



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 SEP 24 AM 10:04  
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Original Posting Time: 2021 SEP 24 AM 10:26  
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<b>RECEIVED</b>
2021 SEP 27 PM 02:29
NANTUCKET TOWN CLERK
Posting Number:T 902

**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 28, 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/HDC Compliance Coordinator**

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=dCR8gMDAG0I>

**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>
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1.	Beth Maier	5A Field Ave	Renew expired COA 70535 fence	80/415	Self
2.	John Kilmartin	11 New Mill Street	Rev – add porch roof	55.4.4/87	Linda Williams
3.	Allie Crowell	18 Tennessee Ave	New roof	60.1.2/18	Linda Williams
4.	Philip Losurdo	36 Long Pond Drive	Window changes	59.4/117	Self
5.	Vanessa Traniello	2 Seven Mile Lane	Shed	72/52	Erik Kaminski
6.	Sheila Daume	24 Bluebird Lane	Roof change	68/585	Richard Prunier
7.	Christopher Bistany	20 Equator Drive	Shift window 24” to rear	66/225	EMDA
8.	Lyubenov Lyubomir	7 Toombs Courts	New fence	68/153.1	JB Studio
9.	Lyubenov Lyubomir	7 Toombs Courts	Front door color change	68/153.1	JB Studio
10.	Sultanov Dobromir	24 Hummock Pond Road	New shed	56/84.2	JB Studio
11.	John Fulginiti	38 Pochick Avenue	Shed	38/11	Waterscapes
12.	Anthony Civale	58 Nobadeer Avenue	Rev 02-2906 omit bumpout	88/81	Emeritus
13.	Lindsay & Sean Curry	3A Marsh Hawk Lane	New egress window	56/109.2	Brook Mohr
14.	Irene Von Lazar	34 Lovers Lane	Porch railing revision	68/66	NAG
15.	2 EW Trust	2 Ellen’s Way	Rev 10-2014 – cable rail	81/170	Brook Meerbergen
16.	2 EW Trust	2 Ellen’s Way	Rev 10-2015 – cable rail	81/170	Brook Meerbergen
17.	59 Bartlett Road LLC	59 Bartlett Road	Shed	66/99.1	Linda Williams
18.	Elizabeth Goulet	51 Miacomet Ave	Fence	67/196	Linda Williams
19.	Joseph Tirone	25 Honeysuckle Drive	Grille pattern change	68/389	Val Oliver Design
20.	Elisa Allen	9 Pond Road	Shed	56/154	Emeritus

### III. CONSENT WITH CONDITIONS

1.	Vanessa Traniello	2 Seven Mile Lane	Pool w/ bluestone coping	72/52	Erik Kaminski
			• Pool not to be visible at time of inspection and thereafter.		
2.	John Fulginiti	38 Pochick Avenue	Pool and hardscape	38/11	Waterscapes
			• Pool not to be visible at time of inspection and thereafter.		
3.	Lighthouse School Trust	1 Rugged Road	Cottage alteration to front porch	67/493	Emeritus
			• Due to limited visibility.		

### IV. 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.	Richard Tosdorf 08-4516	23 Ranger Road	Add 2 <sup>nd</sup> floor deck	39/45	Self
2.	Mary Ottaviano 08-4527	13 N Star Lane	Dwelling addition	30/206	NAG
3.	Mary Ottaviano 08-4503	13 N Star Lane	Hardscape revisions	30/206	NAG
4.	2 Chestnut St LLC 07-4271 (OB)	2 Chestnut Street	Addition	42.3.1/69	Emeritus
			• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: None</i>		
5.	Mary Claus Rev Trust 09-4582	31 Low Beach Road	Relocate on site and partial demo	74/36	Botticelli + Pohl
6.	Sea Daze, LLC 09-4585	27 Baxter Road	New basement/fenest revisions	49.2.3/10	Botticelli + Pohl
7.	Lauren Stein 09-4574	11 Woodbury Lane	New dwelling	41/550	Normand Residential
8.	Peter Halle 09-4577	24 South Shore Road	Fence and screening	80/116	Leigh Topham
9.	Ramos Family RT 09-4575	12 Cannonbury Lane	Deck/stair/fenestration revisions	74/9	Workshop APD
10.	Brian + Toni Franz 09-4589	28 Lily Street	Revisions + drvwy material chng	42/43	David Bartsch
11.	ACKED, LLC 09-4588	18B Bartlett Road	Rev 08-4419 addition/fenest	67/113.1	Self
12.	Hristo Rashkov 09-4586	8 Lewis Court	Demo/move off shed	67/37	Self
13.	Rufio ACK Holdings 09-4567	93 Main Street	Rebuild gate to 6’ tall	42.3.3/17	JB Studios
14.	Michael Sproule 09-4568	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
15.	Norris Building Co 09-4569	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
16.	Hedges, LLC 09-4570	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
17.	Chris Lorusso 09-4578	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
18.	Chris Lorusso 09-4579	316 Polpis Road	Change cooper roof layout	25/7	Pat Taaffe
19.	Town of Nantucket 09-4673	131/135 Pleasant Street	Renew #73014 trailer move on	55/270-271	Erika Mooney
20.	27 Fair Street LLC 09-4595	27 Fair Street	Front bldg – historic reno	42.3.2/193.1	Workshop APD
21.	27 Fair Street LLC 09-4594	27 Fair Street	Back bldg – historic reno	42.3.2/193.1	Workshop APD
22.	27 Fair Street LLC 09-4596	29 Fair Street	Front bldg – historic reno	42.3.2/192	Workshop APD
23.	27 Fair Street LLC 09-4597	29 Fair Street	Back bldg – historic reno	42.3.2/192	Workshop APD
24.	30 Vestal LLC	30 Vestal Street	MH fenestration, dormer alts	41/45	Studio Ppark

