



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 | Tuesday, October 5, 2021 at 5:00PM **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 |
| | Ray Pohl, Chairman |
| Please note: | 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=mPbvPewF1Eg>

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. | Mian Scarlett 09-4684 | 20 Ticcoma Way | Egress basement windows | 67/709 | Self |
| 2. | Michael Altman 09-4672 | 37 Sankaty Road | Rev 07-4121 cabana fenest, lower ridge | 48/2 | BPC |
| 3. | Evelyn Sylvia 09-4745 | 11 Hooper Farm Road | Add egress window | 55/225 | Self |
| 4. | Maria Pena 10-4813 | 7 Brinda Lane | Add 3 egress basement windows | 67/313 | Self |
| 5. | Timothy Reinemo 09-4638 | 65 Lovers Lane | Garage move off | 80/214.1 | Self |

6. Timothy Reinemo 09-4637 63 Lovers Lane Garage move on 80/214.1 Self

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 09-4705 | 3 Old Mill Court | Rev 08-4401 raise spa 12" above pool | 55/927 | Jardins Intl Inc |
| • Pool and spa not to be visible at time of inspection and thereafter | | | | |
| 2. Peter Lee 09-4704 | 3 Austin Locke | Rev 73008 rotate pool 90 degrees | 82/49 | Jardins Intl Inc |
| • Pool not to be visible at time of inspection and thereafter | | | | |

IV. SIGNS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---|-----------------------|-------------------------------|-------------------|---------------------|
| 1. Nan. Cottage Hospital 09-4723 | 20 Vesper Lane | Wall Sign 1 (Big) | 55/248 | Sign Here Nantucket |
| 2. Nan. Cottage Hospital 09-4724 | 20 Vesper Lane | Wall Sign 2 (Small) | 55/248 | Sign Here Nantucket |
| 3. Graham Burton 09-4725 | 37 Tomahawk Lane | Wall Sign | 69/326 | Sign Here Nantucket |
| 4. David Cox (OB) 05-3671 | 58B Main Street | Wall Sign (Clorinda Antinori) | 42.3.1/219.2 | Antonio Aransaenz |
| • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i> | | | | |

V. 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. Mary Claus Rev Trust 09-4582 | 31 Low Beach Road | Relocate on site and partial demo | 74/36 | Botticelli + Pohl |
| 2. 27 Fair Street LLC 09-4595 | 27 Fair Street | Front bldg – historic reno | 42.3.2/193.1 | Workshop APD |
| 3. 27 Fair Street LLC 09-4594 | 27 Fair Street | Back bldg – historic reno | 42.3.2/193.1 | Workshop APD |
| 4. 27 Fair Street LLC 09-4596 | 29 Fair Street | Front bldg – historic reno | 42.3.2/192 | Workshop APD |
| 5. 27 Fair Street LLC 09-4597 | 29 Fair Street | Back bldg – historic reno | 42.3.2/192 | Workshop APD |

VI. 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. Trogoh Nominee Trust 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> | | | | |
| 2. Conlon James Trust 08-4475 | 24 Woodbine Ave | Rev 08-1511 add roofwalk, fenest | 80/96 | Emeritus |
| • <i>Commissioners: Coombs (acting chair), McLaughlin, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None</i> | | | | |

