



# MEETING POSTING

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NANTUCKET TOWN CLERK  
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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, September 16, 2021 at 1:00PM <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>
<b>Please note:</b>	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.	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.	Chris Lorusso	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
31.	Chris Lorusso	316 Polpis Road	Change cooper roof layout	25/7	Pat Taaffe
32.	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 08-4485	45 Shawkemo Road	New guest house	27/18	Workshop APD
22.	Cohen Steven L Tr. 08-4488	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.	Mark Aguiar	4 Pond Road	Rooftop solar	56/158	Sunwind, LLC
2.	Pamela Perun	4 Roberts Lane	Rooftop solar	56/34	Sunwind, LLC
3.	Sarah Schwarz	44 Sankaty Road	Ext. alterations chim/fenest/deck	49.2.3/55	Topham Design
4.	Mark Knight	60 Nobadeer Ave	Addition and renovation	88/10	Permit Plus
5.	Margaret Nolen	28 Easton Street	LK replace of ext. materials	42.1.4/15	Permits Plus
6.	ABCET LLC	58 Baxter Road	Pool and hardscape	49/54	Will Stephens
7.	Mary Ottaviano	13 N Star Lane	Dwelling addition	30/206	NAG
8.	Mary Ottaviano	13 N Star Lane	Hardscape revisions	30/206	NAG
9.	Christopher Strausser	7 Finback Lane	Shed	66/510	Structures Unlimited
10.	Dana DeNiro	8A Hawthorne Lane	Shed	56/802	Structures Unlimited
11.	Timothy Quinlisk	88 Quidnet Road	Rev 06-3962 fdtn/chmy to stone	21/109	Botticelli + Pohl
12.	Snuggedin Trust	86 Polpis Road	Cabana revisions	44/25.4	Botticelli + Pohl
13.	Clay Twombly	10 Berkeley Street	New cottage	76.1.3/38 + 52	Self
14.	David Preschlack	41 Millbrook Road	Shed move/demo	56/69	MCA+
15.	David Preschlack	41 Millbrook Road	New garage	56/69	MCA+
16.	Dougherty Anne ETAL	2 Lincoln St, Sias	Patio	73.4.2/83	Thornewill Design
17.	3 Raceway LLC	2 Clara Drive	New dwelling	66/281	EMDA
18.	10 Gay Street, LLC	10 Gay Street	Fenestration changes	42.3.4/14	EMDA
19.	Peter Dupont	47 Millbrook Road	Addition	56/231	EMDA
20.	Nan. Land Council	6 Ash Lane	New screen door	42.4.2/79	Lucy Dillon
21.	David Biddisen	22 Cannonbury Lane	Garage/studio	74/15	Val Oliver Design
22.	Matt Gattuso	2 Spindrift Road	Pool	66/316	Thornewill Design
23.	84 Cliff Road LLC	84 Cliff Road	Cottage/cabana	30/74.1	Robert Newman
24.	84 Cliff Road LLC	84 Cliff Road	Pool and hardscape	30/74.1	Robert Newman
25.	Larry Levine	6 Crestwood Circle	Solar roof array	76/79	ACK Smart
26.	Karli Hagedorn	34 W Chester Street	Hardscaping	41/31	Julie Jordin
27.	Mueller Nantucket Assoc.	11 N Mill Street	Fenestration + trim color	55.4.4/77	CWA
28.	Tom Donovan	106 Surfside Road	2 <sup>nd</sup> floor deck	67/50	JN design

29. William Doble	13 Low Beach Road	Move off to 8 Pine Crest	74/45	Scott Menard
30. Tom + Sherry Coffin	8 Pinecrest Drive	Move on from 13 Low Beach Rd	68/421	Scott Menard
31. Paul Benk	8 N Gully Road	Add dormer	73.1.3/48	Emeritus
32. Mary Claus Rev Trust	31 Low Beach Road	Relocate on site and partial demo	74/36	Botticelli + Pohl
33. PFox Nantucket LLC	20 Orange Street	Cottage addition	42.3.2/70	Botticelli + Pohl
34. 8 Walbang Nom Trust	8 Walbang Ave	Demo/move off MH	82/146	Botticelli + Pohl
35. 8 Walbang Nom Trust	8 Walbang Ave	New dwelling	82/146	Botticelli + Pohl
36. Kathleen Waldorf	54 Madequecham Valley Rd	Addition	88/20	Botticelli + Pohl
37. Sea Daze, LLC	27 Baxter Road	New basement/fenest revisions	49.2.3/10	Botticelli + Pohl
38. Lauren Stein	11 Woodbury Lane	New dwelling	41/550	Normand Residential
39. Peter Halle	24 Pilgrim Road	Rev 08-1530	41/94	Normand Residential
40. Hillari Ghatti	8 Thurstons Way	Pool and hardscape	66/500	Self
41. Ramos Family RT	24 South Shore Road	Fence and screening	80/116	Leigh Topham
42. Brian + Toni Franz	10 Cannonbury Lane	Fenestration revisions	74/9	Workshop APD
43. Brian + Toni Franz	12 Cannonbury Lane	Deck/stair/fenestration revisions	74/9	Workshop APD
44. Diane Elliot	28 Lily Street	Revisions + drvwy material chng	42/43	David Bartsch
45. John Schafer	10A Miacomet Ave	Shed revision	67/872	Billy Saad
46. Fair Street LLC	27 + 29 Fair Street	Massing and fenestration	42.3.2/193.1	Hannah Schuster
47. ACK Group, LLC	18B Park Circle	Front stoop change	69/239	Self
48. ACKED, LLC	18B Bartlett Road	Rev 08-4419 addition/fenest	67/113.1	Self
49. Hristo Rashkov	8 Lewis Court	Demo/move off shed	67/37	Self
50. Rufio ACK Holdings	93 Main Street	Rebuild gate to 6' tall	42.3.3/17	JB Studios
51. Irakli Jibladze	30 Devon Street	Cabana, otdr shower, pergola	76.4.2/1	JB Studios
52. Irakli Jibladze	30 Devon Street	Pool, spa, hardscape	76.4.2/1	JB Studios
53. Michael Sproule	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
54. Norris Building Co	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
55. Hedges, LLC	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
56. Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
57. 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>Tuesday, Sept 21 at 5:00PM 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	