



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver, Stephen Welch,  
**Associate Commissioners:** Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Thursday, May 19, 2022**

*Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 1:01 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Thornewill  
Remote Participants: Pohl, Camp, Coombs  
Absent Members: Dutra  
Late Arrivals: None  
Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**

Roll-call vote Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye

## I. PUBLIC COMMENT

- Maureen Murphy** – 34B Walsh under Old Business, asked if it would be reviewed today.  
**Pohl** – Highly unlikely. Asked if the applicant is amenable to holding for Tuesday, May 24<sup>th</sup> when this will definitely be heard.  
**David Sloan**, owner 34B Walsh, Street – That would be fine.
- Lucy Dillon** – There will be a discussion group on solar collectors in the old historic district (OHD); she’s putting her name in for that.  
**Welch** – He feels this should go to the Organizational Focus Committee for review of solar collectors and to determine what will happen and how to constitute a group.  
**Pohl** – Other people have also expressed interest in being part of that discussion group.
- Kevin Kuester** – Asked when the issue with faux flowers will be discussed.  
**Pohl** – It will be discussed Tuesday, May 24<sup>th</sup> at 5 pm.
- Marty McGowan** – He’s willing hold for Tuesday May 24<sup>th</sup>.

## II. OLD BUSINESS 04/19/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Ocean Dojo, LLC <b>03-5847</b>	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscape
Voting	Pohl, Camp, Coombs, Thornewill, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:13)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Welch, Coombs, and Pohl-aye		Certificate #	

## III. NEW BUSINESS 04/26/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:44)	Not opened at this time.			
Motion	<b>Held for Tuesday May 24 by unanimously consent</b>			
Roll-call Vote	N/A		Certificate #	

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2.	High Tide Partners, LLC	26 Douglas Way	New Dwelling	39/41	BPC
3.	High Tide Partners, LLC	26 Douglas Way	Garage	39/41	BPC
4.	High Tide Partners, LLC	26 Douglas Way	Shed	39/41	BPC
5.	High Tide Partners, LLC	26 Douglas Way	Gazebo	39/41	BPC
6.	High Tide Partners, LLC	26 Douglas Way	Pool	39/41	BPC
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	Joe Paul, BPC None				
Concerns (1:15)	<b>Paul</b> – Presented overall project re the location and site and grading. Massachusetts Endangered Species Act (MESA) requires that 50% of the lot must remain undisturbed. Those in the conference room can't see Mr. Paul's supplemental information that had not been entered into the file. <b>Martinez</b> – Having issues with the computers in the Conference room; they can't see Mr. Paul's shared video.				
Motion	<b>Motion to Hold Items 2-6 for Tuesday May 24<sup>th</sup>. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye			Certificate #	

7.	Pamela Alexander <b>04-6178</b>	4 Mayhew Road	Cottage	92.4/221	SMRD
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	Steve Roethke, Steve M. Roethke Design None				
Concerns (1:21)	<b>Roethke</b> – Presented project; large 2 <sup>nd</sup> -floor decks are common on this area; pretty much only the 2 <sup>nd</sup> floor is visible. He would prefer to increase the porch posts than count on something growing. <b>Camp</b> – This would be a great place for a trellis, like at 31 Fairgrounds, around the skinny posts. No other concerns. <b>Coombs</b> – No concerns. The idea of trellis on the posts is a good one. <b>Oliver</b> – East elevation, the 2 <sup>nd</sup> -floor sliding door overwhelms the front door; the side light is odd. <b>Welch</b> – It's consistent with what's out there. <b>Pohl</b> – As houses in this area go, this is charming.				
Motion	<b>Motion to Approve through staff with the porch posts to be 8X8. (Welch)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, Welch, and Pohl-aye			Certificate #	<b>HDC2022-04-6178</b>

8.	High Cliff Trust <b>04-6202</b>	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos, photos, historic documentation, and advisory comments.				
Representing Public	Lisa Botticelli, Botticelli & Pohl None				
Concerns (1:29)	<b>Botticelli</b> – Presented project. <b>Backus</b> – 18?? Colonial revival. This will be changed Read HSAB comments 5/16: (cutting in and out.) <b>Martinez</b> – We aren't hearing the people in the conference room.				
Motion	<b>Motion to Hold for Tuesday. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch and Camp-aye			Certificate #	

Holding rest for Tuesday due to technical issues.

