



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 SEP 10 AM 11:51  
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<b>RECEIVED</b>
2021 SEP 14 AM 09:59
NANTUCKET TOWN CLERK
Posting Number:T 861

### 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>	Tuesday, September 14, 2021 at 5:00PM <b>**Remote Participation**</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	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: Kadeem McCarthy, Land Use Specialist**

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

<https://zoom.us/j/92280688302?pwd=aGs3K2tLSzFaOVpNbENtM0pHd28wUT09>

**Meeting ID: 922 8068 8302 Password: 153126**

Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126

To watch live meeting, click here: <https://www.youtube.com/watch?v=k8uTOLcOBcM>

**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. Barbara Tibbetts	43 Chuck Hollow Road	Roof change	75/112	NAG

2.	Tyler Hardy	14B Hummock Pond Rd	Fenestration changes	56/17	EMDA
3.	Snuggedin Trust	86 Polpis Road	New shed	44/25.4	Botticelli + Pohl
4.	Pamela Alexander	15 Old Tom Nevers Road	New shed	92.4/225	Thornewill Design
5.	Suzanne Turner	9 Long Pond Drive	MH revisions	59/33	Botticelli + Pohl
6.	Faro Strada LLC	20 Sankaty Head Road	New cabana	48/31	Botticelli + Pohl
7.	Whitney Gifford	19 Keel Lane	Spa and hardscaping	66/322	Gryphon Architects
8.	Daniel Omstead	9 Quaise Pasture Road	MH rev to prev cert	26/20.1	SMRD
9.	Daniel Omstead	9 Quaise Pasture Road	Cottage rev to prev cert	26/20.1	SMRD
10.	Daniel Omstead	9 Quaise Pasture Road	Garage rev to prev cert	26/20.1	SMRD
11.	Sandra B Finlay	26 Eel Point Rd	Renew COAs 43980/45731 – New DU	40/118	CWA
12.	William Scannell	5 Primrose Road	Gate + fence	40/47	KM Designs
13.	James Davison	8 N Water Street	Renew COA 64646 garage	42.4.2/92.1	LINK
14.	Edward Kaplan	12 Derrymore road	Renew #70784 cottage move/demo	41/241	Linda Williams
15.	Dawn Holdgate	26 Monomoy Road	Rev 05-3806	41/146	Linda Williams
16.	Christopher Keogan	8 Miller Lane	Roof change	68/723	Gashi Construction
17.	Billy + Cindy Burke	54 Pochick ave	New garage	79/128	Emeritus
18.	Conlon James L Tr	24 Woodbine Street	Rotate and relocate garage	80/96	Emeritus
19.	High Tide Partners	8 Ackermuck Way	Rev 07-4117 lower height reduce length	41/618	BPC
20.	Paula McQuad	26 Pine Crest Drive	New shed	68/426	EMDA
21.	Jessica Klein	6 Corby Way	Rev 05-3738 win well/fenest	67/761	Normand Residential
22.	Justin Schaeffer	20 Bartlett Farm Road	Basement window change	65/76	Olson + Twombly
23.	Katherine Baker	5 Topping Lift	Mini-split heat pump	66/306	South Shore Climate Control
24.	Kristine Mortensen	4 Cherry Street	Mini-split heat pump	55/387	South Shore Climate Control
25.	Kaizer, Peter & Thea K	6 Nobadeer Ave	Pool	80/37.2	Peter Kaizer
26.	Karin + Tim Demasi	3 Gladlands Ave	Rev 04-3424 extend stairs+deck	80/234	Emeritus
27.	NHA 08-4446	15 Broad St	Roof change to match other bldg	42.4.2/61	James Lydon
28.	Kathleen Held	8 Ahab Drive	Rev 01-0530 ODS, fenestration	65/64	Val Oliver Design
29.	Matt O'Connor	16 Tashama Lane	New shed	55/481	Val Oliver Design
30.	Mark & Holly Barber	11 South Valley	Minor addition and fenestration	43/137	Self

### III. CONSENT WITH CONDITIONS

1.	Carl Nielson	15 Bassett Road	Rev 12-2549 omit ret wall	26/59	KM Designs
			• Additional screening to be added if existing isn't "thick" and "mask[ing] the parking in perpetuity" as per original approval #12-2549		
2.	Grey Lady Lane, LLC	3 Grey Lady Lane	Hardscape	66/713	Val Oliver Design
3.	Grey Lady Lane, LLC	5 Grey Lady Lane	Hardscape	66/713	Val Oliver Design
			• #2 and #3: Fence between property to have plant material mid-section of every 3rd panel		

### IV. NEW BUSINESS 08/17/2021 (HELD FOR VIEW)

4.	12 Pitman, LLC	12 Pitman Road	Storage barn	73.4.1/17	Patrick Levesque
			• <i>Commissioners: Camp (acting chair), Coombs, Welch, Dutra, Thornewill; Alternates: None; Recused: Pohl</i>		

