



# MEETING POSTING

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## 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Thursday August 05, 2021 at 1:00PM IN-PERSON MEETING
<b>Location / Address</b>	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=Fs6Zfrv0UIM>

**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
2.	Grey Lady Lane LLC	3 Grey Lady Lane	Sash color change	66/713	Larry Maury
3.	Stephen Fitzpatrick	4 Grey Lady Lane	Sash color change	66/702	Larry Maury
4.	Maury Associates	5 Grey Lady Lane	Sash color change	66/712	Larry Maury
5.	James Wareck	18 Lily Street	Roof change	42.4.3/90.2	T&T Roofing
6.	Paul Shepard 07-4308	41 Nonantum Avenue	Rev 1221; add window	87/41	Twig P erkins
7.	Robert Keith 07-4265	2 Capaum Road	Addition	30/218	Botticelli & Pohl
8.	5 Sherburne Way LLC	5 Sherburne Way	MH Rev 3978; drmers/porch	30/38	Botticelli & Pohl
9.	Jen & Steve Ware 07-4296	36 Lyons Lane	Demo chimney	72/38	Val Oliver Design
10.	Eliot Lees + Lisa Winn 07-4267	24 Somerset Lane	Rev 2770; no addition	66/125	Val Oliver Design

11. Alex Karis 07-4298	22 Ellen's Way	Rev 4154; MH 2 <sup>nd</sup> flr	81/179	Brook Meerbergen
12. Laura Bessey 07-4301	21 Ellen's Way (lot 23)	Rev 73256; cabana	81/183	Brook Meerbergen
13. Laura Bessey	21 Ellen's Way (lot 23)	Rev 73123/1728; pergola	81/183	Brook Meerbergen
14. 3 Skyline LLC 07-4280	3 Skyline Drive	Shed	79/137.1	Ethan McMorro
15. HGMB LLC 07-4183	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
16. Nant. Lighthouse Scl 07-4275	1 Rugged Rd	Driveway/curb cut	67/493	Emeritus
17. Daniel Bartlett	41B Bartlett Farm Road	Basement addition/porch	82/500	NAG
18. Shawn Horcoff	9 Finback Lane	Rev. 06-4095; shed	66/511	Structures Unlimited
19. 4 Amigos LLC	8 F Street	Shed	60.2.1/7.1	Structures Unlimited

### 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. Andrew Regen 07-4276	7 E. Lincoln	Move building	42.4.1/8	Emeritus
• Subject to lack of visibility, which must be obtained				
2. 44 Pocomo NT 07-4304	44 Pocomo Road	Gazebo	15/22	BPC
• Must not be visible at time of inspection and in perpetuity				
3. Kris Megna 07-4294	2A Bueberry Lane	Solar ground array	80/178.1	ACK Smart
• Must not be visible at time of inspection and in perpetuity				
4. John Greglio 07-4249	52 W Miacomet Ave	Rev 3569; re-site pool	86/2.1	Jardins International
• Pool must not be visible at time of inspection and in perpetuity				

### IV. 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

### 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. 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
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

### 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. Village Way RT 05-3782	6 Village Way	New dwelling	14/42	Workshop APD
• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None				
2. Nantucket Invest Hold 06-4041	22 Pocomo Road	New dwelling	14/73.1	Emeritus
• Commissioners: Camp (acting Chair), Coombs, McLaughlin, Oliver, Welch; Alternates: Dutra; Recused: Pohl				
3. Jennifer Silva 04-3381	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	LFW/Thornewill Design
• Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Thornewill				
4. 38 Prospect LLC 05-3831	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams
• Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None				
5. Stephanie Basile 04-3602	8 New Mill	Garage/apartment revisions	42.3.3/33.2	Linda Williams
• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None				

### 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. TJJ 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	Unapproved LK door	42.3.1/138	Linda Williams
10. Joseph Arvay 07-4214	11 Front Street	LK dormer window	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/arbor/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. Peter O'Brien 07-4174	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
23. Laura & Doug Fisher 07-4256	7 Paul Jones Road	New Pool	30/68.1	Emeritus
24. 90 N Liberty Pres.Trust 07-4195	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
25. The Braes LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
26. Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
27. 38 Monohasset LLC 07-4182	38 Monohansett	New Dwelling	79/60	Val Oliver Design
28. Molly McGrath Irev. Trust 07-4225	50 W Miacomet Rd	Rev 67335 fenestration revs	86/2	Sue Genthner
29. 30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
30. Jennifer Bowman 07-4194	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
31. Westmoor Club, LLC 07-4189	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects
32. ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
33. Perry Hall 07-4231	19 Medouie Creek Road	Garage	14/33	Self
34. 5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	LFW/Topham Design
35. G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design