### V. OLD BUSINESS 09/21/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	William Scannell 07-4293	119R Eel Point Road	Revisions to pool	33/17.1	Atlantic Landscaping
			• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>		
2.	50 Brewster Rd LLC 08-4476	50 Brewster Road	Pool/hardscape/bocce court	43/96	Atlantic Landscaping
			• <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None</i>		

3. Dan Diplacido **08-4375** 20 Goldfinch New dwelling 66/606 Val Oliver Design  
  - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: Oliver*
4. Jeffrey Kaschuluk **01-0461** 27 N Liberty Street Addition, ~~move on lot~~ 41/453 Thornewill Design  
  - *Commissioners: Coombs (acting chair), Camp, Oliver, Welch, Dutra; Alternates: McLaughlin (read back in); Recused: None*
5. Andrew Reger **08-4349** 7 E. Lincoln Ave Add roofwalk, clarify color 42.4.1/8 Emeritus  
  - *Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver*
6. Trogoh Nominee Trust **05-3640** 26 Easy Street Mixed use structure 42.4.2/23 Emeritus  
  - *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*
7. Conlon James Trust **08-4475** 24 Woodbine Ave Rev 08-1511 add roofwalk, fenest 80/96 Emeritus  
  - *Commissioners: Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None*

## VI. NEW BUSINESS 09/28/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Stephanie Kurzina	26 New Street, Sias	One story addition	73.4.2/24	Thornewill Design
2.	McGovern Moriarty	26 Lincoln Street	Shed demo/move off	73.4.2/3	Thornewill Design
3.	McGovern Moriarty	26 Lincoln Street	Rear addition to main house	73.4.2/3	Thornewill Design
4.	McGovern Moriarty	26 Lincoln Street	New garage studio	73.4.2/3	Thornewill Design
5.	Francis McGillin	2 Atlantic Avenue	Basement stairwell	55/15	Permits Plus
6.	Andrew Arnott	4 Manchester Circle	Pool	56/463	Permits Plus
7.	Timothy Reinemo	65 Lovers Lane	Garage move off	80/214.1	Self
8.	Timothy Reinemo	63 Lovers Lane	Garage move on	80/214.1	Self
9.	Timothy Reinemo	65 Lovers Lane	New dwelling	80/214.1	Self
10.	Jeff Akseizer	14 Moors End Lane	Rev COA – pool size	43/216	Atlantic Landscaping
11.	Paul Vineis	8 Maclean Lane	Rev COA – pool size	55/443	Atlantic Landscaping
12.	Liberty Street Trust	71 N Liberty Street	Demo existing pool	41/141.1	NAG
13.	Liberty Street Trust	71 N Liberty Street	Replace existing pool	41/141.1	NAG
14.	Lisa Winn/Elliot Lees	24 Somerset Road	Rooftop Solar	66/125	Cotuit Solar
15.	James Kane	21 Ridge Lane	New fdtn/shift house/front porch	38/76	Brook Meerbergen
16.	Hydrangea Lane No. 3 LLC	10 Hydrangea Lane	Rev COA – color change	73/89	Brook Meerbergen
17.	38 Monohansett LLC	38 Monohansett Road	Rev 07-4182	79/60	Val Oliver Design
18.	Charles Phillips	4 Swain Street	Window replacement	42.4.1/82.3	Val Oliver Design
19.	27 Pequot Realty Trust	27 Pequot Street	Additions	80/134	Val Oliver Design
20.	Greg Glowacki	11 Millers Lane	Rev 02-3042 resite pool/pkleball	68/124	Val Oliver Design
21.	William Wright	5 Goose Cove Way	Solar panels	59.4/367	Val Oliver Design
22.	George Breen	19 Broadway	As built trash bin	73.1.3/111	Self
23.	Terry Moriarty	18 Goldfinch Drive	Window removal	68/605	Chris Perry
24.	Mark Cutone	35 Chuck Hollow Road	Convert garage to shed	75/105	Mark Cutone Arch
25.	Ps & Qs LLC	105 Surfside Road	Move off/demo existing house	80/4	Mark Cutone Arch
26.	Ps & Qs LLC	105 Surfside Road	Move off/demo existing shed	80/4	Mark Cutone Arch
27.	Ps & Qs LLC	105 Surfside Road	Relocate shed on site	80/4	Mark Cutone Arch
28.	Ps & Qs LLC	105 Surfside Road	New dwelling	80/4	Mark Cutone Arch
29.	Ps & Qs LLC	105 Surfside Road	New pool	80/4	Mark Cutone Arch
30.	Anne Delaney	41 Wauwinet Road	Ground solar array	20/7	ACK Smart
31.	John Barry	22 Eel Point Road	Ground solar array	40/43	ACK Smart
32.	Jennifer Bowman	14 Starbuck Road	Revisions	60/114	EMDA
33.	Christopher Christillo	3 Bayberry Lane	Dormer and fenestration change	67/59	EMDA
34.	Ezia Athletic Club	117 Orange Street	Fenestration and color change	55/377	EMDA
35.	Oliver Carr	84 Cliff Road	Move off/demo	30/74.1	Robert Newman
36.	45 Shawkemo Rd LLC	45 Shawkemo Road	New DU w/ att. garage + cabana	27/18	Workshop APD
37.	45 Shawkemo Rd LLC	45 Shawkemo Road	New guest house	27/18	Workshop APD
38.	64 HFR LLC	64 Hooper Farm Road	New dwelling	67/321.1	Quinn McMorrow
39.	Craig Knutson	30 Crooked Lane	Pool and hardscape	41/332	Ahern
40.	Kathryn Ketelson	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
41.	Lynn Silverman	3 Gully Road	Roof change	73.2.4/44.3	Wilson Co.
42.	George Wilcox	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
43.	George Wilcox	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
44.	Evelyn Sylvia	11 Hooper Farm Road	Add egress window	55/225	Self
45.	Tyler Dewing	74 Milk Street	Demo barn	56/6.1	Linda Williams
46.	Tyler Dewing	74 Milk Street	New barn/2 <sup>nd</sup> dwelling	56/6.1	Linda Williams
47.	Thomas Keegan	41B Cliff Road	Revise fenestration	29/40	Linda Williams
48.	NHA	99 Main Street	Fence	42.3.3/110	Linda Williams

