



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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Thursday, September 2, 2021 at 1:00PM REMOTE PARTICIPATION
Location / Address	REMOTE PARTICIPATION VIA ZOOM AND YouTube Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Please note:	Ray Pohl, Chairman 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: Kadeem McCarthy, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

Meeting ID: 832 9320 0359 Password: 319941

Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941

This meeting is not live; a recording will be posted to YouTube after the meeting is complete.

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, Kadeem McCarthy, Holly Backus, and Esmeralda Martinez

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.	Carrie Phillip 08-4508	4 Okorwaw Ave	Rev 02-3031 add porch	79/131	Self
2.	85 Fair Lily LLC 08-4413	85 N. Liberty Street	Alterations/windows	41/136	Thornewill Design
3.	Wallace ACK LLC 08-4439	45 Hulbert Ave	Color change: front door + roofwalk	29/16	Thornewill Design
4.	Janice P. Hoff Trust 08-4467	26 Quidnet Road	Add 1ft to E & W elevations	21/35	McMullen & Assocs.
5.	Ivanov, Stoyan 08-4490	18 S Shore Road	Roof material change	80/66	Normand Residential

6.	Leone, Peter 08-4479	7 Mamack Lane	Hardscape	55/565.9	NAG
7.	John Mynttinen 08-4416	10A Old Tom Nevers Rd	1/1 single pane to 1/1 double pane	75/57	Jeff Mackinnon
8.	James Sutton 08-4507	10B Old Tom Nevers Rd	Expand deck	75/57	Self
9.	Kirk Coburn 08-4432	5 High Brush Path	MH like-kind replacements	56/388	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.	Shaun Broderick 08-4401	3 Old Mill Ct	Reduce and reposition pool 04-3570	55/927	Jardins Intl.
			• Pool, spa, stone patio top finish elevation not higher than 37.5'; and, not visible at time of inspection and in perpetuity		
2.	Stoyan, Ivanov 08-4428	18 S Shore Rd	New pool	80/66	Normand Residential
			• Pool must not be visible at time of inspection and in perpetuity		
3.	Jeffery Krupa 08-4442	95 W Chester St	Shed	41/93.1	Structures Unlimited
			• Due to lack of visibility		
4.	Ron Kubick 08-4445	5 Hydrangea Lane	Shed	73/96	Chris Perry
			• Due to lack of visibility		
5.	August Nominee Trust 08-4477	7 Plainfield Rd	Pool and hardscape	49/171	Atlantic Landscaping
			• Pool must not be visible at time of inspection and in perpetuity		
6.	Eileen Ouellette 08-4414	10 New Street	Driveway	55/341	KM Designs
			• Existing plant material to be retained		

IV. 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.	NHA Macy Warehouse 07-4199	12 Straight Wharf	Unapproved Like-Kind doors	42.3.1/138	Linda Williams
			• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch (Mullin); Recused: None</i>		

V. NEW BUSINESS 08/17/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NFI Realty Tr 08-4368	169 Eel Point Road	Pool	33/5	Mark Cutone Architecture
2.	Mark Cannan 08-4324	12 Waquoit Road	Garage/Cottage	89/10	Thornewill Design
3.	Mark Cannan 08-4326	12 Waquoit Road	Pool/Hardscape	89/10	Thornewill Design
4.	North Mill LLC 08-4338	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Design
5.	Carl Nielsen 08-4359	50 Wanoma Way	Raise House on New Foundation	92.4/244	Thornewill Design
6.	Conway Family Tr 08-4328	11 Western Avenue	New dwelling	87/117	Val Oliver Design
7.	Scott Sampson 08-4375	14 Aurora Way	New dwelling	56/445	Val Oliver Design
8.	Susan Doughan 08-4330	134 Main Street	Rev 2406; driveway/hardsape	41-37.1	Gryphon Architects
9.	Tom McCann 08-4427	78 Milk Street	Revise 09-1836; pool location	56/6.1	Linda Williams
10.	Roy Weeden	9 Twin Street	Demo cottage	55.4.1/71	Linda Williams
11.	Roy Weeden	9 Twin Street	New dwelling	55.4.1/71	Linda Williams
12.	4 E Lincoln LLC 08-4340	4 E Lincoln Ave	Add Stair & Door	42.4.1/49	NAG
13.	Acked LLC 08-4419	18 B Bartlett Road	Move Building	67/113.1	Petro Zlatev
14.	One Chester Smiley, LLC 08-4347	1 Chester Street	Window/door changes	42.4.3/18	Normand Residential
15.	Andrew Reger 08-4349	7E Lincoln Avenue	Add Roof Walk, Clarify Color	42.4.1/8	Emeritus
16.	Liz Norris 08-4363	14 Lowell Place	Rev 2188; window change	41/164	Emeritus
17.	NIR Retail LLC 08-4362	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
18.	Slacktide Development	111 Surfside Road	Pool/Hardscape	80/70	KM Designs
19.	Michael Raso 08-4350	82 Center Street	LK Window Replacement	42.43/62	Self
20.	Michael Raso 08-4351	82 Center Street	Fence- As Built fee	42.43/62	Self
21.	Dan Displacido 08-4375	20 Goldfinch Drive	New dwelling	68/689	Val Oliver Design
22.	Nantucket Develop 08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
23.	Michael Jemison 08-4378	195C Hummock Pond Rd	Metal roof, add stairs	65/23.2	Botticelli + Pohl
24.	Nant 62 Walsh LLC 08-4379	62 Walsh Street	Rev 05-3618; windows/roof	29/85 + 85.2	Botticelli + Pohl
25.	12 Pitman LLC 08-4385	12 Pitman Road	Storage barn	73.4.1/17	Patrick Levesque
26.	Allen Dewing 08-4483	74 Milk Street	Addition	56/6.1	Linda Williams
27.	Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
28.	NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams
29.	Back 41 LLC 08-4381	105 Tom Nevers Road	Rev 03-3154; deck/balcony	91/25	CWA
30.	Engle Kristen Tr 08-4382	88 Pocomo Road	Beach stairs	15/42	CWA
31.	Cannonbury Hold LLC 08-4383	18 Cannonbury Lane	Rev 04-3380 fenestration	74/13	CWA
32.	Gifford Whitney A Tr 08-4384	6 Lily Street	Rev 02-2977; shed drmr	42.3.4/45	CWA