### VIII. 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 04-3411	18 Parson Lane	Hardscaping	75/102	Mark Cutone Architecture
• <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	Roof top 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

- *Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*
18. Mark Atkinson **06-4023**      82 Baxter Road      Addition      49/39      Botticelli + Pohl
- *Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch; Recused: Pohl*
19. Carol Anne Surface **04-3606**      47 Warren's Landing      Pool      38/54      BPC
- *Commissioners: Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
20. Kristine Amendalora **05-3625**      8 Bank Street      Additions      72.1.3/69      Angus Macleod
- *Commissioners: Coombs (acting chair), McLaughlin, Camp, Thornewill; Alternates: None; Recused: None*

**IX. 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.	Amos Hostetter	58 Baxter Road	New dwelling	49/54	Will Stephens
6.	Tom Fusaro	6 Toombs Court	New dwelling	68/155	Val Oliver Design
7.	ACK 86 QR LLC	86 Quidnet Road	Fence	21/102	Linda Williams
8.	TLG Properties	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
9.	Theodorakos Vaios Trust	79 Pocomo Road	Demo/move off dwelling	15/5	CWA
10.	Nantucket 24 Mill St LLC	24 Mill Street	Demo shed	55.4.4/97	Self
11.	Nantucket 24 Mill St LLC	24 Mill Street	New shed	55.4.4/97	Self
12.	Justin Brooks	6 Kinikinnik Way	As-built egress window	80/420	Sanne Payne
13.	Hannah Gardner House	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
14.	Hannah Gardner House	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
15.	5 Sherburne Way LLC	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
16.	Hristo Rashkov	8 Lewis Street	Addition	67/37	Hristo Rashkov
17.	Steve Frohwein	32 N. Liberty	Move shed on site	41/159	Emeritus
18.	Steve Frohwein	32 N. Liberty	Replace windows/like kind	41/159	Emeritus
19.	2 Chestnut St ACK LLC	2 Chestnut Street	Addition	42.3.1/69	Emeritus
20.	MBL Norris	14 Lowell Place	Shed	41/164	Emeritus
21.	3 Skyline LLC <b>07-4281</b>	3 Skyline Drive	Garage	79/137.1	Ethan McMorrow
22.	EPR RGH LLC	119 Eel Point Road	Pool and hardscape	33/17.2	Atlantic Landscaping
23.	16 Nanahumacke Trust	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern
24.	Frank Ryan	8 Kings Way	Hardscaping	41/277	Ahern
25.	Fifth Door LLC	10 Medouie Creek	Spa/firepit/patio	20/31.1	Champoux Landscaping
26.	Nantucket Oaks LLC	99 Low Beach Road	New studio #1	75/32.1	Normand Residential
27.	Nantucket Oaks LLC	99 Low Beach Road	New studio #2	75/32.1	Normand Residential
28.	Nantucket Oaks LLC	99 Low Beach Road	New studio #3	75/32.1	Normand Residential
29.	William Scannell	119R Eel Point Road	Rev pool	33/17.1	Atlantic Landscaping
30.	Lund Nantucket R.T.	1 & 3 Hydrangea Lane	Pool	73/97 & 98	Atlantic Landscaping
31.	Shared Haven N.T.	19 Derrymore Road	Pool	41/116	Atlantic Landscaping
32.	Kris Megna	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart
33.	Frank Ryan	8 Kings Way	Rev 05-0975 omit spa	41/277	Joseph Olson

**X. OTHER BUSINESS**

Amend July 20, 2021 Minutes as follows:	“Motion to amend previously adopted HDC minutes of July 20, 2021 as follows: Page 2 of 10 <i>Motion to Hold item 2 Wall sign, for Revisions change motion to Motion to Approve item 2 Wall sign; Motion to Approve item 3, Entrance sign change motion to Motion to Hold item 3 Entrance sign for Revisions</i> ”
Approved Minutes -	July 15 & 22, 2021
Review Minutes -	July 27 & 29, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Tuesday 8/10/21 at 5:00PM at 4 Fairground Rd, Community 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	