9.	High Cliff Trust <b>04-6191</b>	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
10.	John H Reilly Trust <b>04-6201</b>	113 Main Street	Hrdscp: drive, fence, gates	42.3.3/105	Jardins Intl
11.	John H Reilly Trust <b>04-6200</b>	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
12.	Stephen Cherner <b>04-6199</b>	196 Hummock Pond Rd	New Dwelling	65/30	Shelter 7
13.	NOTSOEASY LLC <b>04-6205</b>	26 Easy Street	Curb Change	42.4.2/23	Emeritus
14.	Amanda & Kevin Jacobs <b>04-6225</b>	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Assoc Inc.
15.	Amanda & Kevin Jacobs <b>04-6226</b>	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Assoc Inc.

**VI. OLD BUSINESS 05/03/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Cabko, LLC	18B Bartlett Road	Reduce height workshop	67/133.1	NAG
2.	34B Walsh St <b>01-5568</b>	34B Walsh Street	Addition	29/104	Studio Ppark
3.	6 Clara Drive, LLC <b>03-6038</b>	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
4.	Ocean Health, LLC	9 Falmouth Avenue	Deck & fenestration	82/423	JN Design
5.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Alterations	82/423	JN Design
6.	Tom Kershaw	121 Washington Street	Deck	55.1.4/14	Val Oliver

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7.	Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, sml addtn	55.4.1/1	LINK
8.	Kathleen Psaradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
9.	Juraj Bencat 03-5957	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
10.	1 Caroline Way, LLC 12-5414	1 Caroline Way	Pool & hardscape	82-59	Ahern
11.	Waterfront Pocomo LLC	17 Lauretta Way	New Dwelling	14/10.2	Brook Meerbergen
12.	450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
13.	31 Western, LLC 03-6026	31 Western Avenue	Hotel, fenest, stairs & ramp	87/94	Emeritus
14.	Victor Haley 03-5943	94 Orange Street	Addition	55.4.1/57	Paul Dreher

