



# 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Thursday, October 21, 2021 at 1:00PM **Remote Participation**
<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://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.	Lynn Silverman 09-4682	3 Gully Road	Roof change	73.2.4/44.3	Wilson Co
2.	Bob Collamore	32 Woodbury Lane	2 new windows	41/279.1	Self
3.	Carl Lierberman	79 Union Street	Roof change	55.1.4/41	Self

### III. SIGNS

	<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. David Cox **(OB) 05-3671** 58B Main Street Wall Sign (Clorinda Antinori) 42.3.1/219.2 Antonio Aransaenz  
 • *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None*

**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. Kathryn Ketelson <b>09-4681 (OB)</b>	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
• <i>Commissioners: Board to be added after minutes are published</i>				
2. George Wilcox <b>09-4679</b>	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
3. George Wilcox <b>09-4678</b>	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
4. Thomas Keegan <b>09-4669</b>	41B Cliff Road	Revise fenestration	29/40	Linda Williams
5. Michael Altman <b>09-4674</b>	37 Sankaty Road	Rev 07-4120 pool	48/2	BPC
6. Patrick Levesque <b>09-4712 (OB)</b>	3 Henderson Drive	Solar panels	66/195	Sunwind LLC
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill</i>				
7. Horchow Fam NT <b>09-4698</b>	27 E Tristram Avenue	New garage	31/2	Emeritus
8. 1 Caroline Way LLC	1 Caroline Way	New dwelling	82/58/59	Vicente-Burn Architects

**V. 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 <b>09-4584</b>	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 <b>09-4580</b>	8 Walbang Ave	New dwelling	82/46	Botticelli + Pohl
• <i>Commissioners: Coombs (acting chair), Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i>				
3. Nant. Development <b>08-4370</b>	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>				
4. 22 Easton St LLC <b>05-3644</b>	22, 24 Easton Street	Guesthouse	42.1.4/12	Workshop APD
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
5. 22 Easton St LLC <b>06-4026</b>	22, 24 Easton Street	Pool and hardscape	42.1.4/12	Ahern
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
6. Mark Norris <b>07-4268</b>	14A Lowell Place	Shed	41/164	Linda Williams
• <i>Commissioners: Pohl, McLaughlin, Coombs, Thornewill, Welch; Alternates: None; Recused: None</i>				
7. Paul Benk <b>09-4592</b>	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>				

