



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) – Old Business
Day, Date, and Time	Thursday, September 9, 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.	Thomas Nelson	129 Polpis Road	2 nd floor addition	44/195	Norton Pres. Trust
2.	George Cosby	9 Darling Street	Roof change	42.3.2/117.1	James Lydon

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.	Lisa Moison	22 Ahab Drive	Pool and hardscape	65/52	Phil Dobson

- Not visible at time of inspection or thereafter
- | | | | | | |
|----|-------------------|------------------|---------------|--------|--|
| 2. | Kristine Shadek | 134C Main Street | Shed | 41/37 | Structures Unlimited |
| | | | | | • Site plan, showing shed, to be submitted. Shed dimensions from two points of the nearest structure to be shown in plans. |
| 3. | Housing Nantucket | 17 Irving St | Rooftop solar | 79/120 | ACK Smart |
| | | | | | • Not visible at time of inspection or thereafter. |

IV. 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.	Andrew Reger 08-4349	7E Lincoln Avenue	Add Roof Walk, Clarify Color	42.4.1/8	Emeritus
2.	Liz Norris 08-4363	14 Lowell Place	Rev 2188; window change	41/164	Emeritus
3.	NIR Retail LLC 08-4362	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
4.	Dan Displacido 08-4375	20 Goldfinch Drive	New dwelling	68/689	Val Oliver Design
5.	Nantucket Develop 08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
6.	Nant 62 Walsh LLC 08-4379	62 Walsh Street	Rev 05-3618; windows/roof	29/85 + 85.2	Botticelli + Pohl
7.	Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
8.	NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams

V. 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.	Salvator Lentini 06-4052	20 Field Avenue	Pool	80/149	CWA
					• <i>Commissioners: Pohl, Camp, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>
2.	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>
3.	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>
4.	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>
5.	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>
6.	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>
7.	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>

VI. 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.	Carr, Oliver 08-4404	86 Cliff Rd	Dwelling revisions and addition	30/74.1	Robert Newman
6.	Carr, Oliver 08-4403	86 Cliff Rd	Garage	30/74.1	Robert Newman
7.	Carr, Oliver 08-4402	86 Cliff Rd	Hardscape	30/74.1	Robert Newman
8.	Hermansdorfer, C + B 08-4406	11 Deer Run Rd	Rotate and resite house	57/20	Topham Design
9.	McLaughlin, John 08-4463	8 Sheep Common	Addition	54/273	Thornewill Design
10.	Tom Watkins 08-4409	6 Huntington Street	Addition	7.132/322	Chris Grimes
11.	Rowland Milton 08-4429	18 Mt Vernon St	Rev 05-3784 window change	55.4.4/32.1	Normand Residential
12.	IAMADUMMY LLC 08-4431	77 Eel Point Rd	Demo Garage	32/44	JB Studio
13.	IAMADUMMY LLC 08-4430	77 Eel Point Rd	New garage/studio	32/44	JB Studio
14.	M2D3 Irrevocable Trust 08-4453	31 Washing Pond Rd	2 nd floor dormers on garage	31/29	Elizabeth Dunne
15.	John Johnson III 08-4451	34 Easton St	Move off/demo dwelling	42.1.4/18	CWA
16.	Sandra B Finlay 08-4450	26 Eel Point Rd	New dwelling	40/118	CWA
17.	Housing Nantucket 08-4454	46 Okorwaw Ave	Rooftop solar	79/213	ACK Smart
18.	Housing Nantucket 08-4459	5 Norquarta Drive	Rooftop solar	67/512	ACK Smart
19.	Housing Nantucket 08-4456	1R Monohansett Rd	Rooftop solar	79/65	ACK Smart
20.	Housing Nantucket 08-4455	1 Norwood St	Rooftop solar	71.3.4/1	ACK Smart
21.	Housing Nantucket 08-4458	66 Pochick Ave	Rooftop solar	79/177	ACK Smart
22.	Mark Norris 08-4504	14A Lowell Place	Rooftop Solar	41/164	ACK Smart
23.	Richard Snowdon 08-4452	10-12 Mass Ave	Shed	60.3.1/332	Structures Unlimited
24.	Hristo Rashkov 08-4460	8 Lewis Ct	Pool and hardscape	67/37	Hristo Rashkov
25.	Candice Macoul 08-4462	72 Orange St	New porch + dormer, fenest chg	55.4.1/25	CWA
26.	Dean Lampe	142 Surfside Rd	New dwelling	80/98.1	Self
27.	Dean Lampe	142 Surfside Rd	Garage	80/98.1	Self

