



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 12, 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=72DQKIFM3b8>

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. Peter Parent	11 Skyline Drive	Fenestration changes/chimney	79/136.1	Thornewill Design

2.	Donick Cary M Trst	4 Dukes Road	Move dwelling off to 6 Dukes	41/188	Val Oliver Design
3.	Donick Cary M Trst	6 Dukes Road	Move dwelling on from 4 Dukes	41/188	Val Oliver Design
4.	Little Nauti	1 Farmview Drive	Garage	66/77	Vicente-Burn
5.	Little Nauti	1 Farmview Drive	Shed	66/77	Vicente-Burn
6.	ABCET LLC	58 Baxter Road	Shed	49/54	Will Stephens
7.	MMA	2 Vestal Street	Lending library	42.3.3/183	Jascin Finger
8.	Steve Calao	1 Killdeer Lane	Mudroom addition	66/655	NAG
9.	Karalex NT	188 Cliff Road	Rev 08-4319 add dormer	40/24	MCA+
10.	Nan. G + S LLC	81 Vestal Street	Rev 10-0063 as built cabana door	56/254	MCA+
11.	Eric Kraeutler	35 New Street	Add outdoor shower	73.4.2/42	Botticelli + Pohl
12.	Eric Kraeutler	35 New Street	Cottage door change	73.4.2/42	Botticelli + Pohl
13.	James Bessey	21 Ellens Way	Rev COA – move fence/ac units	81/183	Bessey Construction
14.	Hannah Craven	17 Pine Street	Main house porch rail + steps	42.3.3/26	Normand Residential
15.	Hannah Craven	17 Pine Street	New shed	42.3.3/26	Normand Residential
16.	Sunny Daily	6 Nanina Drive	Fence	67/590	Linda Williams
17.	Ann Laurilliard	22 Cliff Road	Rebuild stoop + add fence	42.4.4/51	Thornewill Design
18.	51 Nobadeer Farm Road	51 Nobadeer Road	Shed	69/100	Structures Unlimited
19.	3 Skyline LLC	3 Skyline Drive	Remove chim, porch roof, fenest	79/137.1	EMDA
20.	6 Old Westmoor Farm LLC	6 Old Westmoor Farm	Fenestration changes	41/82.1	Emeritus
21.	Karin Demasi	3 Gladlands Ave	Cabana	80/234	Emeritus
22.	Elin Hilderbrand	60 Crooked Lane	Rev porch/dormer, add dormer	41/198	Emeritus
23.	Pip + Anchor	14 Amelia Drive	Rev rear fenestration	67/442	Gryphon Architect
24.	Peter Colarulli	1 E Lincoln Street	Revise shed fenestration	42.4.1/12	S. Hollister
25.	Nan. Westmoor Farm	8 Old Westmoor Farm	Pergola	41/822	Workshop APD
26.	KRE Realty Trust	54R Skyline Drive	Renew move off 54R Skyline 70254	79/46	LINK
27.	Jonathan Vollans	18 Flintlock	Move on from 54 Skyline	76/42	LINK
28.	ACKED LLC	18B Bartlett Road	Rev COA – 09-4573	67/413.1	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.	Peter Parent	11 Skyline Drive	Pool	79/136.1	Thornewill Design
	• Pool not to be visible at time of inspection or thereafter.				
2.	Kris Megna	2A Blueberry Lane	Pool	80/178.1	Val Oliver Design
	• Pool not to be visible at time of inspection or thereafter.				
3.	Leujeunesse	4 Mioxes Way	Pool and hardscape	66/178	Thornewill Design
	• Pool not to be visible at time of inspection or thereafter.				
4.	Sultanov Dobromir	24 Hummock Pond Rd	Pool	56/84.2	JB Studio
	• Pool not to be visible at time of inspection or thereafter.				

