



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) – New Business
Day, Date, and Time	Thursday, October 28, 2021 at 1:00PM **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://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.	Tom McCann 10-4814	78 Milk Street	Addition	56/6.2	Linda Williams
2.	Candice Pool 10-4875	1 Ash Street	Roof change	42.4.2/85	T&T Roofing
3.	30 Nobadeer Ave LLC 10-4937	30 Nobadeer Avenue	MH color change/expand deck	87/35	Botticelli + Pohl
4.	30 Nobadeer Ave LLC 10-4938	30 Nobadeer Avenue	Studio color change	87/35	Botticelli + Pohl
5.	30 Nobadeer Ave LLC 10-4939	30 Nobadeer Avenue	Shed color change	87/35	Botticelli + Pohl

6.	Dennis Meehan 10-4927	6 Nickanoose Way	Pergola	55/552	McMullen + Associates
7.	Dennis Meehan 10-4928	6 Nickanoose Way	Revise 12-2566 reduce height	55/552	McMullen + Associates
8.	Nantucket Yacht Club 10-4916	1 S Beach Street	Gutter replacement	42.4.2/12	Vin Raimo
9.	Paul Cronin 10-4874	89 Somerset Road	Renew COA 69210	66/135.7	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.	89 Vestal St LLC 09-4670	89 Vestal Street	Renew pool and hardscape COA	56/251	Linda Williams
			<ul style="list-style-type: none"> Pool not to be visible at time of inspection and thereafter 		

IV. CITIZEN'S ARTICLE DISCUSSION

- Discussion of citizen article aiming to redefine/clarify the terms "pool" "water feature" "spa" and the like on Nantucket.

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.	Kathryn Ketelson 09-4681 (OB)	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
			<ul style="list-style-type: none"> <i>Commissioners: Board to be added after minutes are published</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.	Douglas Delaney 09-4740	16 Plover Lane	Alterations	12/52	Permits Plus
2.	Rich Peterson 09-4770	30 Main St, Sconset	Relocate garage and addition	73.3.1/46	Jeff Morash
3.	Goldsmith 09-4778	1 White Street	New dwelling	79/29	Val Oliver Design
4.	Kyle Jenner Trust 10-4801	6 Saccacha Ave	Pool/spa/hardscape	82/336	Jardins International
5.	Harry Pinson 09-4795	3 Elbow Lane	Rev COA – fenestration	73.2.4/44.1	McMullen + Assoc.
6.	Soren Sorenson 10-4804	21 Woodbine Street	Asbuilt solar ground array	80/321	ACK Smart
7.	Richmond Great Point 09-4797	37 Beachgrass	New dwelling	68/369	KOH Architecture
8.	Richmond Great Point 09-4796	30A Evergreen	New dwelling	68/369	KOH Architecture
9.	Fisher's Landing Assoc 09-4793	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
10.	Lyden 10-4810	4 W Miacomet Ave	Move off/demo garage	81/160	Gryphon Architect
11.	Lyden 10-4807	4 W Miacomet Ave	Pool and hardscape	81/160	Gryphon Architect
12.	Asher Trust 10-4809	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
13.	Alan Shuch 10-4811	45 Quidnet Road	Pergola	21/21	Smith + Hutton
14.	ACK 11 Pleasant LLC 10-4962	11 Pleasant Street	Rev COA	42.3.3/121	Linda Williams
15.	Richard Glidden Trust 10-4965	4 Giny Lane	Move off/demo garage	41/841	Linda Williams
16.	Judith Greenberg 10-4964	2 Gorhams Court	Generator	42.3.2/204	Linda Williams
17.	Rice Heard 10-4963	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
18.	36 Lily Street LLC 10-4815	36 Lily Street	Hardscape	42.4.3/94	Ahern
19.	Peter Colarulli 10-4871	1 E Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
20.	James Bessey 10-4829	12 Correia Lane (lot 2)	New dwelling	80/59 (portion)	Brook Meerbergen
21.	James Bessey 10-4827	12 Correia Lane (lot 2)	New studio	80/59 (portion)	Brook Meerbergen
22.	James Bessey 10-4830	12 Correia Lane (lot 2)	New garage	80/59 (portion)	Brook Meerbergen
23.	James Bessey 10-4832	12 Correia Lane (lot 2)	New pool and spa	80/59 (portion)	Brook Meerbergen
24.	James Bessey 10-4831	12 Correia Lane (lot 2)	New pavilion	80/59 (portion)	Brook Meerbergen
25.	James Bessey 10-4833	12 Correia Lane (lot 2)	New sports court	80/59 (portion)	Brook Meerbergen
26.	Carol Surface 10-4824	47 Warren' Landing	Rev COA – MH	38/54	BPC
27.	Okay Okay House 10-4821	10 Union Street	Parking + patio	42.3.1/43	BPC
28.	Charles Ernst 10-4868	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
29.	US Reif Marine 10-4852	134 Orange Street	New 2 nd floor addition	55/49	Anton Dimov
30.	50 Brewster Road LLC 10-4832	50 Brewster Road	Revisions		EMDA
31.	50 Brewster Road 09-4762	50 Brewster Road	New garage		EMDA
32.	12 Derrymore RT 09-4753	12 Derrymore Lane	Garage	41/241	EMDA
33.	Dexter Group LLC 10-4835	8 Winn Street	New dwelling		EMDA
34.	Tom Etheridge 10-4825	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
35.	Isaiah Truymen 10-4826	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
36.	Dworetzky-Banse Fam 10-4816	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl
37.	Dworetzky-Banse Fam 10-4854	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
38.	David Prill 10-4820	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
39.	Patrick Bailey 10-4851	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
40.	23 Broad Owner LLC 10-4843	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus
41.	John Barry 10-4844	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
42.	Nan. Invest. Holdings 10-4845	22 Pocomo Road	New guest house	14/73.1	Emeritus
43.	Nan. Invest. Holdings 10-4842	22 Pocomo Road	New garage	14/73.1	Emeritus
44.	Dex Dog LLC 10-4842	6B Arrowhead Drive	Addition	69/58.1	Emeritus