### V. 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.	Housing Nantucket 08-4458	66 Pochick Ave	Rooftop solar	79/177	ACK Smart
2.	Mark Norris 08-4504	14A Lowell Place	Rooftop Solar	41/164	ACK Smart
3.	Richard Snowdon 08-4452	10-12 Mass Ave	Shed	60.3.1/332	Structures Unlimited
4.	Hristo Rashkov 08-4460	8 Lewis Ct	Pool and hardscape	67/37	Hristo Rashkov
5.	Candice Macoul 08-4462	72 Orange St	New porch + dormer, fenest chg	55.4.1/25	CWA
6.	Dean Lampe	142 Surfside Rd	New dwelling	80/98.1	Self
7.	Dean Lampe	142 Surfside Rd	Garage	80/98.1	Self
8.	Dean Lampe	142 Surfside Rd	Cabana	80/98.1	Self
9.	Dean Lampe	142 Surfside Rd	Pool	80/98.1	Self
10.	Dean Lampe 08-4495	15 Aurora Way	New Dwelling	56/447	Self
11.	Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
12.	Dean Lampe 08-4500	15 Aurora Way	Hot Tub	56/447	Self
13.	Finnegan, Mark 08-4470	36 Warrens Landing	Cabana rev 05-3626 massing chg	15/9	BPC
14.	Conlon James LTR Etal 08-4475	24 Woodbine Street	Rev 08-1511 add roofwalk, fenest	80/96	Emeritus
15.	Michelle + Darren Black	28 Eel Point Road	Shed	40/44	Emeritus
16.	Karin + Tim Demasi 08-4473	3 Gladlands Ave	New garage	80/234	Emeritus
17.	Karin + Tim Demasi 08-4474	3 Gladlands Ave	New shed	80/234	Emeritus
18.	Jamie Sterling 08-4479	45 Warren's Landing	Pool and hardscape	38/53	Atlantic Landscaping
19.	50 Brewster Rd LLC 08-4476	50 Brewster Rd	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
20.	45 Shawkemo Road LLC 08-4484	45 Shawkemo Road	New main dwelling	27/18	Workshop APD

21.	45 Shawkemo Road LLC <b>08-4485</b>	45 Shawkemo Road	New guest house	27/18	Workshop APD
22.	Cohen Steven L Tr. <b>08-4488</b>	222 Eel Point Road	Rev 62937 guest house	38/36.1	Workshop APD
23.	Cohen Steven L Tr. <b>08-4487</b>	222 Eel Point Road	Potting shed	38/36.1	Workshop APD
24.	NIR Retail LLC <b>08-4486</b>	4 Harbor Square (SWR)	Commerical/historical reno	42.2.4/	Workshop APD
25.	Kian Ross <b>08-4498</b>	16 Trotters Lane	Resite main house	67/40	Self
26.	Kian Ross <b>08-4496</b>	7B Crooked Lane	Move house off to 16 Trotters	41/80	Self
27.	Kian Ross <b>08-4497</b>	16 Trotters Lane	Move house on from 7B Crooked	67/40	Self

#### VI. 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 <b>06-3954</b>	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 <b>08-4398</b>	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 <b>08-4319</b>	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 <b>05-3643</b>	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 <b>05-3821</b>	11 Jonathan Way	Main house	75/42	McMullen & Assoc.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
6.	Barry Ang <b>05-3822</b>	11 Jonathan Way	Cottage	75/42	McMullen & Assoc.
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: None</i>				
7.	Barry Ang <b>05-3824</b>	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 <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>				
9.	2 Chestnut St ACK LLC <b>07-4271</b>	2 Chestnut Street	Addition	42.3.1/69	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None</i>				
10.	MBL Norris <b>07-4268</b>	14A Lowell Place	Shed	41/164	Emeritus
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
11.	33 N Mill, LLC <b>05-3789</b>	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>				