49. NHA	12 Straight Wharf	Storm windows	42.3.1/138	Linda Williams
50. Michael Altman	37 Sankaty Road	Rev 07-4121 cabana	48/2	BPC
51. Michael Altman	37 Sankaty Road	Rev 07-4120 pool	48/2	BPC
52. Mian Scarlett	20 Ticcoma Way	Egress basement windows	67/709	Self
53. 6 OWF Road LLC	6 Old Westmoor Farm	Tennis court	41/821	Ahern
54. Mark Williams	86 Somerset Road	Solar panels	66/404	Sunwind LLC
55. Clarjoh LLC	7 Teasdale Circle	Solar panels	69/73	Sunwind LLC
56. Patrick Levesque	3 Henderson Drive	Solar panels	66/195	Sunwind LLC
57. Young Bracebridge Trust	7 Shawkemo Road	Solar panels	43/5	Sunwind LLC
58. Craig Arsenaault	4 Saratoga Lane	Addition	41/177.3	JB Studio
59. Bradley Winer	34 Cliff Road	Rev 11-2320 fenestration	42.4.4/47	Botticelli + Pohl
60. Charles Davidson	10 Quince Street	Fence	42.3.4/103	NAG
61. Charles Davidson	10 Quince Street	Color change	42.3.4/103	NAG
62. 167 Hummock Pond Rd LLC	167 Hummock Pond Rd	Addition	65/36	NAG
63. Jeffrey Greenberg	30 Orange Street	Rebuild deck + fenest revisions	42.3.2/176	Emeritus
64. Horchow Fam NT	27 E Tristram Avenue	Rev porch and fenestration	31/2	Emeritus
65. Horchow Fam NT	27 E Tristram Avenue	New garage	31/2	Emeritus
66. Housing Nantucket	31 Fairgrounds Road	New dwelling, bldg. 4	67/149	Emeritus
67. Housing Nantucket	31 Fairgrounds Road	New dwelling, bldg. 5	67/149	Emeritus
68. 7 Masaquet LLC	7 Masaquet Avenue	New dwelling	80/144	Emeritus
69. Joseph Saluti	174 Cliff Road	Addition	41/63	Emeritus
70. Joseph Saluti	174 Cliff Road	Studio	41/63	Emeritus
71. Nantucket Airport	14 Airport Road	New hangar	78/1	Anton Dimov
72. Elizabeth O'Connor	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell
73. James Davison	8 N Water Street	Window changes	42.4.2/92.1	LINK
74. Elizabeth Goulet	51 Miacomet Ave	Deck	67/196	Linda Williams
75. D.R. Finley	26 Eel Point Road	Renew #44273 tennis court/fence	40/118	David Bartsch
76. D.R. Finley	26 Eel Point Road	Renew #44504 pool and fence	40/118	David Bartsch
77. D.R. Finley	26 Eel Point Road	Renew #44505 hardscaping	40/118	David Bartsch

## VII. OTHER BUSINESS

Approved Minutes -	September 14, 2021
Review Minutes -	September 16, 21 & 23, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Thursday, Sept 30 at 1:00PM via ZOOM</b></li> <li>• Discussion of Advisory Board review</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro</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	