45.	Karen Urban 10-4848	33 Main Street	Pool house	73.4.2/34	Emeritus
46.	Hoehn-Saric 10-4865	34 Easton Street	New house	41.1.4/18	CWA
47.	Tack3 LLC 10-4865	26 Washington Street	Rev COA	42.3.2/23	CWA
48.	Robert Meyer 10-4866	307 Polpis Road	New dwelling	25/39	CWA
49.	Mueller Nantucket Assoc. 10-4858	11 N Mill Street	Rev COA	55.4.4/77	CWA
50.	12 Somerset Lane LLC	12 Somerset Lane	Rev COA	56/55	Linda Williams
51.	Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
52.	Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
53.	Deb Cote	23 Prospect Street	Rev COA – foundation coat	55.4.4/90	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.	Trogoh 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
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
6.	27 Fair Street, LLC 09-4594	27 Fair Street	Back bldg. – historic reno	42.3.2/192	Workshop APD
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
7.	27 Fair Street, LLC 09-4597	27 Fair Street	Back bldg. – historic reno	42.3.2/192	Workshop APD
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
8.	Candice Macoul	72 Orange Street	Renovation	55.4.1/21	CWA
	• <i>Commissioners: To be added later.</i>				

VIII. NEW BUSINESS 10/26/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barry Lyden	4 W Miacomet Road	Move/demo garage	81/160	Gryphon Architects
2.	Barry Lyden	4 W Miacomet Road	New garage, cabana	81/160	Gryphon Architects
3.	Susan Doughan	63 Orange Street	Rev 48565 color chg/roof/sidewall	55.4.1/16	Gryphon Architects
4.	Franze Residence	71 Orange Street	Hardscape	55.4.1/167	Edgewater
5.	Juan Hernandez	328 Madaket Road	Deck Addition	60/103	Self
6.	Cheryl Gilbert Etal	16 D Street	Revisions	60.2.1/2	EMDA
7.	Robert Rothbard	3 Brooks Farm Road	Revisions	41/222.7	CWA
8.	Alexa Watts	33 Vesper Lane	Addition	55/126	Topham Design
9.	Padir Halil	69 ½ Cliff Road	Revise roofwalk and railing	30/204	Topham Design
10.	4 Lowell NT	4 Lowell Place	Fenestration revisions	41/168	Topham Design
11.	John Donoghue	10 Holly Street	New studio	80/23	Thornewill Design
12.	Robin Halik	46A Surfside Road	Fix as-built vent violation	67/120.3	Thornewill Design
13.	Robert Hockaday	3 New Street, Sias	Rev 12-2401 window replace	73.1.3/37	Thornewill Design
14.	11 India St LLC	29 Center Street	Move existing shed	42.3.1/122.2	Ahern
15.	11 India St LLC	4 Chestnut Street	Hardscape revision	42.3.1/68	Ahern
16.	11 India St LLC	16 S Federal St	Hardscape/gate	42.3.1/70	Ahern
17.	Craig Majernik	63 Burnell Street	Pool and hardscape	49.3.2/1.1	Ahern
18.	45 Shawkemo Rd LLC	45 Shawkemo Road	Pool and hardscape	27/18	Ahern
19.	Joan Albaugh	73 Miacomet Road	Addition	66/62	Brook Meerbergen
20.	Maria Mitchell Assoc.	59 Milk St Ext.	Move existing sign	56/209	Jascin Finger