IV. 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

• *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*

V. 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.	Charles Phillips 09-4626	4 Swain Street	Window replacement	42.4.1/82.3	Val Oliver Design
2.	27 Pequot Realty Trust 09-4655	27 Pequot Street	Additions	80/134	Val Oliver Design
3.	Greg Glowacki 09-4661	11 Millers Lane	Rev 02-3042 resite pool/pkball	68/124	Val Oliver Design
4.	William Wright 09-4646	5 Goose Cove Way	Solar panels	59.4/367	Val Oliver Design
5.	George Breen 09-4667	19 Broadway	As built trash bin	73.1.3/111	Self
6.	Kathryn Ketelson 09-4681 (OB)	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
	• <i>Commissioners: Board to be added after minutes are published</i>				
7.	George Wilcox 09-4679	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
8.	George Wilcox 09-4678	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
9.	Tyler Dewing 09-4675	74 Milk Street	Demo barn	56/6.1	Linda Williams
10.	Tyler Dewing 09-4671	74 Milk Street	New barn/2 nd dwelling	56/6.1	Linda Williams
11.	Thomas Keegan 09-4669	41B Cliff Road	Revise fenestration	29/40	Linda Williams
12.	NHA 09-4677	99 Main Street	Fence	42.3.3/110	Linda Williams
13.	NHA 10-4816	12 Straight Wharf	Storm windows	42.3.1/138	Linda Williams
14.	Michael Altman 09-4674	37 Sankaty Road	Rev 07-4120 pool	48/2	BPC
15.	Mark Williams 09-4710	86 Somerset Road	Solar panels	66/404	Sunwind LLC
16.	Clarjoh LLC 09-4711	7 Teasdale Circle	Solar panels	69/73	Sunwind LLC

17. Patrick Levesque 09-4712	3 Henderson Drive	Solar panels	66/195	Sunwind LLC
18. Young Bracebridge Trust	7 Shawkemo Road	Solar panels	43/5	Sunwind LLC
19. Bradley Winer 09-4720	34 Cliff Road	Rev 11-2320 fenestration	42.4.4/47	Botticelli + Pohl
20. Charles Davidson 09-4709	10 Quince Street	Fence	42.3.4/103	NAG
21. Charles Davidson 09-4708	10 Quince Street	Color change	42.3.4/103	NAG
22. 167 Hummock Pnd Rd LLC. 09-4707	167 Hummock Pond Rd	Addition	65/36	NAG
23. Jeffrey Greenberg 09-4696	30 Orange Street	Rebuild deck + fenest revisions	42.3.2/176	Emeritus
24. Horchow Fam NT 09-4699	27 E Tristram Avenue	Rev porch and fenestration	31/2	Emeritus
25. Horchow Fam NT 09-4698	27 E Tristram Avenue	New garage	31/2	Emeritus
26. Housing Nantucket 09-4702	31 Fairgrounds Road	New dwelling, bldg. 4	67/149	Emeritus
27. Housing Nantucket 09-4703	31 Fairgrounds Road	New dwelling, bldg. 5	67/149	Emeritus
28. 7 Masaquet LLC 09-4697	7 Masaquet Avenue	New dwelling	80/144	Emeritus
29. Joseph Saluti 09-4700	174 Cliff Road	Addition	41/63	Emeritus
30. Joseph Saluti 09-4701	174 Cliff Road	Studio	41/63	Emeritus
31. Elizabeth O'Connor 09-4739	16 Tashama Lane	As-built retaining wall	55/481	Katy Mitchell

VI. 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.	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>				
4.	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>				
5.	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>				
6.	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>				
7.	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>				
8.	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>				
9.	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>				
10.	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>				
11.	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>				
12.	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>				
13.	Mark Norris 07-4268	14A Lowell Place	Shed	41/164	Linda Williams
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i>				
14.	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>				