28. Dean Lampe	142 Surfside Rd	Cabana	80/98.1	Self
29. Dean Lampe	142 Surfside Rd	Pool	80/98.1	Self
30. Dean Lampe 08-4495	15 Aurora Way	New Dwelling	56/447	Self
31. Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
32. Dean Lampe 08-4500	15 Aurora Way	Hot Tub	56/447	Self
33. NHA 08-4446	15 Broad St	Roof change to match other bldg	42.4.2/61	James Lydon
34. Kodz J 08-4466	10 Back St	Rev 62307 to satisfy failed inspec	55/353	M. Humphrey
35. Kodz J 08-4465	10 Back St	Rev 68185 to satisfy failed inspec	55/353	M. Humphrey
36. Kaizer, Peter & Thea K 08-4481	6 Nobadeer Ave	Pool	80/37.2	Peter Kaizer
37. Finnegan, Mark 08-4470	36 Warrens Landing	Cabana rev 05-3626 massing chg	15/9	BPC
38. Conlon James LTR Etal 08-4475	24 Woodbine Street	Rev 08-1511 add roofwalk, fenest	80/96	Emeritus
39. Michelle + Darren Black	28 Eel Point Road	Shed	40/44	Emeritus
40. Karin + Tim Demasi 08-4472	3 Gladlands Ave	Rev 04-3424 extend stairs+deck	80/234	Emeritus
41. Karin + Tim Demasi 08-4473	3 Gladlands Ave	New garage	80/234	Emeritus
42. Karin + Tim Demasi 08-4474	3 Gladlands Ave	New shed	80/234	Emeritus
43. Jamie Sterling 08-4479	45 Warren's Landing	Pool and hardscape	38/53	Atlantic Landscaping
44. 50 Brewster Rd LLC 08-4476	50 Brewster Rd	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
45. MLR3 LLC 08-4484	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
46. MLR3 LLC 08-4485	45 Shawkemo Road	New guest house	27/18	Workshop APD
47. Cohen Steven L Tr. 08-4488	222 Eel Point Road	Rev 62937 guest house	38/36.1	Workshop APD
48. Cohen Steven L Tr. 08-4487	222 Eel Point Road	Potting shed	38/36.1	Workshop APD
49. NIR Retail LLC 08-4486	4 Harbor Square (SWR)	Commerical/historical reno	42.2.4/	Workshop APD
50. Kian Ross 08-4498	16 Trotters Lane	Resite main house	67/40	Self
51. Kian Ross 08-4496	7B Crooked Lane	Move house off to 16 Trotters	41/80	Self
52. Kian Ross 08-4497	16 Trotters Lane	Move house on from 7B Crooked	67/40	Self
53. McCarthy, Edward	10 Hinckley Lane	Deck/stairs/fenestration revisions	30/226	LINK
54. 77 Sparks ACK LLC 08-4501	77 Sparks Ave	Fenestration/roof/color change	55/138.1	Patrick Noddin
55. Mark & Holly Barber	11 South Valley	Addition and fenestration	43/137	Self

VII. OLD BUSINESS 09/07/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
2. Richard Chesley 08-4398	1 Wesco Place	Window replacement	42.4.3/54	Hristo Rashkov
• <i>Commissioners: Pohl, McLaughlin, Coombs, Welch, Dutra; Alternates: Thornewill; Recused: None</i>				
3. Karalex NT 08-4319	188 Cliff Road	New dwelling	40/24	MCA+
• <i>Commissioners: Pohl, McLaughlin, Coombs, Welch, Thornewill; Alternates: Dutra; Recused: None</i>				
4. 22 Easton Street LLC 05-3643	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
5. Barry Ang 05-3821	11 Jonathan Way	Main house	75/42	McMullen & Assoc.
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
6. Barry Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen & Assoc.
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
7. Barry Ang 05-3824	11 Jonathan Way	Pool/hardscape	75/42	McMullen & Assoc.
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
8. Lot 27 N Mill, LLC 06-4021	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None; Recused: None</i>				
9. 2 Chestnut St ACK LLC 07-4271	2 Chestnut Street	Addition	42.3.1/69	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None</i>				
10. MBL Norris 07-4268	14A Lowell Place	Shed	41/164	Emeritus
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
11. 33 N Mill, LLC 05-3789	7 N Mill Street	New dwelling	55.4.4/77	Sophie Metz Design
• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				

VIII. OTHER BUSINESS

Approved Minutes -	August 24 & 26, 2021
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Tuesday, Sept 14 at 5:00PM via ZOOM • Discussion of Advisory Board review • Discussion of additions and new dwellings added to the consent agenda

	<ul style="list-style-type: none">• Review policy of Move/Demo hearings in relation to new dwellings• Hardscaping• Discussion of salvaging demos
Commission Comments	