



Updated Meeting Posting 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
7.	Terry Moriarty 09-4656	18 Goldfinch Drive	Window removal	68/605	Chris Perry

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 09-4613	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 09-4646	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.	Ps & Qs LLC 09-4665	105 Surfside Road	Move off/demo existing house	80/4	Mark Cutone Arch
18.	Ps & Qs LLC 09-4664	105 Surfside Road	Move off/demo existing shed	80/4	Mark Cutone Arch
19.	Ps & Qs LLC 09-4666	105 Surfside Road	Relocate shed on site	80/4	Mark Cutone Arch
20.	Ps & Qs LLC 09-4662	105 Surfside Road	New dwelling	80/4	Mark Cutone Arch
21.	Ps & Qs LLC 09-4663	105 Surfside Road	New pool	80/4	Mark Cutone Arch
22.	Anne Delaney 09-4686	41 Wauwinet Road	Ground solar array	20/7	ACK Smart
23.	John Barry 09-4687	22 Eel Point Road	Ground solar array	40/43	ACK Smart
24.	Jennifer Bowman 09-4644	14 Starbuck Road	Revisions	60/114	EMDA
25.	Christopher Christillo 09-4640	3 Bayberry Lane	Dormer and fenestration change	67/59	EMDA
26.	Ezia Athletic Club 09-4645	117 Orange Street	Fenestration and color change	55/377	EMDA

27. Oliver Carr 09-4720	84 Cliff Road	Move off/demo	30/74.1	Robert Newman
28. 64 HFR LLC 09-4653	64 Hooper Farm Road	New dwelling	67/321.1	Quinn McMorrow
29. Craig Knutson 09-4652	30 Crooked Lane	Pool and hardscape	41/332	Ahern
30. Kathryn Ketelson 09-4681	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
31. George Wilcox 09-4679	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
32. George Wilcox 09-4678	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
33. Tyler Dewing 09-4675	74 Milk Street	Demo barn	56/6.1	Linda Williams
34. Tyler Dewing 09-4671	74 Milk Street	New barn/2 nd dwelling	56/6.1	Linda Williams
35. Thomas Keegan 09-4669	41B Cliff Road	Revise fenestration	29/40	Linda Williams
36. NHA 09-4677	99 Main Street	Fence	42.3.3/110	Linda Williams
37. NHA 10-4816	12 Straight Wharf	Storm windows	42.3.1/138	Linda Williams
38. Michael Altman 09-4674	37 Sankaty Road	Rev 07-4120 pool	48/2	BPC
39. 6 OWF Road LLC 09-4688	6 Old Westmoor Farm	Tennis court	41/821	Ahern
40. Mark Williams 09-4710	86 Somerset Road	Solar panels	66/404	Sunwind LLC
41. Clarjoh LLC 09-4711	7 Teasdale Circle	Solar panels	69/73	Sunwind LLC
42. Patrick Levesque 09-4712	3 Henderson Drive	Solar panels	66/195	Sunwind LLC
43. Young Bracebridge Trust	7 Shawkemo Road	Solar panels	43/5	Sunwind LLC
44. Craig Arsenault 09-4717	4 Saratoga Lane	Addition	41/177.3	JB Studio
45. Bradley Winer	34 Cliff Road	Rev 11-2320 fenestration	42.4.4/47	Botticelli + Pohl
46. Charles Davidson 09-4709	10 Quince Street	Fence	42.3.4/103	NAG
47. Charles Davidson 09-4708	10 Quince Street	Color change	42.3.4/103	NAG
48. 167 Hummock Pnd Rd LLC. 09-4707	167 Hummock Pond Rd	Addition	65/36	NAG
49. Jeffrey Greenberg 09-4696	30 Orange Street	Rebuild deck + fenest revisions	42.3.2/176	Emeritus
50. Horchow Fam NT 09-4699	27 E Tristram Avenue	Rev porch and fenestration	31/2	Emeritus
51. Horchow Fam NT 09-4698	27 E Tristram Avenue	New garage	31/2	Emeritus
52. Housing Nantucket 09-4702	31 Fairgrounds Road	New dwelling, bldg. 4	67/149	Emeritus
53. Housing Nantucket 09-4703	31 Fairgrounds Road	New dwelling, bldg. 5	67/149	Emeritus
54. 7 Masaquet LLC 09-4697	7 Masaquet Avenue	New dwelling	80/144	Emeritus
55. Joseph Saluti 09-4700	174 Cliff Road	Addition	41/63	Emeritus
56. Joseph Saluti 09-4701	174 Cliff Road	Studio	41/63	Emeritus
57. Nantucket Airport 09-4706	14 Airport Road	New hangar	78/1	Anton Dimov
58. Elizabeth O'Connor 09-4739	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell
59. James Davison 09-4803	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>				

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|---|-----------------------|--------------|-------------|-------------------|
| 13. North Mill LLC 08-4338 | Lot A – Birdsong Lane | New dwelling | 55.4.4/80.1 | Thornewill Design |
| • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: Thornewill</i> | | | | |
| 14. Mark Norris 07-4268 | 14A Lowell Place | Shed | 41/164 | Linda Williams |
| • <i>Commissioners: Pohl, McLaughlin, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i> | | | | |
| 15. Paul Benk 09-4592 | 8 N Gully Road | Add dormer | 73.1.3/48 | Emeritus |
| • <i>Commissioners: Pohl, Coombs, Welch, Thornewill; Alternates: None; Recused: McLaughlin (not responding), Oliver (stepped out)</i> | | | | |

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	