



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
Posting Number:T 739

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday August 03, 2021 at 5:00PM IN-PERSON MEETING
Location / Address	Public Safety Facility, 4 Fairgrounds Rd, Community Room, 1 st Floor, 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

To watch live feed, click here: <https://www.youtube.com/watch?v=UdhC1u9-kQA>

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. Mark Burlingham 07-4163	15 Beach Street	New fence	73.1.3/26	Topham Design

III. 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 St, LLC	13 Center Street	Projecting Sign	42.3.1/203	Hanadi Hamzeh
2. Mark Furlong	81 Hinsdale Road	Free standing sign	69/21	Sign Here Nantucket
3. Nashaquisett Corp.	7 Washman	Sign	55/538	Sign Here Nantucket
4. Nant. Cottage Hosp	10 Vesper Lane	Wall sign	55/249	John Twohig
5. Nant. Cottage Hosp	10 Vesper Lane	Free standing	55/249	John Twohig
6. Allan Bell	122 Pleasant Street	Sign change	55/160	Allan Bell

IV. 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. Altman Michael Tr Etal 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
3. Altman Michael Tr Etal 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC
4. Craig Majernik 07-4240	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
5. Craig Majernik 07-4241	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
6. Craig Majernik 07-4243	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
7. Craig Majernik 07-4242	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD

V. 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. Village Way RT 05-3782	6 Village Way	New dwelling	14/42	Workshop APD
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
2. Nantucket Invest Hold 06-4041	22 Pocomo Road	New dwelling	14/73.1	Emeritus
• <i>Commissioners: Camp (acting Chair), Coombs, McLaughlin, Oliver, Welch; Alternates: Dutra; Recused: Pohl</i>				
3. Jennifer Silva 04-3381	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>				
4. 38 Prospect LLC 05-3831	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
5. Stephanie Basile 04-3602	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>				

VI. 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 07-4193	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
2. Daniel Bartlett 07-4144	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
3. Daniel Bartlett 07-4143	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
4. Moor Better LLC 07-4148	4 Moors End Lane	Dormers	41/211	Topham Design
5. Cinda Gaynor 07-4149	84 Old South Road	Hoop tent	68/415	Greyson Keller
6. Tom Hanlon Landscaping 07-4184	117 Old South Road	New commercial bldg.	68/111	EMDA
7. JDB 34 Liberty LLC 07-4200	34 Liberty Street	Fence	42.3.4/82	Linda Williams
8. Chris Loftus 07-4206	8A Evergreen Way	New cottage	68/703.1	Linda Williams
9. NHA Macy Warehouse 07-4199	12 Straight Wharf	Barn doors	42.3.1/138	Linda Williams
10. Joseph Arvay 07-4214	11 Front Street	Replace 3 windows	73.1.3/99	Nolasco Construction
11. Ann Laurilliard 07-4192	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Design
12. Nicholas Boyle 07-4188	31 York Street	Spa/fence/arboretum/ODS/patio	55.4.1/205	David Troast
13. Seawing LLC 07-4178	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
14. Seawing LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith & Hutton
15. Seawing LLC 07-4176	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
16. John Khann 07-4181	8 Okorwaw Avenue	New dwelling	79/132	Mark Cutone Architecture
17. Sally Horchow 07-4191	27 E Tristram Avenue	Hardscape	31/2	Ahern, LLC
18. Joe Tirone 07-4180	25 Honeysuckle	New duplex	68/389	Val Oliver Design
19. Liz & Mark Norris 07-4175	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
20. Housing Nantucket 07-4171	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
21. Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
22. HGMB LLC 07-4183	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
23. Peter O'Brien 07-4174	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
24. Laura & Doug Fisher 07-4256	7 Paul Jones Road	New Pool	30/68.1	Emeritus
25. 90 N Liberty Pres.Trust 07-4195	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
26. The Braes LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
27. Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
28. 38 Monohasset LLC 07-4182	38 Monohansett	New Dwelling	79/60	Val Oliver Design
29. Molly McGrath Irrev. Trust 07-4225	50 W Miacomet Rd	Rev 67335 fenestration revs	86/2	Sue Genthner
30. 30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
31. Jennifer Bowman 07-4194	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
32. Westmoor Club, LLC 07-4189	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects
33. ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
34. Perry Hall 07-4231	19 Medouie Creek Road	Garage	14/33	Self
35. 5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	LFW/Topham Design
36. G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design

