



MEETING POSTING

TOWN OF NANTUCKET

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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)

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NANTUCKET TOWN CLERK
Posting Number: T 1152

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, December 21, 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=35koi5wlmU8>

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

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Daintree Advisors LLC	82 Pocomo Road	Shed move off to 67 Surfside	15/35	Gryphon Architects
2.	Alderaan LLC	67 Surfside Road	Shed move on from 82 Pocomo	67/232	Gryphon Architects
3.	Craig Knutson	30 Crooked Lane	New cabana	41/332	Studio Ppark
4.	Craig Knutson	30 Crooked Lane	New shed	41/332	Studio Ppark
5.	Diane Catino	11 S St.	Garage- move on site	60.2.1/17	Ethan McMorro
6.	3 Raceway LLC	2 Clara Drive	New Garage	66/281	Ethan McMorro

7.	Nancy Whelan	23 Masaquet Ave	New shed	80/139	Permit Plus
8.	EPR RGH LLC	119 Eel Point Rd	New shed	33/17.2	Meerbergen Designs
9.	LBC Sconset LLC	9 Hawk Circle	Fenestration revisions	74/37.1	JGGA
10.	Grey Lady LLC	7 Grey Lady Lane	New Shed	66/711	Val Oliver
11.	Deborah Wilson	37 Friendship Lane	Fence	56/354	Deborah Wilson
12.	Janice Hoff	26 Quidnet Rd	Revision to basement & stairs	21/35	McMullen & Associates
13.	Brian Posner	19 Osprey Way	Fenestration change	83/16	DTA
14.	Allie Scheffelin	23 Starbuck Rd	Omit addition/revise fenestration/kneewall	60/107	Thornewill Designs
15.	Colby Crenshaw	24 Almanack Pond Rd	New barn/studio	25/37	Thornewill Designs
16.	Julie Layden	22 Atlantic Ave	New gutters	55/26	Julie Layden

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.	James Bessey	12 Correia Lane	Move/demo shed (A)	80/59.1	Meerbergen Designs
	• Move, if possible, preferred				
2.	James Bessey	12 Correia Lane	Demo shed (B)	80/59.1	Meerbergen Designs
	• Move, if possible, preferred				
3.	Eric Goddard	57 Meadowview Dr.	New Garage/barn	56/169.2	Robert Newman
	• Due to lack of visibility				
4.	Randy Sharp	8 White Tail Circle	Solar ground array	71/25	ACK Smart
	• Not to be visible at time of inspection or 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.	Dale Kevin F Trustee	26 Easy Street	Project sign	42.4.2/23	Daniel Lemaitre
2.	Isaiah Truymen	117 Orange Street	Wall sign	55/377	Self
3.	Stone Barn HOA	Stone Barn Way	Sign renovation		Wendy Perkins
4.	Richmond Great Point	57 Old South Road	Flag sign	68/156	TJ Fossa
5.	Nantucket Land Bank 11-5257	101/103 Hummock Pd Rd	Sign	56/67.1&307	Robert Newman

V. NEW BUSINESS 11/23/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richard Oneslager	8 Cliff Road	Windows like-kind	42.4.4/23	Rich Johnston

VI. OLD BUSINESS 11/30/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hoehn-Saric 10-4865	34 Easton St	New dwelling	41.1.4/18	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				
2.	Tack 3 LLC	26 Washington St	Rev COA 10-4863	42.3.2/23	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				