VI. OLD BUSINESS 08/24/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design
			• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>		

2.	90 N. Liberty Pres. Trst 07-4195	90 North Liberty Street	New foundation	41/22	Botticelli & Pohl
	• <i>Commissioners: Camp (Acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: Pohl</i>				
3.	Salvator Lentini 06-4052	20 Field Avenue	Pool	80/149	CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
4.	High Tide Partners LLC 07-4115	8 Ackermuck Way Lot 2	Garage	41/618	BPC
	• <i>Commissioners: Pohl, Coombs, Welch, Dutra, Thornewill; Alternates: None; Recused: None</i>				
5.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i>				
6.	Trogoh Nominee Trustee 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
7.	Craig Majernik 07-4240	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
8.	Craig Majernik 07-4241	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
9.	Kristine Amendolare 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Macleod
	• <i>Commissioners: Coombs (Acting chair), McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
10.	Westmoor Club, LLC 07-4189	105 W Chester Street	Tennis/pickleball courts	41/805	JGG Architects
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				

VII. NEW BUSINESS 08/31/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charles Davidson 08-4449	10 Quince Street	Add French door	42.3.4/103	NAG
2.	Nant Westmoor Farms LLC 08-4394	8 Old Westmoor Farm	New cabana	41/822	Workshop APD
3.	Nant Westmoor Farms LLC 08-4391	8 Old Westmoor Farm	Rev 02-2918; raise garg/chg fenest	41/822	Workshop APD
4.	Diane Catino 08-4399	11 D Street	New dwelling	60.21/17	EMDA
5.	William Schultz 08-4400	23 Friendship Lane	New second dwelling	56/347	Alyssa Corry
6.	Carr, Oliver 08-4404	86 Cliff Rd	Dwelling revisions and addition	30/74.1	Robert Newman
7.	Carr, Oliver 08-4403	86 Cliff Rd	Garage	30/74.1	Robert Newman
8.	Carr, Oliver 08-4402	86 Cliff Rd	Hardscape	30/74.1	Robert Newman
9.	Hermansdorfer, C + B 08-4406	11 Deer Run Rd	Rotate and resite house	57/20	Topham Design
10.	17 Ave Realty Trust 08-4407	17 Lincoln Ave	Rev 07-2776 fenest/paint chimney	30/18	Botticelli + Pohl
11.	Mary E Claus Rev Trust 08-4441	31 Low Beach Rd	Partial Demo/Addition	74/36	Botticelli + Pohl
12.	Drake Real Estate 08-4408	2 Horn Beam Rd	Pool	21/118.5	Val Oliver
13.	McLaughlin, John 08-4463	8 Sheep Common	Addition	54/273	Thornewill Design
14.	Tom Watkins 08-4409	6 Huntington Street	Addition	7.132/322	Chris Grimes
15.	Rowland Milton 08-4429	18 Mt Vernon St	Rev 05-3784 window change	55.4.4/32.1	Normand Residential
16.	IAMADUMMY LLC 08-4431	77 Eel Point Rd	Demo Garage	32/44	JB Studio
17.	IAMADUMMY LLC 08-4430	77 Eel Point Rd	New garage/studio	32/44	JB Studio
18.	M2D3 Irrevocable Trust 08-4453	31 Washing Pond Rd	2 nd floor dormers on garage	31/29	Elizabeth Dunne
19.	John Johnson III 08-4451	34 Easton St	Move off/demo dwelling	42.1.4/18	CWA
20.	Sandra B Finlay 08-4450	26 Eel Point Rd	New dwelling	40/118	CWA
21.	Housing Nantucket 08-4454	46 Okorwaw Ave	Rooftop solar	79/213	ACK Smart
22.	Housing Nantucket 08-4459	5 Norquarta Drive	Rooftop solar	67/512	ACK Smart
23.	Housing Nantucket 08-4456	1R Monohansett Rd	Rooftop solar	79/65	ACK Smart
24.	Housing Nantucket	17 Irving St	Rooftop solar	79/120	ACK Smart
25.	Housing Nantucket 08-4455	1 Norwood St	Rooftop solar	71.3.4/1	ACK Smart
26.	Housing Nantucket 08-4458	66 Pochick Ave	Rooftop solar	79/177	ACK Smart
27.	Mark Norris 08-4504	14A Lowell Place	Rooftop Solar	41/164	ACK Smart
28.	Shadek, Kristina	134C Main St	Shed	41/37	Structures Unlimited
29.	Richard Snowdon 08-4452	10-12 Mass Ave	Shed	60.3.1/332	Structures Unlimited
30.	Hristo Rashkov 08-4460	8 Lewis Ct	Pool and hardscape	67/37	Hristo Rashkov
31.	Candice Macoul 08-4462	72 Orange St	New porch + dormer, fenest chg	55.4.1/25	CWA
32.	Dean Lampe	142 Surfside Rd	New dwelling	80/98.1	Self
33.	Dean Lampe	142 Surfside Rd	Garage	80/98.1	Self
34.	Dean Lampe	142 Surfside Rd	Cabana	80/98.1	Self
35.	Dean Lampe	142 Surfside Rd	Pool	80/98.1	Self
36.	Dean Lampe 08-4495	15 Aurora Way	New Dwelling	56/447	Self
37.	Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
38.	Dean Lampe 08-4500	15 Aurora Way	Hot Tub	56/447	Self
39.	NHA 08-4446	15 Broad St	Roof change to match other bldg	42.4.2/61	James Lydon
40.	Kodz J 08-4466	10 Back St	Rev 62307 to satisfy failed inspec	55/353	M. Humphrey