VII. NEW BUSINESS 10/12/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Christopher Freeman	14 Seikinnow Place	Roof, siding, windows	67/532	Self
2.	44 Monomoy LLC	44 Monomoy Road	Move/demo main house	54/72	Workshop APD
3.	44 Monomoy LLC	44 Monomoy Road	Move/demo guest house	54/72	Workshop APD
4.	44 Monomoy LLC	44 Monomoy Road	Move/demo garage	54/72	Workshop APD
5.	Gordon Brett Trust	10 Bishops Rise	Addition	40/42	MCA+
6.	Douglas Delaney	16 Plover Lane	Alterations	12/52	Permits Plus
7.	Donick Cary M Trst	4 Dukes Road	Move dwelling on from 188 Cliff	41/188	Val Oliver Design
8.	Rich Peterson	30 Main St, Sconset	Relocate garage and addition	73.3.1/46	Jeff Morash
9.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – main house	67/315	Cotuit Solar
10.	Alyssa Corry	48 Hooper Farm Road	Rooftop solar – garage	67/315	Cotuit Solar
11.	12 Derrymore RT	12 Derrymore Lane	Garage	41/241	EMDA
12.	13 Commercial Wharf LLC	13 Commercial Wharf	Addition and handicap ramp	42.2.4/10	NAG

13.	Bob Collamore	32 Woodbury Lane	2 new windows	41/279.1	Self
14.	50 Brewster Road	50 Brewster Road	New garage		EMDA
15.	Terri Keogh	7 Bunker Hill Road	Revs to dwelling	73.4.2/39	Topham Design
16.	Terri Keogh	7 Bunker Hill Road	Revs to pool	73.4.2/39	Topham Design
17.	Mike Conway	98 Somerset Road	Cedar fence	66/222	Self
18.	Nan. Whale's End II	43 Squam Road	Addition/fenestration	13/24	MCA+
19.	Chris Oberg	35 Gloucester	Move on garage frm 13 Low Beach	76.4.2/97	Will Stephen
20.	29 Jefferson LLC	29 Jefferson Ave	Color change/add window	30/125	MCA+
21.	29 Jefferson LLC	29 Jefferson Ave	Color change/railing detail	30/125	MCA+
22.	Goldsmith	1 White Street	New dwelling	79/29	Val Oliver Design
23.	Carl Lierberman	79 Union Street	Roof change	55.1.4/41	Self
24.	Tyler Dewing	74 Milk Street	Pool and hardscape	56/6.1	Linda Williams
25.	Emily Mullins	11 Plum Street	Revisions	80/28	Thornewill Design
26.	Stewardson Fam. Part.	36 Quidnet Road	36 Quidnet Road	21/52	Thornewill Design
27.	Nan. Land Bank	48 S Cambridge Street	Deck + paths	59.3/42	Normand Residential
28.	Hannah Craven	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
29.	Powell	71 Cliff Road	Move off/demo dwelling	80/160	Thornewill Design
30.	Powell	71 Cliff Road	New dwelling	80/160	Thornewill Design
31.	Shelley Kelly	8 Starbuck Road	Solar roof array	59.3/63	ACK Smart
32.	Kyle Jenner Trust	6 Saccacha Ave	Pool/spa/hardscape	82/336	Jardins International
33.	One Chester Smiley LLC	1 Chester Street	Rev COA – roof walk	42.4.3/18	Normand Residential
34.	Harry Pinson	3 Elbow Lane	Rev COA – fenestration	73.2.4/44.1	McMullen + Assoc.
35.	Soren Sorenson	21 Woodbine Street	Asbuilt solar ground array	80/321	ACK Smart
36.	Richmond Great Point	31 Beachgrass	New dwelling	68/369	KOH Architecture
37.	Richmond Great Point	30A Evergreen	New dwelling	68/369	KOH Architecture
38.	Fisher's Landing Asssoc	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
39.	Lyden	4 W Miacomet Ave	Move off/demo garage	81/160	Gryphon Architect
40.	Lyden	4 W Miacomet Ave	Pool and hardscape	81/160	Gryphon Architect
41.	Asher Trust	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
42.	Alan Shuch	45 Quidnet Road	Pergola	21/21	Smith + Hutton
43.	Harbor Fuel Carwash	43 Sparks Road	Addition	55/267.3	Val Oliver Design
44.	Dexter Group LLC	8 Winn Street	New dwelling		EMDA
45.	Tom McCann	78 Milk Street	Addition	56/6.2	Linda Williams
46.	Richard Glidden Trust	4 Gingy Lane	Move off/demo garage	41/841	Linda Williams
47.	Judith Greenberg	2 Gorhams Court	Generator	42.3.2/204	Linda Williams
48.	Rice Heard	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
49.	Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
50.	Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
51.	Deb Cote	23 Prospect Street	Rev COA – foundation coat	55.4.4/90	Linda Williams
52.	36 Lily Street LLC	36 Lily Street	Hardscape	42.4.3/94	Ahern
53.	Peter Colarulli	1 E Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
54.	James Bessey	12 Correia Lane (lot 2)	New dwelling	80/59 (portion)	Brook Meerbergen
55.	James Bessey	12 Correia Lane (lot 2)	New studio	80/59 (portion)	Brook Meerbergen
56.	James Bessey	12 Correia Lane (lot 2)	New garage	80/59 (portion)	Brook Meerbergen
57.	James Bessey	12 Correia Lane (lot 2)	New pool and spa	80/59 (portion)	Brook Meerbergen
58.	James Bessey	12 Correia Lane (lot 2)	New pavilion	80/59 (portion)	Brook Meerbergen
59.	James Bessey	12 Correia Lane (lot 2)	New sports court	80/59 (portion)	Brook Meerbergen
60.	Carol Surface	47 Warren' Landing	Rev COA – MH	38/54	BPC
61.	Charles Ernst	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
62.	US Reif Marine	134 Orange Street	New 2 nd floor addition	55/49	Anton Dimov
63.	50 Brewster Road LLC	50 Brewster Road	Revisions		EMDA
64.	Tom Etheridge	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
65.	Isaiah Truyma	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
66.	Dworetzky-Banse Fam	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl
67.	Dworetzky-Banse Fam	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
68.	David Prill	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
69.	Okay Okay House	10 Union Street	Parking + patio	42.3.1/43	BPC
70.	Patrick Bailey	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
71.	23 Broad Owner LLC	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus
72.	John Barry	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus

