



# Updated Meeting Posting 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.	Grey Lady Lane LLC	3 Grey Lady Lane	Sash color change	66/713	Larry Maury
2.	Stephen Fitzpatrick	4 Grey Lady Lane	Sash color change	66/702	Larry Maury
3.	Maury Associates	5 Grey Lady Lane	Sash color change	66/712	Larry Maury
4.	James Wareck	18 Lily Street	Roof change	42.4.3/90.2	T&T Roofing

5.	Paul Shepard <b>07-4308</b>	41 Nonantum Avenue	Rev 1221; add window	87/41	Twig P Perkins
6.	Robert Keith <b>07-4265</b>	2 Capaum Road	Addition	30/218	Botticelli & Pohl
7.	5 Sherburne Way LLC	5 Sherburne Way	MH Rev 3978; drmers/porch	30/38	Botticelli & Pohl
8.	Jen & Steve Ware <b>07-4296</b>	36 Lyons Lane	Demo chimney	72/38	Val Oliver Design
9.	Eliot Lees + Lisa Winn <b>07-4267</b>	24 Somerset Lane	Rev 2770; no addition	66/125	Val Oliver Design
10.	Alex Karis <b>07-4298</b>	22 Ellen's Way	Rev 4154; MH 2 <sup>nd</sup> flr	81/179	Brook Meerbergen
11.	Laura Bessey <b>07-4301</b>	21 Ellen's Way (lot 23)	Rev 73256; cabana	81/183	Brook Meerbergen
12.	Laura Bessey	21 Ellen's Way (lot 23)	Rev 73123/1728; pergola	81/183	Brook Meerbergen
13.	3 Skyline LLC <b>07-4280</b>	3 Skyline Drive	Shed	79/137.1	Ethan McMorro
14.	HGMB LLC <b>07-4183</b>	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
15.	Nant. Lighthouse Scl <b>07-4275</b>	1 Rugged Rd	Driveway/curb cut	67/493	Emeritus
16.	Daniel Bartlett	41B Bartlett Farm Road	Basement addition/porch	82/500	NAG
17.	Shawn Horcoff	9 Finback Lane	Rev. 06-4095; shed	66/511	Structures Unlimited
18.	4 Amigos LLC	8 F Street	Shed	60.2.1/7.1	Structures Unlimited
19.	Molly McGrath Irrev. Trust <b>07-4225</b>	50 W Miacomet Rd	Rev 67335 fenestration revs	86/2	Sue Genthner
20.	Frank Ryan <b>07-4297</b>	8 Kings Way	Rev 05-0975 omit spa	41/277	Joseph Olson

### 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 <b>07-4276</b>	7 E. Lincoln	Move building	42.4.1/8	Emeritus
	• Subject to lack of visibility, which must be obtained				
2.	44 Pocomo NT <b>07-4304</b>	44 Pocomo Road	Gazebo	15/22	BPC
	• Must not be visible at time of inspection and in perpetuity				
3.	Kris Megna <b>07-4294</b>	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 <b>07-4249</b>	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				
5.	Fifth Door LLC <b>07-4284</b>	10 Medouie Creek	Spa/firepit/patio	20/31.1	Champoux Landscaping
	• Spa/firepit must not be visible at time of inspection and in perpetuity				
6.	Perry Hall <b>07-4231</b>	19 Medouie Creek Road	Garage	14/33	Self
	• Due to lack of visibility				