41. Kodz J 08-4465	10 Back St	Rev 68185 to satisfy failed inspec	55/353	M. Humphrey
42. Thomas Nelson 08-4468	129 Polpis Rd	2 nd FL addition	44/195	Norton Preservation
43. Kaizer, Peter & Thea K 08-4481	6 Nobadeer Ave	Pool	80/37.2	Peter Kaizer
44. Finnegan, Mark 08-4470	36 Warrens Landing	Cabana rev 05-3626 massing chg	15/9	BPC
45. Conlon James LTR Etal 08-4475	24 Woodbine Street	Rev 08-1511 add roofwalk, fenest	80/96	Emeritus
46. Michelle + Darren Black	28 Eel Point Road	Shed	40/44	Emeritus
47. Karin + Tim Demasi 08-4472	3 Gladlands Ave	Rev 04-3424 extend stairs+deck	80/234	Emeritus
48. Karin + Tim Demasi 08-4473	3 Gladlands Ave	New garage	80/234	Emeritus
49. Karin + Tim Demasi 08-4474	3 Gladlands Ave	New shed	80/234	Emeritus
50. Jamie Sterling 08-4479	45 Warren's Landing	Pool and hardscape	38/53	Atlantic Landscaping
51. 50 Brewster Rd LLC 08-4476	50 Brewster Rd	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
52. MLR3 LLC 08-4484	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
53. MLR3 LLC 08-4485	45 Shawkemo Road	New guest house	27/18	Workshop APD
54. Cohen Steven L Tr. 08-4488	222 Eel Point Road	Rev 62937 guest house	38/36.1	Workshop APD
55. Cohen Steven L Tr. 08-4487	222 Eel Point Road	Potting shed	38/36.1	Workshop APD
56. NIR Retail LLC 08-4486	4 Harbor Square (SWR)	Commerical/historical reno	42.2.4/	Workshop APD
57. Kian Ross 08-4498	16 Trotters Lane	Resite main house	67/40	Self
58. Kian Ross 08-4496	7B Crooked Lane	Move house off to 16 Trotters	41/80	Self
59. Kian Ross 08-4497	16 Trotters Lane	Move house on from 7B Crooked	67/40	Self
60. McCarthy, Edward	10 Hinckley Lane	Deck/stairs/fenestration revisions	30/226	LINK
61. 77 Sparks ACK LLC 08-4501	77 Sparks Ave	Fenestration/roof/color change	55/138.1	Patrick Noddin
62. Mark & Holly Barber	11 South Valley	Addition and fenestration	43/137	Self

VIII. OTHER BUSINESS

Approved Minutes -	August 12, 17, & 19, 2021
Review Minutes -	August 24 & 26, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Thursday, Sept 2 at 1:00PM via ZOOM • 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 • Discussion of salvaging demos
Commission Comments	