landing	Pool	38/54	BPC
• <i>Commissioners: Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
20. Kristine Amendaloro <b>05-3625</b>	8 Bank Street	Additions	72.1.3/69	Angus Macleod
• <i>Commissioners: Coombs (acting chair), McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				

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

Approved Minutes -	July 6, 8 & 13, 2021
Review Minutes -	July 15, 20 & 22, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Thursday July 29, 2021 at 1:00PM at 2 Fairground Rd Conference Room</b></li> <li>• Discussion of Advisory Board review</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	