### IV. 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.	Altman Michael Tr Etal <b>07-4120</b>	37 Sankaty Head Road	Pool	48/2	BPC
2.	Altman Michael Tr Etal <b>07-4121</b>	37 Sankaty Head Road	Cabana	48/2	BPC
3.	Cinda Gaynor <b>07-4149</b>	84 Old South Road	Hoop tent	68/415	Greyson Keller
4.	Seawing LLC <b>07-4178</b>	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
5.	Seawing LLC <b>07-4177</b>	13 Low Beach Road	Shed	74/45	Smith & Hutton
6.	Seawing LLC <b>07-4176</b>	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
7.	John Khann <b>07-4181</b>	8 Okorwaw Avenue	New dwelling	79/132	Mark Cutone Architecture
8.	Sally Horchow <b>07-4191</b>	27 E Tristram Avenue	Hardscape	31/2	Ahern, LLC
9.	Joe Tirone <b>07-4180</b>	25 Honeysuckle	New duplex	68/389	Val Oliver Design
10.	Liz & Mark Norris <b>07-4175</b>	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
11.	Housing Nantucket <b>07-4171</b>	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
12.	Housing Nantucket <b>07-4172</b>	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
13.	Peter O'Brien <b>07-4174</b>	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
14.	Laura & Doug Fisher <b>07-4256</b>	7 Paul Jones Road	New Pool	30/68.1	Emeritus
15.	90 N Liberty Pres.Trust <b>07-4195</b>	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
16.	The Braes LLC <b>07-4165</b>	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
17.	Houghton, Jim <b>07-4186</b>	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
18.	38 Monohasset LLC <b>07-4182</b>	38 Monohansett	New Dwelling	79/60	Val Oliver Design
19.	30 Vestal, LLC <b>07-4187</b>	30 Vestal Street	755sf cabana	41/45	Studio Ppark
20.	Jennifer Bowman <b>07-4194</b>	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
21.	Westmoor Club, LLC <b>07-4189</b>	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects
22.	ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
23.	5 Bunker Hill, LLC <b>07-4259</b>	7 Bunker Hill Road	New dwelling	73.4.2/39	LFW/Topham Design
24.	G2 Bunker Hill, LLC <b>06-4101</b>	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	LFW/Topham Design

### V. 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 <b>04-3411</b>	18 Parson Lane	Hardscaping	75/102	Mark Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
3.	Downyflake <b>06-3974</b>	14 W Creek Road	Commercial building	55/175	Robert Newman
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
4.	Downyflake <b>06-3971</b>	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 Weweede 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>05-3895</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 <b>05-3789</b>	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 Amendalora <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>				

## VI. 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.	TLG Properties	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
8.	Theodorakos Vaios Trust	79 Pocomo Road	Demo/move off dwelling	15/5	CWA
9.	Nantucket 24 Mill St LLC	24 Mill Street	Demo shed	55.4.4/97	Self
10.	Nantucket 24 Mill St LLC	24 Mill Street	New shed	55.4.4/97	Self
11.	Hannah Gardner House	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
12.	Hannah Gardner House	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
13.	5 Sherburne Way LLC	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
14.	Hristo Rashkov	8 Lewis Street	Addition	67/37	Hristo Rashkov
15.	Steve Frohwein	32 N. Liberty	Move shed on site	41/159	Emeritus
16.	Steve Frohwein	32 N. Liberty	Replace windows/like kind	41/159	Emeritus
17.	2 Chestnut St ACK LLC	2 Chestnut Street	Addition	42.3.1/69	Emeritus
18.	MBL Norris	14 Lowell Place	Shed	41/164	Emeritus
19.	3 Skyline LLC <b>07-4281</b>	3 Skyline Drive	Garage	79/137.1	Ethan McMorro

20. EPR RGH LLC	119 Eel Point Road	Pool and hardscape	33/17.2	Atlantic Landscaping
21. 16 Nanahumacke Trust	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern
22. Frank Ryan	8 Kings Way	Hardscaping	41/277	Ahern
23. Nantucket Oaks LLC	99 Low Beach Road	New studio #1	75/32.1	Normand Residential
24. Nantucket Oaks LLC	99 Low Beach Road	New studio #2	75/32.1	Normand Residential
25. Nantucket Oaks LLC	99 Low Beach Road	New studio #3	75/32.1	Normand Residential
26. William Scannell	119R Eel Point Road	Rev pool	33/17.1	Atlantic Landscaping
27. Lund Nantucket R.T.	1 & 3 Hydrangea Lane	Pool	73/97 & 98	Atlantic Landscaping
28. Shared Haven N.T.	19 Derrymore Road	Pool	41/116	Atlantic Landscaping
29. Kris Megna	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart

#### VII. OTHER BUSINESS

Motion to rescind motion made on July 20, 2021	“Motion to rescind motion made on 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	