



# 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) – Old Business
<b>Day, Date, and Time</b>	Thursday August 12, 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)

This meeting is not live. It has been recorded and available for view shortly after the meeting concludes.

To watch the recording click here:

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

**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.	3 Skyline LLC 07-4281	3 Skyline Drive	Garage	79/137.1	Ethan McMorro
2.	Justin Brooks	6 Kinikinnik Way	Basement egress window	80/420	Sanne Payne
3.	Hristo Rashkov	8 Lewis Street	Addition	67/37	Hristo Rashkov
4.	Frank Ryan	8 Kings Way	Hardscaping	41/277	Ahern, LLC
5.	David Dalury 08-4331	125 Polpis Road	308sf garage addition	44/19.2	Thornewill Design
6.	Whitney Gifford 08-4329	19 Keel Lane	Rev 35603; windows	66/322	Gryphon Architects
7.	Tom Larrabee 08-4323	101-103 Hummock Pond Road	Metal storage container revisions	56/67, 67.1 & 307	Robert Newman
8.	Diane Pearl 08-4337	12 Margaret's Way	Shed	20/9	Structures Unlimited

9.	Alice Burnham 08-4336	12 ½ Sherburn Turnpike	Rev 2003; fenestration	30/174.1	Botticelli & Pohl
10.	Nant 24 Mill St LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
11.	6 BLVD, LLC 08-4332	6 Boulevarde	Cottage-dormers/porch	80/75.1	Normand Residential
12.	6 BLVD, LLC 08-4333	6 Boulevarde	Garage- stairs/balcony	80/75.1	Normand Residential

### 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.	3 Raceway Dr, LLC 08-4339	3 Raceway Drive Lot 1	Pool-hardscape	66/281	Atlantic Landscaping
	• Pool and firepit must not be visible at time of inspection and in perpetuity				
2.	16 Nanahumacke Tr 07-4282	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern. LLC
	• Pool must not be visible at time of inspection and in perpetuity				
3.	Nant 24 Mill St LLC 07-4270	24 Mill Street	120 sf shed	55.4.4/97	Self
	• Site plan adjusted to reflect updated footprint				
4.	ACK-LLC 08-4314	22 Capaum Road	Rev 73285; fenestration chgs	40/12	Permits Plus
	• 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 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.	Cinda Gaynor 07-4149	84 Old South Road	Hoop tent	68/415	Greyson Keller
4.	Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
5.	Peter O'Brien 07-4174	36 Low Beach Road	GH Rev 1842; fenestration	74/55	Emeritus
6.	Laura & Doug Fisher 07-4256	7 Paul Jones Road	New Pool	30/68.1	Emeritus
7.	90 N Liberty Pres.Trust 07-4195	90 N Liberty St	New Foundation	41/22	Botticelli & Pohl
8.	The Braes LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
9.	Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
10.	38 Monohasset LLC 07-4182	38 Monohansett	New Dwelling	79/60	Val Oliver Design
11.	30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
12.	Jennifer Bowman 07-4194	14 Starbuck Road	Spa- hardscape	60/114	Jardins International
13.	Westmoor Club, LLC 07-4189	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects
14.	ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
15.	5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	LFW/Topham Design
16.	G2 Bunker Hill, LLC 06-4101	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 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	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

- *Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None*
14. John Barry **05-3956** 22 Eel Point Road New guest house 40/45 Emeritus
- *Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None*
15. John Barry **05-3895** 22 Eel Point Road New garage 40/45 Emeritus
- *Commissioners: Pohl, Camp, Coombs, McLaughlin, Welch; Alternates: Thornewill; Recused: None*
16. Trogoh Nominee Trust **05-3640** 26 Easy Street Mixed use structure 42.4.2/23 Emeritus
- *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Camp; Recused: None*
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*

## 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 Tr	79 Pocomo Road	Demo/move off dwelling	15/5	CWA
9.	Hannah Gardner House	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
10.	Hannah Gardner House	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
11.	5 Sherburne Way LLC	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
12.	Steve Frohwein	32 N. Liberty	Move shed on site	41/159	Emeritus
13.	Steve Frohwein	32 N. Liberty	Replace windows/like kind	41/159	Emeritus
14.	2 Chestnut St ACK LLC	2 Chestnut Street	Addition	42.3.1/69	Emeritus
15.	MBL Norris	14 Lowell Place	Shed	41/164	Emeritus
16.	Nantucket Oaks LLC	99 Low Beach Road	New studio #1	75/32.1	Normand Residential
17.	Nantucket Oaks LLC	99 Low Beach Road	New studio #2	75/32.1	Normand Residential
18.	Nantucket Oaks LLC	99 Low Beach Road	New studio #3	75/32.1	Normand Residential
19.	EPR RGH LLC	119 Eel Point Road	Pool and hardscape	33/17.2	Atlantic Landscaping
20.	William Scannell	119R Eel Point Road	Enlrge pool-hardscape	33/17.1	Atlantic Landscaping
21.	Lund Nantucket R.T.	1 & 3 Hydrangea Lane	Pool	73/97 & 98	Atlantic Landscaping
22.	Shared Haven N.T.	19 Derrymore Road	Pool	41/116	Atlantic Landscaping
23.	Kris Megna	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart

## VII. OLD BUSINESS 08/10/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Howard Martin <b>06-4020</b>	2 Back Street	New dwelling	55/389	LINK
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
2.	Wayne Berman <b>07-4229</b>	98 Tom Nevers Road	Add, roofwalk, fenestration	91/40	NAG
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
3.	Lot 27 N Mill LLC <b>06-4021</b>	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None</i>				
4.	Lot 27 N Mill LLC <b>06-4022</b>	Lot 27B Birdsong	Studio	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None</i>				
5.	Jacqueline Pizzi <b>06-4081</b>	3 Winn Street	Pool and hardscape	41/593	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra, Thornewill; Recused: None</i>				
6.	22 Easton Street <b>05-3643</b>	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
7.	22 Easton Street <b>05-3644</b>	22-24 Easton Street	East garage	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
8.	22 Easton Street <b>05-3645</b>	22-24 Easton Street	West garage	42.1.4/12	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
9.	22 Easton Street <b>05-3646</b>	22-24 Easton Street	Gym pavilion	42.1.4/12	Workshop APD

- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None*
10. 22 Easton Street **06-4026**      22-24 Easton Street      Pool and hardscape      42.1.4/12      Ahern
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None*
11. Oliveira Martin Trust **06-4028**      87 Cliff Road      Pool      30/168.1      Ahern
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None*
12. Darrell Ferguson **06-4102**      28 Main Street, Sias      Color change chimney and fenest      73.3.1/47      Emeritus
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*
13. Jessica Millard **06-4017**      5 Cudweed      Windows/doors      82/145      Val Oliver
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None*
14. NHA Macy Warehouse **07-4199**      12 Straight Wharf      Unapproved Like-Kind doors      42.3.1/138      Linda Williams
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch (took a break); Recused: None*
15. Norris Building Co. **06-4086**      14A Lowell Place      Hardscape – spa      41/164      LFW/Atlantic Landscaping
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None*

**VIII. OTHER BUSINESS**

Approved Minutes -	July 20, 27 & 29, 2021
Review Minutes -	August 3 & 5, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Tuesday August 17, 2021 at 5:00 PM 4 Fairgrounds 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	