VII. 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. McGovern Moriarty 09-4615 | 26 Lincoln Street | Shed demo/move off | 73.4.2/3 | Thornewill Design |
| 2. McGovern Moriarty 09-4614 | 26 Lincoln Street | Rear addition to main house | 73.4.2/3 | Thornewill Design |
| 3. McGovern Moriarty | 26 Lincoln Street | New garage studio | 73.4.2/3 | Thornewill Design |
| 4. Francis McGillin 09-4621 | 7 Atlantic Avenue | Basement stairwell | 55/15 | Permits Plus |
| 5. Andrew Arnott 09-4622 | 4 Manchester Circle | Pool | 56/463 | Permits Plus |
| 6. Timothy Reinemo 09-4618 | 65 Lovers Lane | New dwelling | 80/214.1 | Self |
| 7. Liberty Street Trust 09-4643 | 71 N Liberty Street | Demo existing pool | 41/141.1 | NAG |
| 8. Liberty Street Trust 09-4641 | 71 N Liberty Street | Replace existing pool | 41/141.1 | NAG |
| 9. Lisa Winn/Elliot Lees 09-4632 | 24 Somerset Road | Rooftop Solar | 66/125 | Cotuit Solar |
| 10. James Kane 09-4627 | 21 Ridge Lane | New fdtn/shift house/front porch | 38/76 | Brook Meerbergen |
| 11. 38 Monohansett LLC 09-4625 | 38 Monohansett Road | Rev 07-4182 | 79/60 | Val Oliver Design |
| 12. Charles Phillips 09-4626 | 4 Swain Street | Window replacement | 42.4.1/82.3 | Val Oliver Design |
| 13. 27 Pequot Realty Trust 09-4655 | 27 Pequot Street | Additions | 80/134 | Val Oliver Design |
| 14. Greg Glowacki 09-4661 | 11 Millers Lane | Rev 02-3042 resite pool/pkleball | 68/124 | Val Oliver Design |
| 15. William Wright | 5 Goose Cove Way | Solar panels | 59.4/367 | Val Oliver Design |
| 16. George Breen 09-4667 | 19 Broadway | As built trash bin | 73.1.3/111 | Self |
| 17. Terry Moriarty 09-4656 | 18 Goldfinch Drive | Window removal | 68/605 | Chris Perry |
| 18. Ps & Qs LLC | 105 Surfside Road | Move off/demo existing house | 80/4 | Mark Cutone Arch |
| 19. Ps & Qs LLC | 105 Surfside Road | Move off/demo existing shed | 80/4 | Mark Cutone Arch |
| 20. Ps & Qs LLC | 105 Surfside Road | Relocate shed on site | 80/4 | Mark Cutone Arch |
| 21. Ps & Qs LLC | 105 Surfside Road | New dwelling | 80/4 | Mark Cutone Arch |
| 22. Ps & Qs LLC | 105 Surfside Road | New pool | 80/4 | Mark Cutone Arch |
| 23. Anne Delaney | 41 Wauwinet Road | Ground solar array | 20/7 | ACK Smart |
| 24. John Barry | 22 Eel Point Road | Ground solar array | 40/43 | ACK Smart |
| 25. Jennifer Bowman | 14 Starbuck Road | Revisions | 60/114 | EMDA |
| 26. Christopher Christillo | 3 Bayberry Lane | Dormer and fenestration change | 67/59 | EMDA |
| 27. Ezia Athletic Club | 117 Orange Street | Fenestration and color change | 55/377 | EMDA |
| 28. Oliver Carr | 84 Cliff Road | Move off/demo | 30/74.1 | Robert Newman |
| 29. 45 Shawkemo Rd LLC | 45 Shawkemo Road | New DU w/ att. garage + cabana | 27/18 | Workshop APD |
| 30. 45 Shawkemo Rd LLC | 45 Shawkemo Road | New guest house | 27/18 | Workshop APD |
| 31. 64 HFR LLC | 64 Hooper Farm Road | New dwelling | 67/321.1 | Quinn McMorrow |

| | | | | | |
|-----|-------------------------|----------------------|-----------------------------------|-------------|-------------------|
| 32. | Craig Knutson | 30 Crooked Lane | Pool and hardscape | 41/332 | Ahern |
| 33. | Kathryn Ketelson | 9 Cabot Lane | Driveway replacement | 29/90 | M. Sweeney |
| 34. | Lynn Silverman | 3 Gully Road | Roof change | 73.2.4/44.3 | Wilson Co. |
| 35. | George Wilcox | 101 Low Beach Road | Add roofwalk | 75/32 | Val Oliver Design |
| 36. | George Wilcox | 101 Low Beach Road | Addition to shed | 75/32 | Val Oliver Design |
| 37. | Tyler Dewing | 74 Milk Street | Demo barn | 56/6.1 | Linda Williams |
| 38. | Tyler Dewing | 74 Milk Street | New barn/2 nd dwelling | 56/6.1 | Linda Williams |
| 39. | Thomas Keegan | 41B Cliff Road | Revise fenestration | 29/40 | Linda Williams |
| 40. | NHA | 99 Main Street | Fence | 42.3.3/110 | Linda Williams |
| 41. | NHA | 12 Straight Wharf | Storm windows | 42.3.1/138 | Linda Williams |
| 42. | Michael Altman | 37 Sankaty Road | Rev 07-4120 pool | 48/2 | BPC |
| 43. | 6 OWF Road LLC | 6 Old Westmoor Farm | Tennis court | 41/821 | Ahern |
| 44. | Mark Williams | 86 Somerset Road | Solar panels | 66/404 | Sunwind LLC |
| 45. | Clarjoh LLC | 7 Teasdale Circle | Solar panels | 69/73 | Sunwind LLC |
| 46. | Patrick Levesque | 3 Henderson Drive | Solar panels | 66/195 | Sunwind LLC |
| 47. | Young Bracebridge Trust | 7 Shawkemo Road | Solar panels | 43/5 | Sunwind LLC |
| 48. | Craig Arsenault | 4 Saratoga Lane | Addition | 41/177.3 | JB Studio |
| 49. | Bradley Winer | 34 Cliff Road | Rev 11-2320 fenestration | 42.4.4/47 | Botticelli + Pohl |
| 50. | Charles Davidson | 10 Quince Street | Fence | 42.3.4/103 | NAG |
| 51. | Charles Davidson | 10 Quince Street | Color change | 42.3.4/103 | NAG |
| 52. | 167 Hummock Pond Rd LLC | 167 Hummock Pond Rd | Addition | 65/36 | NAG |
| 53. | Jeffrey Greenberg | 30 Orange Street | Rebuild deck + fenest revisions | 42.3.2/176 | Emeritus |
| 54. | Horchow Fam NT | 27 E Tristram Avenue | Rev porch and fenestration | 31/2 | Emeritus |
| 55. | Horchow Fam NT | 27 E Tristram Avenue | New garage | 31/2 | Emeritus |
| 56. | Housing Nantucket | 31 Fairgrounds Road | New dwelling, bldg. 4 | 67/149 | Emeritus |
| 57. | Housing Nantucket | 31 Fairgrounds Road | New dwelling, bldg. 5 | 67/149 | Emeritus |
| 58. | 7 Masaquet LLC | 7 Masaquet Avenue | New dwelling | 80/144 | Emeritus |
| 59. | Joseph Saluti | 174 Cliff Road | Addition | 41/63 | Emeritus |
| 60. | Joseph Saluti | 174 Cliff Road | Studio | 41/63 | Emeritus |
| 61. | Nantucket Airport | 14 Airport Road | New hangar | 78/1 | Anton Dimov |
| 62. | Elizabeth O'Connor | 16 Tashama Lane | As-built retaining wall | 55/481 | Katy Mitchell |
| 63. | James Davison | 8 N Water Street | Window changes | 42.4.2/92.1 | LINK |