#### VII. NEW BUSINESS 09/14/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Lorusso	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
2.	Chris Lorusso	316 Polpis Road	Change cooper roof layout	25/7	Pat Taaffe
3.	Mark Aguiar	4 Pond Road	Rooftop solar	56/158	Sunwind, LLC
4.	Pamela Perun	4 Roberts Lane	Rooftop solar	56/34	Sunwind, LLC
5.	Sarah Schwarz	44 Sankaty Road	Ext. alterations chim/fenest/deck	49.2.3/55	Topham Design
6.	Mark Knight	60 Nobadeer Ave	Addition and renovation	88/10	Permit Plus
7.	Margaret Nolen	28 Easton Street	LK replace of ext. materials	42.1.4/15	Permits Plus
8.	ABCET LLC	58 Baxter Road	Pool and hardscape	49/54	Will Stephens
9.	Mary Ottaviano	13 N Star Lane	Dwelling addition	30/206	NAG
10.	Mary Ottaviano	13 N Star Lane	Hardscape revisions	30/206	NAG
11.	Christopher Strausser	7 Finback Lane	Shed	66/510	Structures Unlimited
12.	Dana DeNiro	8A Hawthorne Lane	Shed	56/802	Structures Unlimited
13.	Timothy Quinlisk	88 Quidnet Road	Rev 06-3962 fdtm/chmy to stone	21/109	Botticelli + Pohl
14.	Snuggedin Trust	86 Polpis Road	Cabana revisions	44/25.4	Botticelli + Pohl
15.	Clay Twombly	10 Berkeley Street	New cottage	76.1.3/38 + 52	Self
16.	David Preschlack	41 Millbrook Road	Shed move/demo	56/69	MCA+
17.	David Preschlack	41 Millbrook Road	New garage	56/69	MCA+
18.	Dougherty Anne ETAL	2 Lincoln St, Sias	Patio	73.4.2/83	Thornewill Design
19.	3 Raceway LLC	2 Clara Drive	New dwelling	66/281	EMDA
20.	10 Gay Street, LLC	10 Gay Street	Fenestration changes	42.3.4/14	EMDA
21.	Peter Dupont	47 Millbrook Road	Addition	56/231	EMDA
22.	Nan. Land Council	6 Ash Lane	New screen door	42.4.2/79	Lucy Dillon
23.	David Biddisen	22 Cannonbury Lane	Garage/studio	74/15	Val Oliver Design
24.	Matt Gattuso	2 Spindrift Road	Pool	66/316	Thornewill Design
25.	84 Cliff Road LLC	84 Cliff Road	Cottage/cabana	30/74.1	Robert Newman
26.	84 Cliff Road LLC	84 Cliff Road	Pool and hardscape	30/74.1	Robert Newman

27. Larry Levine	6 Crestwood Circle	Solar roof array	76/79	ACK Smart
28. Karli Hagedorn	34 W Chester Street	Hardscaping	41/31	Julie Jordin
29. Mueller Nantucket Assoc.	11 N Mill Street	Fenestration + trim color	55.4.4/77	CWA
30. Tom Donovan	106 Surfside Road	2 <sup>nd</sup> floor deck	67/50	JN design
31. William Doble	13 Low Beach Road	Move off to 8 Pine Crest	74/45	Scott Menard
32. Tom + Sherry Coffin	8 Pinecrest Drive	Move on from 13 Low Beach Rd	68/421	Scott Menard
33. Paul Benk	8 N Gully Road	Add dormer	73.1.3/48	Emeritus
34. Mary Claus Rev Trust	31 Low Beach Road	Relocate on site and partial demo	74/36	Botticelli + Pohl
35. PFox Nantucket LLC	20 Orange Street	Cottage addition	42.3.2/70	Botticelli + Pohl
36. 8 Walbang Nom Trust	8 Walbang Ave	Demo/move off MH	82/146	Botticelli + Pohl
37. 8 Walbang Nom Trust	8 Walbang Ave	New dwelling	82/146	Botticelli + Pohl
38. Kathleen Waldorf	54 Madequecham Valley Rd	Addition	88/20	Botticelli + Pohl
39. Sea Daze, LLC	27 Baxter Road	New basement/fenest revisions	49.2.3/10	Botticelli + Pohl
40. Lauren Stein	11 Woodbury Lane	New dwelling	41/550	Normand Residential
41. Peter Halle	24 Pilgrim Road	Rev 08-1530	41/94	Normand Residential
42. Hillari Ghatti	8 Thurstons Way	Pool and hardscape	66/500	Self
43. Ramos Family RT	24 South Shore Road	Fence and screening	80/116	Leigh Topham
44. Brian + Toni Franz	10 Cannonbury Lane	Fenestration revisions	74/9	Workshop APD
45. Brian + Toni Franz	12 Cannonbury Lane	Deck/stair/fenestration revisions	74/9	Workshop APD
46. Diane Elliot	28 Lily Street	Revisions + drvwy material chng	42/43	David Bartsch
47. John Schafer	10A Miacomet Ave	Shed revision	67/872	Billy Saad
48. Fair Street LLC	27 + 29 Fair Street	Massing and fenestration	42.3.2/193.1	Hannah Schuster
49. ACK Group, LLC	18B Park Circle	Front stoop change	69/239	Self
50. ACKED, LLC	18B Bartlett Road	Rev 08-4419 addition/fenest	67/113.1	Self
51. Hristo Rashkov	8 Lewis Court	Demo/move off shed	67/37	Self
52. Rufio ACK Holdings	93 Main Street	Rebuild gate to 6' tall	42.3.3/17	JB Studios
53. Irakli Jibladze	30 Devon Street	Cabana, otdr shower, pergola	76.4.2/1	JB Studios
54. Irakli Jibladze	30 Devon Street	Pool, spa, hardscape	76.4.2/1	JB Studios
55. Michael Sproule	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
56. Norris Building Co	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
57. Hedges, LLC	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
58. Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
59. NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams

### VIII. OTHER BUSINESS

Approved Minutes -	August 24 & 26, 31, 2021 + September 2, 2021
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Thursday, Sept 16 at 1:00PM via ZOOM</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> <li>• Discussion of salvaging demos</li> </ul>
Commission Comments	