



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 JUL 26 AM 09:05

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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2021 JUL 28 AM 10:03  
NANTUCKET TOWN CLERK  
Posting Number:T 730

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Thursday July 29, 2021 at 1:00PM <b>IN-PERSON MEETING</b>
<b>Location / Address</b>	Planning and Land Use Services (PLUS), 2 Fairgrounds Rd, Conference Room, 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=jLq7SyAWgZo>

**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. NEW BUSINESS (07/06/2021) – HOLD FOR TUESDAY AUGUST 03, 2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Altman Michael Tr Etal 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
2.	Altman Michael Tr Etal 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC

### III. NEW BUSINESS (07/06/2021) CONTINUED

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
3.	Craig Majernik 07-4240	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
4.	Craig Majernik 07-4241	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
5.	Craig Majernik 07-4243	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
6.	Craig Majernik 07-4242	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD

7.	8 Walsh, LLC <b>07-4128</b>	8 Walsh Street	Rev 3819; fenestration	42.4.1/83	Brook Meerbergen
8.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Fenestration	82/145	Val Oliver Design

#### IV. 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 <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 <b>05-3831</b>	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>				

#### V. 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 <b>07-4193</b>	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
2.	Daniel Bartlett <b>07-4144</b>	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
3.	Daniel Bartlett <b>07-4143</b>	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
4.	Moor Better LLC <b>07-4148</b>	4 Moors End Lane	Dormers	41/211	Topham Design
5.	Mark Burlingham <b>07-4163</b>	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
6.	Cinda Gaynor <b>07-4149</b>	84 Old South Road	Hoop tent	68/415	Greyson Keller
7.	Tom Hanlon Landscaping <b>07-4184</b>	117 Old South Road	New commercial bldg.	68/111	EMDA
8.	JDB 34 Liberty LLC <b>07-4200</b>	34 Liberty Street	Fence	42.3.4/82	Linda Williams
9.	Chris Loftus <b>07-4206</b>	8A Evergreen Way	New cottage	68/703.1	Linda Williams
10.	NHA Macy Warehouse <b>07-4199</b>	12 Straight Wharf	Barn doors	42.3.1/138	Linda Williams
11.	Joseph Arvay <b>07-4214</b>	11 Front Street	Replace 3 windows	73.1.3/99	Nolasco Construction
12.	Ann Laurilliard <b>07-4192</b>	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Design
13.	Nicholas Boyle <b>07-4188</b>	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
14.	Seawing LLC <b>07-4178</b>	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
15.	Seawing LLC <b>07-4177</b>	13 Low Beach Road	Shed	74/45	Smith & Hutton
16.	Seawing LLC <b>07-4176</b>	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
17.	John Khann <b>07-4181</b>	8 Okorwaw Avenue	New dwelling	79/132	Mark Cutone Architecture
18.	Sally Horchow <b>07-4191</b>	27 E Tristram Avenue	Hardscape	31/2	Ahern, LLC
19.	Joe Tirone <b>07-4180</b>	25 Honeysuckle	New duplex	68/389	Val Oliver Design
20.	Liz & Mark Norris <b>07-4175</b>	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
21.	Housing Nantucket <b>07-4171</b>	31 Fairgrounds Road	New Dwelling- bldg. 6	67\149	Emeritus
22.	Housing Nantucket <b>07-4172</b>	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
23.	HGMB LLC <b>07-4183</b>	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
24.	Peter O'Brien <b>07-4174</b>	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
25.	Laura & Doug Fisher <b>07-4256</b>	7 Paul Jones Road	New Pool	30/68.1	Emeritus
26.	90 N Liberty Pres.Trust <b>07-4195</b>	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
27.	The Braes LLC <b>07-4165</b>	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
28.	Houghton, Jim <b>07-4186</b>	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
29.	38 Monohasset LLC <b>07-4182</b>	38 Monohansett	New Dwelling	79/60	Val Oliver Design
30.	Molly McGrath Irev. Trust <b>07-4225</b>	50 W Miacomet Rd	Rev 67335 fenestration revs	86/2	Sue Genthner
31.	30 Vestal, LLC <b>07-4187</b>	30 Vestal Street	755sf cabana	41/45	Studio Ppark
32.	Jennifer Bowman <b>07-4194</b>	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
33.	Westmoor Club, LLC <b>07-4189</b>	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 07-4231	19 Medouie Creek Road	Garage	14/33	Self
36. 5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	LFW/Topham Design
37. G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design

#### VI. 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 06-4046	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 06-4048	20 Field Ave	Main house addition	80/149	CWA
• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
6. Lentini, Salvator 06-4052	20 Field Ave	Pool	80/149	CWA
• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
7. Lentini, Salvator 06-4054	20 Field Ave	Pool cabana	80/149	CWA
• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
8. Brian Harris 06-4064	51 Weweeder Ave	New dwelling	88/12	Emeritus
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>				
9. Robin Tweedy 06-4065	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 05-3833	1 Bloom	Addition	42.3.3/140	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: Camp</i>				
11. Jim Helfrich 05-3834	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 05-3832	100 Low Beach Road	Hardscape revisions	75/27	Emeritus
• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
13. John Barry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None</i>				
14. John Barry 05-3956	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 05-38955	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 05-3640	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 06-4023	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 04-3606	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 05-3625	8 Bank Street	Additions	72.1.3/69	Angus Macleod
• <i>Commissioners: Coombs (acting chair), McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				

#### VII. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	July 15, 20 & 22, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-Tuesday August 03, 2021 at 5:00PM at 4 Fairground Rd Community Room</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	