VIII. OLD BUSINESS 10/05/2021

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|--|--------------------------|--------------------------------------|-------------------|-----------------------|
| 1. | Kathleen Waldorf 09-4584 | 54 Madequecham Valley Rd | Addition | 88/20 | Botticelli + Pohl |
| | • <i>Commissioners: Coombs (acting chair), Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i> | | | | |
| 2. | 8 Walbang NT 09-4580 | 8 Walbang Ave | New dwelling | 82/46 | Botticelli + Pohl |
| | • <i>Commissioners: Coombs (acting chair), Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i> | | | | |
| 3. | M2D3 Irrev. Trst 08-4453 | 31 Washing Pond Road | 2 nd FL dormers on garage | 31/29 | Elizabeth Marcoullier |
| | • <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i> | | | | |
| 4. | Nant 24 Mill St LLC 07-4269 | 24 Mill Street | Demo shed | 55.4.4/97 | Self |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i> | | | | |
| 5. | Nant 24 Mill St 07-4270 | 24 Mill Street | 120sf shed | 55.4.4/97 | Self |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i> | | | | |
| 6. | Dean Lampe 08-4495 | 15 Aurora Way | New dwelling | 56/447 | Self |
| | • <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i> | | | | |
| 7. | Dean Lampe 08-4499 | 15 Aurora Way | Garage | 56/447 | Self |
| | • <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i> | | | | |
| 8. | Dean Lampe 08-4500 | 15 Aurora Way | Hot tub | 56/447 | Self |
| | • <i>Commissioners: Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i> | | | | |
| 9. | Lauren Stein 09-4574 | 11 Woodbury Lane | New dwelling | 41/550 | Normand Residential |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i> | | | | |
| 10. | Nant. Development 08-4370 | 9 Hydrangea Lane | New dwelling | 73/94 | Val Oliver Design |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i> | | | | |
| 11. | 22 Easton St LLC 05-3644 | 22, 24 Easton Street | Guesthouse | 42.1.4/12 | Workshop APD |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i> | | | | |
| 12. | 22 Easton St LLC 06-4026 | 22, 24 Easton Street | Pool and hardscape | 42.1.4/12 | Ahern |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i> | | | | |
| 13. | North Mill LLC 08-4338 | Lot A – Birdsong Lane | New dwelling | 55.4.4/80.1 | Thornewill Design |

- *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: Thornewill*
14. Mark Norris **07-4268** 14A Lowell Place Shed 41/164 Linda Williams
- *Commissioners: Pohl, McLaughlin, Coombs, Thornewill, Welch; Alternates: None; Recused: None*
15. Paul Benk **09-4592** 8 N Gully Road Add dormer 73.1.3/48 Emeritus
- *Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: McLaughlin (not responding), Oliver (stepped out)*

| IX. OTHER BUSINESS | |
|---------------------------|---|
| Approved Minutes - | September 16, 21 & 23, 2021 |
| Review Minutes - | September 28 & 30, 2021 |
| Other Business - | <ul style="list-style-type: none"> • Next HDC Meeting- Thursday, October 7 at 1:00PM via ZOOM • Discussion of Advisory Board review • Section 106 – Sunrise Wind Farm Project, Intro • 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 | |