21.	Tom Etheridge	16 Lyons Lane	Hardscape	76/15	Atlantic Landscaping
22.	ACK-Livin NT	2 Hedgebury Lane	Pool	41/593	Atlantic Landscaping
23.	Tiffany Lawrence	5 Todd Circle	Pool	66/296	Atlantic Landscaping
24.	Wesley Delcol	10R Golfview Drive	Revise COA – change porch	66/191	Atlantic Landscaping
25.	Wayne Berman	98 Tom Nevers Road	Fenestration revisions	91/40	NAG
26.	Paul Picarillo	6 Baltimore Street	Shed	60/106	Val Oliver Design
27.	Scott Sampson	14 Aurora Way	Rev 08-4375 ridge, windows rev	56/445	Val Oliver Design
28.	MCB Revocable Trust	1 Falmouth Ave	Rev 04-3320	82/411	Val Oliver Design
29.	Grey Lady Lane LLC	10 Grey Lady Lane	Add hip to front porch	66/705	Val Oliver Design
30.	Drake Real Estate	2 Horn Beam Road	Pool house		Val Oliver Design
31.	Robert King	16 Wood Hollow	Fence	72/10	Self

32.	5 Sherburne Way LLC	5 Sherburne Way	MH revs 08-4356	30/38	Botticelli + Pohl
33.	5 Sherburne Way LLC	5 Sherburne Way	GH revs 07-4263	30/38	Botticelli + Pohl
34.	5 Sherburne Way LLC	5 Sherburne Way	New pool and spa	30/38	Botticelli + Pohl
35.	Colby Crenshaw	24 Almanac Pond Road	Pool, spa, hardscape	25/37	Jardins Intl.
36.	265 Madaket LLC	265 Madaket Road	Move/demo cottage	59.4/319	Brook Meerbergen
37.	265 Madaket LLC	265 Madaket Road	Move/demo studio	59.4/319	Brook Meerbergen
38.	265 Madaket LLC	265 Madaket Road	Move/demo workshop	59.4/319	Brook Meerbergen
39.	265 Madaket LLC	265 Madaket Road	Move/demo greenhouse	59.4/319	Brook Meerbergen
40.	265 Madaket LLC	265 Madaket Road	Move/demo shed	59.4/319	Brook Meerbergen
41.	265 Madaket LLC	265 Madaket Road	Deck/fenestration/color	59.4/319	Brook Meerbergen
42.	Dana Jungherr	1 Sparrow Drive	Mini-split heat pump condenser	68/528	SSCC
43.	Ed Mahoney	1 Lilac Court	New dwelling	68/359	KOH
44.	Ed Mahoney	4 Lilac Court	New dwelling	68/365	KOH
45.	Richmond Great Pt.	2 Honey Suckle Drive	New dwelling	68/668	KOH
46.	Richmond Great Pt.	1 Aster Court	New dwelling	68/668	KOH
47.	Barry Ang	11 Jonathan Way	Revise COA – add cupola	75/42	McMullen + Associates
48.	Mark Crosby	73 Goldfinch Drive	Revisions	65/570	BPC
49.	George Wing	6 Swain Street	Add gabled dormer over porch	42.4.1/82.2	Self
50.	Westmoor Club	105 West Chester Street	Replace sports court/chg material	41/805	Adam Davis
51.	Jeffery Greenberg	30A Orange Street	Garage reno/addition	42.3.2/200	Emeritus
52.	Horchow Family NT	27 E Tristram Avenue	Porch revisions 09-4699	31/2	Emeritus

IX. OTHER BUSINESS

Approved Minutes -	October 12 & 14, 2021
Review Minutes -	October 19 & 21, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Tuesday, November 2 at 5:00PM 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 • Discussion of options for house moves
Commission Comments	