**VI. 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. 44 Monomoy LLC <b>09-4732</b>	44 Monomoy Road	Move/demo main house	54/72	Workshop APD
2. 44 Monomoy LLC <b>09-4733</b>	44 Monomoy Road	Move/demo guest house	54/72	Workshop APD
3. 44 Monomoy LLC <b>09-4734</b>	44 Monomoy Road	Move/demo garage	54/72	Workshop APD
4. 45 Shawkemo Rd LLC <b>10-4849</b>	45 Shawkemo Road	Rev 08-4484 fenest/hght/drmr/shttrs	27/18	Workshop APD
5. Douglas Delaney <b>09-4740</b>	16 Plover Lane	Alterations	12/52	Permits Plus
6. Rich Peterson <b>09-4770</b>	30 Main St, Sconset	Relocate garage and addition	73.3.1/46	Jeff Morash
7. Alyssa Corry <b>09-4752</b>	48 Hooper Farm Road	Rooftop solar – main house	67/315	Cotuit Solar
8. Alyssa Corry <b>09-4751</b>	48 Hooper Farm Road	Rooftop solar – garage	67/315	Cotuit Solar
9. 13 Commercial Wharf <b>09-4749</b>	13 Commercial Wharf	Addition and handicap ramp	42.2.4/10	NAG
10. Terri Keogh <b>09-4767</b>	7 Bunker Hill Road	Main house revisions	73.4.2/39	Topham Design
11. Nan. Whale's End II <b>09-4775</b>	43 Squam Road	Addition/fenestration	13/24	MCA+
12. Chris Oberg	35 Gloucester	Move on garage frm 13 Low Beach	76.4.2/97	Will Stephen
13. 29 Jefferson LLC <b>09-4773</b>	29 Jefferson Ave	Color change/add window	30/125	MCA+
14. 29 Jefferson LLC <b>09-4772</b>	29 Jefferson Ave	Color change/railing detail	30/125	MCA+
15. Goldsmith <b>09-4778</b>	1 White Street	New dwelling	79/29	Val Oliver Design
16. Harbor Fuel Carwash <b>10-4812</b>	43 Sparks Road	Addition	55/267.3	Val Oliver Design
17. Tyler Dewing <b>09-4781</b>	74 Milk Street	Pool and hardscape	56/6.1	Linda Williams
18. Emily Mullins <b>09-4790</b>	11 Plum Street	Revisions	80/28	Thornewill Design
19. Stewardson Fam. Part. <b>09-4791</b>	36 Quidnet Road	36 Quidnet Road	21/52	Thornewill Design
20. Powell <b>10-4805</b>	71 Cliff Road	Move off/demo dwelling	80/160	Thornewill Design
21. Powell <b>09-4798</b>	71 Cliff Road	New dwelling	80/160	Thornewill Design
22. Nan. Land Bank <b>09-4789</b>	48 S Cambridge Street	Deck + paths	59.3/42	Normand Residential
23. Hannah Craven <b>09-4787</b>	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
24. One Chester Smiley <b>10-4800</b>	1 Chester Street	Rev COA – roof walk	42.4.3/18	Normand Residential
25. Shelley Kelly <b>10-4802</b>	8 Starbuck Road	Solar roof array	59.3/63	ACK Smart
26. Kyle Jenner Trust <b>10-4801</b>	6 Saccacha Ave	Pool/spa/hardscape	82/336	Jardins International
27. Harry Pinson <b>09-4795</b>	3 Elbow Lane	Rev COA – fenestration	73.2.4/44.1	McMullen + Assoc.
28. Soren Sorenson <b>10-4804</b>	21 Woodbine Street	Asbuilt solar ground array	80/321	ACK Smart