73. Nan. Invest. Holdings	22 Pocomo Road	New guest house	14/73.1	Emeritus
74. Nan. Invest. Holdings	22 Pocomo Road	New garage	14/73.1	Emeritus
75. Dex Dog LLC	6B Arrowhead Drive	Addition	69/58.1	Emeritus
76. Karen Urban	33 Main Street	Pool house	73.4.2/34	Emeritus
77. Hoehn-Saric	34 Easton Street	New house	41.1.4/18	CWA
78. Tack3 LLC	26 Washington Street	Rev COA	42.3.2/23	CWA
79. Robert Meyer	307 Polpis Road	New dwelling	25/39	CWA
80. Mueller Nantucket Assoc.	11 N Mill Street	Rev COA	55.4.4/77	CWA
81. 45 Shawkemo Rd LLC	45 Shawkemo Road	Rev 08-4484 fences/hght/drmr/shttrs	27/18	Workshop APD
82. 89 Vestal St LLC	89 Vestal Street	Pool and hardscape	56/251	Linda Williams
83. 12 Somerset Lane LLC	12 Somerset Lane	Rev COA	56/55	Linda Williams
84. ACK 11 Pleasant LLC	11 Pleasant Street	Rev COA	42.3.3/121	Linda Williams

VIII. OTHER BUSINESS

Approved Minutes -	September 9, 28 & 30, 2021
Review Minutes -	October 5 & 7, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Thursday, October 14 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	