VII. 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>
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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 04-3411	18 Parson Lane	Hardscaping	75/102	M. Cutone Arch.
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
3.	Downyflake 06-3974	14 W Creek Road	Commercial building	55/175	Robert Newman
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
4.	Downyflake 06-3971	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 05-3895	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 05-3789	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 Amendalora 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. NEW BUSINESS 08/03/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Julius Pasys	6 Bayberry Lane	Addition	67/73	Thornewill Design
2.	Eileen Harkness	5 Gardner Perry Lane	Demo shed	55/32.1	Thornewill Design
3.	Eileen Harkness	5 Gardner Perry Lane	Addition	55/32.1	Thornewill Design
4.	James Gribbell	2 Mulberry Street	New garage/cottage	55.4.1/20	Thornewill Design
5.	Perry Hall	19 Medouie Creek	Barn/garage	14/33	Self
6.	Amos Hostetter	58 Baxter Road	New dwelling	49/54	Will Stephens
7.	Tom Fusaro	6 Toombs Court	New dwelling	68/155	Val Oliver Design
8.	Eliot Lees + Lisa Winn	24 Somerset Lane	Renovation (COA# 01-2770)	66/125	Val Oliver Design
9.	Jen & Steve Ware	36 Lyons Lane	Demo chimney & reshingle	72/38	Val Oliver Design
10.	Daniel Bartlett	41B Bartlett Farm Road	Alterations	82/500	NAG
11.	John Greglio	52 W Miacomet Ave	Pool/hardscape	86/2.1	Jardins International
12.	ACK 86 QR LLC	86 Quidnet Road	Fence	21/102	Linda Williams
13.	Shawn Horcoff	9 Finback Lane	Revision 06-4095	66/511	Structures Unlimited
14.	4 Amigos LLC	8 F Street	Shed	60.2.1/7.1	Structures Unlimited
15.	TLG Properties	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
16.	Theodorakos Vaios Trust	79 Pocomo Road	Demo/move off	15/5	CWA
17.	Nantucket 24 Mill St LLC	24 Mill Street	Demo shed	55.4.4/97	Self

18. Nantucket 24 Mill St LLC	24 Mill Street	New shed	55.4.4/97	Self
19. Justin Brooks	6 Kinikinnik Way	Basement egress window	80/420	Sanne Payne
20. Hannah Gardner House	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
21. Hannah Gardner House	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
22. 5 Sherburne Way LLC	5 Sherburne Way	MH revisions	30/38	Botticelli & Pohl
23. 5 Sherburne Way LLC	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
24. Robert Keith	2 Capaum Road	Addition	30/218	Botticelli & Pohl
25. Hristo Rashkov	8 Lewis St	Addition	67/37	Hristo Rashkov
26. Steve Frohwein	32 N. Liberty	Move shed on site	41/159	Emeritus
27. Steve Frohwein	32 N. Liberty	Replace windows/like kind	41/159	Emeritus
28. Andrew Regen	7 E. Lincoln	Move building	42.4.1/8	Emeritus
29. Nant. Lighthouse School	1 Rugged Rd	Hardscape/alterations	67/493	Emeritus
30. 2 Chestnut St ACK LLC	2 Chestnut St	Addition	42.3.1/69	Emeritus
31. MBL Norris	14 Lowell Place	Shed	41/164	Emeritus
32. Wallace Prop Management	3 Skyline Drive	New building	79/137.1	Ethan McMorrow
33. EPR RGH LLC	119 Eel Point Road	Pool and hardscape	33/17.2	Atlantic Landscaping
34. James Wareck	18 Lily Street	Roof change	42.4.3/90.2	T&T Roofing
35. 16 Nanahumacke Trust	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern
36. Frank Ryan	8 Kings Way	Hardscaping	41/277	Ahern
37. Fifth Door LLC	10 Medouie Creek	Spa/firepit/patio	20/31.1	Champoux Landscaping
38. Nantucket Oaks LLC	99 Low Beach Road	New studio #1	75/32.1	Normand Residential
39. Nantucket Oaks LLC	99 Low Beach Road	New studio #2	75/32.1	Normand Residential
40. Nantucket Oaks LLC	99 Low Beach Road	New studio #3	75/32.1	Normand Residential
41. Grey Lady Lane LLC	3 Grey Lady Lane	Sash color change	66/713	Larry Maury
42. Stephen Fitzpatrick	4 Grey Lady Lane	Sash color change	66/702	Larry Maury
43. Maury Associates	5 Grey Lady Lane	Sash color change	66/712	Larry Maury
44. William Scannell	119R Eel Point Road	Rev pool	33/17.1	Atlantic Landscaping
45. Lund Nantucket R.T.	1 7 3 Hydrangea Lane	Pool	73/97 & 98	Atlantic Landscaping
46. Shared Haven N.T.	19 Derrymore Road	Pool	41/116	Atlantic Landscaping
47. Kris Megna	2A Bueberry Lane	Solar roof array 1	80/178.1	ACK Smart
48. Kris Megna	2A Bueberry Lane	Solar roof array 2	80/178.1	ACK Smart
49. Frank Ryan	8 Kings Way	Rev 05-0975 omit chimney	41/277	Joseph Olson

IX. OTHER BUSINESS

Approved Minutes -	July 15, 20 & 22, 2021
Review Minutes -	July 27 & 29, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday August 05, 2021 at 1:00PM at 2 Fairground Rd Conference Room • Discussion of Advisory Board review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	