29. Richmond Great Point 09-4797	37 Beachgrass	New dwelling	68/369	KOH Architecture
30. Richmond Great Point 09-4796	30A Evergreen	New dwelling	68/369	KOH Architecture
31. Fisher's Landing Assoc 09-4793	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
32. Lyden 10-4810	4 W Miacomet Ave	Move off/demo garage	81/160	Gryphon Architect
33. Lyden 10-4807	4 W Miacomet Ave	Pool and hardscape	81/160	Gryphon Architect
34. Asher Trust 10-4809	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
35. Alan Shuch 10-4811	45 Quidnet Road	Pergola	21/21	Smith + Hutton
36. Tom McCann 10-4814	78 Milk Street	Addition	56/6.2	Linda Williams
37. Richard Glidden Trust	4 Ginky Lane	Move off/demo garage	41/841	Linda Williams
38. Judith Greenberg	2 Gorhams Court	Generator	42.3.2/204	Linda Williams
39. Rice Heard	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
40. Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
41. Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
42. Deb Cote	23 Prospect Street	Rev COA – foundation coat	55.4.4/90	Linda Williams
43. 36 Lily Street LLC 10-4815	36 Lily Street	Hardscape	42.4.3/94	Ahern
44. Peter Colarulli 10-4871	1 E Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
45. James Bessey 10-4829	12 Correia Lane (lot 2)	New dwelling	80/59 (portion)	Brook Meerbergen
46. James Bessey 10-4827	12 Correia Lane (lot 2)	New studio	80/59 (portion)	Brook Meerbergen
47. James Bessey 10-4830	12 Correia Lane (lot 2)	New garage	80/59 (portion)	Brook Meerbergen
48. James Bessey 10-4832	12 Correia Lane (lot 2)	New pool and spa	80/59 (portion)	Brook Meerbergen
49. James Bessey 10-4831	12 Correia Lane (lot 2)	New pavilion	80/59 (portion)	Brook Meerbergen
50. James Bessey 10-4833	12 Correia Lane (lot 2)	New sports court	80/59 (portion)	Brook Meerbergen
51. Carol Surface 10-4824	47 Warren' Landing	Rev COA – MH	38/54	BPC
52. Okay Okay House 10-4821	10 Union Street	Parking + patio	42.3.1/43	BPC
53. Charles Ernst 10-4868	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
54. US Reif Marine 10-4852	134 Orange Street	New 2 <sup>nd</sup> floor addition	55/49	Anton Dimov
55. 50 Brewster Road LLC 10-4832	50 Brewster Road	Revisions		EMDA
56. 50 Brewster Road 09-4762	50 Brewster Road	New garage		EMDA
57. 12 Derrymore RT 09-4753	12 Derrymore Lane	Garage	41/241	EMDA
58. Dexter Group LLC 10-4835	8 Winn Street	New dwelling		EMDA
59. Tom Etheridge 10-4825	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
60. Isaiah Truyma 10-4826	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
61. Dworetzky-Banse Fam 10-4816	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl
62. Dworetzky-Banse Fam 10-4854	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
63. David Prill 10-4820	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
64. Patrick Bailey 10-4851	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
65. 23 Broad Owner LLC 10-4843	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus
66. John Barry 10-4844	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
67. Nan. Invest. Holdings 10-4845	22 Pocomo Road	New guest house	14/73.1	Emeritus
68. Nan. Invest. Holdings 10-4842	22 Pocomo Road	New garage	14/73.1	Emeritus
69. Dex Dog LLC 10-4842	6B Arrowhead Drive	Addition	69/58.1	Emeritus
70. Karen Urban 10-4848	33 Main Street	Pool house	73.4.2/34	Emeritus
71. Hoehn-Saric 10-4865	34 Easton Street	New house	41.1.4/18	CWA
72. Tack3 LLC 10-4865	26 Washington Street	Rev COA	42.3.2/23	CWA
73. Robert Meyer 10-4866	307 Polpis Road	New dwelling	25/39	CWA
74. Mueller Nantucket Assoc. 10-4858	11 N Mill Street	Rev COA	55.4.4/77	CWA
75. 89 Vestal St LLC 10-4670	89 Vestal Street	Pool and hardscape	56/251	Linda Williams
76. 12 Somerset Lane LLC	12 Somerset Lane	Rev COA	56/55	Linda Williams
77. ACK 11 Pleasant LLC	11 Pleasant Street	Rev COA	42.3.3/121	Linda Williams

## VII. OLD 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. Pamela Perun 08-4492	4 Roberts Lane	Rooftop solar	56/34	Sunwind LLC
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None</i>				
2. Conlon James Trust 08-4475	24 Woodbine Avenue	Rev. 1511: add rfwlk, fenest	80/96	Emeritus
• <i>Commissioners: Coombs (acting chair), McLaughlin, Thornewill; Alternates: None; Recused: None</i>				
3. Trogo Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
• <i>Commissioners: Pohl, Coombs, Oliver, Thornewill; Alternates: Nones; Recused: None</i>				
4. 30 Vestal, LLC 09-4611	30 Vestal Street	MH fenest, dormer alt	41/45	Studio Ppark
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
5. 27 Fair Street, LLC 09-4595	27 Fair Street	Front bldg. – historic reno	42.3.2/192	Workshop APD

- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None*
6. 27 Fair Street, LLC **09-4594**      27 Fair Street      Back bldg. – historic reno      42.3.2/192      Workshop APD
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None*
7. 27 Fair Street, LLC **09-4597**      27 Fair Street      Back bldg. – historic reno      42.3.2/192      Workshop APD
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None*
8. Candice Macoul      72 Orange Street      Renovation      55.4.1/21      CWA
- *Commissioners: To be added later.*

**VIII. OTHER BUSINESS**

Approved Minutes -	October 5 & 7, 2021
Review Minutes -	October 12 & 14, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Tuesday, October 26 at 5:00PM 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	