**VII. NEW BUSINESS 05/10/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jason & Jennifer Mendelson	7A Sherburn Turnpike	New dwelling	30/112	Studio Ppark
2.	Robert Moore	29 Cliff Road	Addition dormer	42.4.5/6	NAG
3.	Robert O'Day 04-6203	13 Chatham Road	Shed	54/125	Robert O'Day
4.	Kevin and Kelly Purcell 04-6208	32 Dukes Road	New Dwelling	56/188	Topham Designs
5.	Michael & Ivelina Eldridge 05-6285	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
6.	N.H. A 04-6192	89 A & B Bartlett Road	Roof Replacement	66/410	Jim
7.	Lewis Kelsey 05-6261	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
8.	David Pekarcik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
9.	David Pekarcik	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
10.	Ann Swart 05-6236	94 Quidnet Road	MH roof replacement	21/107	Thornewill Designs
11.	Ann Swart 05-6236	94 Quidnet Road	Garage roof replacement	21/107	Thornewill Designs
12.	Fairgrounds Properties, LLC 05-6240	71 Fairgrounds Rd(lot 1)	New Dwelling	67/693	Normand Residential
13.	Fairgrounds Properties, LLC 05-6239	71 Fairgrounds Rd(lot 1)	New Garage/Studio	67/693	Normand Residential
14.	Fairgrounds Properties, LLC 05-6241	71 Fairgrounds Rd(lot 1)	Pool and Hardscaping	67/693	Normand Residential
15.	Ethan Devine 05-6243	Tuckernuck	Re-roof MH	94/21	Val Oliver
16.	11 Hulbert, LLC 05-6253	11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
17.	Pelican Lake, LLC 05-6228	50 West Chester Street	Gate, Fencing, Hardscaping	41/382	Jardin's International
18.	The Iren Hollo Zolo FT 05-6268	31 Low Beach Road	Addition & move on site	74/36	Botticelli + Pohl
19.	16 Western Ave 04-6155	16 Western Avenue	Fence	87/72	Jardin's Intl
20.	Frank Twarog 05-6231	18B Atlantic Avenue	Brick patio, fence, shell drve	55/24.2	Todd Farrell
21.	Milton Rowland 05-6235	18 Mt. Vernon Street	Rev. 05-3784: Roof change	55.4.4/32.1	Milton Rowland
22.	Sacha Ross 05-6280	110 Surfside Road	New Dwelling	80/6	SMRD
23.	Sacha Ross 05-6278	110 Surfside Road	Studio	80/6	SMRD
24.	Sacha Ross 05-6275	110 Surfside Road	Garage	80/6	SMRD
25.	Sacha Ross 05-6279	110 Surfside Road	Move-Off/ Demo Garage	80/6	SMRD
26.	Mike Romano 05-6245	55 Easton Street	Addition to existing	42.4.1/68	Shelter 7
27.	Cherner Stephen P Tr 05-6246	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
28.	David Gray 05-6244	17 Clarendon Street	New Garage	76.1.3/92	David Gray
29.	David and Kerry McElroy 05-6263	14 North Star Lane	Fence	30/205	Sandcastle Contruc.
30.	Grey Lady, LLC 05-6254	32 Chuck Hollow Road	Move/Demo Garage	75/68	Normand Residential
31.	Grey Lady, LLC 05-6255	32 Chuck Hollow Road	New Cabana	75/68	Normand Residential
32.	Cohen Steven L Tr 05-6258	8 Sachus Road	New Garage/ Studio	30/239	Workshop APD
33.	8 Red Mill Ln, LLC 05-6288	8 Red Mill Lane	New dwelling	55/928	EMDA
34.	8 Red Mill Ln, LLC 05-6299	8 Red Mill Lane	New Guest House	55/928	EMDA
35.	Mathew Dacey 05-6315	14 Plover Lane	New dwelling	12/53	EMDA
36.	Oceanview Hydroponics 05-6316	33 Bartlett Farm Road	Hydroponics grwng factory	82/503	John Bartlett
37.	Pocomo 53 Nominee Tr 05-6290	53 Pocomo Road	Move or Demo	15/17	Robert Paladino
38.	Pocomo 53 Nominee Tr 05-6289	53 Pocomo Road	New dwelling	15/17	Robert Paladino
39.	Pocomo 53 Nominee Tr 05-6291	53 Pocomo Road	New House Garage	15/17	Robert Paladino
40.	Michael Altman 05-6292	37 Sankaty Head Road	Move MH	48/2	BPC
41.	Michael Altman 05-6293	37 Sankaty Head Road	Move GH	48.2	BPC
42.	31 Western Ave, LLC 05-6312	31 Western Avenue	Hardscape	82/94	Ahern
43.	Ack 71 Orange St, LLC 05-6301	71 Orange Street	New Garage	55.4.1/167	LINK
44.	Joshua Dalton	2 Mikes Drive	MH Add Egress Windows	66/75	LINK
45.	17 Ranger Rd, LLC 05-6302	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
46.	17 Ranger Rd, LLC 05-6303	17 Ranger Road	New Garage	39/28	LINK
47.	Johnson J Seward Jr Tr 05-6307	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
48.	Island Living, LLC	4A Wamasquid Place	Revisions to Existing COA	56/113.9	JB Studio
49.	Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof Change	55/32.1	Thornewill Design

**VIII. OLD BUSINESS 05/17/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maxwell House, LLC 02-5805	15 Cliff Road	Addition & renovation	42.4.4/56	MCA+
2.	OHOM, LLC	28 Main Street 'Sconset	Gate	73.3.1/47	Emeritus
3.	Richard Sotell	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar

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4. God Bless Dad, LLC	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
5. Sperau	21 Bank Street 'Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
6. 41 Monomoy, LLC	42 Monomoy Road	New dwelling	57/79.1	Emeritus
7. 55 Eel Point Holding, LLC	55 Eel Point Road	New garage	32/47	Botticelli + Pohl
8. Stark Point, LLC	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
9. Steven Cohen Trust 03-6013	12 Codfish Park Road	Rev. dormers & fenestration	73.2.4/9	Shelter 7

IX. OTHER BUSINESS	
Approved Minutes Motion Roll-call vote	None
Review Minutes	May 10 & 12, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, May 19<sup>th</sup> @ 1:00 pm</b> Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room</li> <li>• Discussion of Wind Turbines:</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 1:37 pm. due to technical difficulties (Oliver)**

Roll-call vote Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

'Sconset Advisory Board

Madaket Advisory Board

Tuckernuck Advisory Board