VII. NEW BUSINESS 12/07/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	33 North Mill LLC 11-5190	7 North Mill Street	Rev COA wdw wells/fenestration	55.4.4/77	Sophie Metz Design
2.	7 Plum St LLC 11-5214	7 Plum St	Shed	80/26	Structures Unlimited
3.	32 Hulbert Trust 11-5220 (View and HSAB 12/21)	32 Hulbert Ave	New dwelling	29/72	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>				
4.	Surfside Assets LLC 11-5222	16 Gladlands Ave	Pool	80/220	Robert Newman
5.	Surfside Assets LLC 11-5221	16 Gladlands Ave	Partial demo	80/220	Robert Newman
6.	Nantucket Land Bank 11-5258	101/103 Hummock Pd Rd	Gate	56/67.1&307	Robert Newman
7.	7 Masaquet LLC 11-5228	7 Masaquet Ave	New garage	80/144	Emeritus
8.	7 Masaquet LLC 11-5229	7 Masaquet Ave	New gazebo	80/144	Emeritus
9.	Michelle Whelan 11-5231	13B Mary Ann Drive	Addition/ Deck	58/222	Self
10.	Jim & Karen Poole 11-5232	43 Main St	Fence	73/18	Brent Young
11.	Marcia Moran 11-5233	15 McKinley Ave	New shed	73.3.1/28	Structures Unlimited
12.	Shenandoah Trust 11-5235	40 Easton St	New foundation/ renovation	42.1.4/20	Botticelli + Pohl
13.	Harborside Partners 11-5242	5 York St.	Fenestration rev & pergola	55.1.4/162	Gryphon Architects
14.	Nt Invst. Holding LLC 11-5241	22 Pocomo Road	Pool & hardscape	14/73.1	Emeritus
15.	Ryan Craig 11-5236	28a Pleasant St	Hardscape & fence	55.4.1/65	KM Designs
16.	Vivian Johnson 12-5304	5 Felton Dr.	New cottage	80/329	Linda Williams
17.	Darlene Demichelle 11-5252	Lot 26- Birdsong	New dwelling	55.44/80.2	Brook Meerbergen
18.	Darlene Demichelle 11-5254	Lot 26- Birdsong	New 2 nd dwelling	55.44/80.2	Brook Meerbergen
19.	Darlene Demichelle 11-5255	Lot 26- Birdsong	New garage	55.44/80.2	Brook Meerbergen
20.	Morely- Cothran 11-5251	3 Correia Lane	New dwelling	80/63	Val Oliver Design

21. Marshall & Holly Pagon 11-5250	28 & 32 Baxter Rd	Pool house & pergola	49.2.3/29	Design Associates
22. Marshall & Molly Pagon 12-5279	28 & 32 Baxter Rd.	Pool & spa	49.2.3/29	Jardins Intl.
23. Michael Robinson 11-5261	13 Fayette St	Roof walk	42.3.2/28	Sanne Payne
24. Anthony Noto 11-5270	10 Lincoln Ave	Addition & renovation	30/184	Emeritus
25. Jim Ikard 11-5268	1 Bloom St	Basement walkout	42.3.3/140	Emeritus
26. 450 Green Park LLC 11-5272	2 Stone Alley	Addition/alteration/foundation	42.3.1/102	Emeritus

VIII. OLD BUSINESS 12/14/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rich Gillis	38 Prospect St Lot 29	Hardscape		Linda Williams
	<i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
2.	Rich Petersen	30 Main St. Sconset	Relocate garage & addition	73.3.1/46	J. Morash/Concept Design
	<i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra; Recused: Oliver</i>				
3.	Patrick DePalma	3 Westerwick	New dwelling MH	73/37	Concept Design
	<i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
4.	Patrick DePalma	3 Westerwick	New dwelling studio/garage	73/37	Concept Design
	<i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None</i>				
5.	Anne Rose	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
	<i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra; Recused: Pohl</i>				
6.	Theodorakos Vaivos Trust	79 Pocomo Rd	New dwelling	15/5	CWA
	<i>Commissioners: to be added</i>				
7.	Dieter Baeuchler	7 Enterprise Cl	Solar roof array	66/230	ACK Smart
	<i>Commissioners: to be added</i>				
8.	Genadi Prokorov	80 Surfside Rd	New dwelling	67/194	DTA
	<i>Commissioners: to be added</i>				
9.	Merlos Landscaping LLC	4 Forrest Ave	New shed	68/11	JB Studio
	<i>Commissioners: to be added</i>				
10.	Jared Mitchell	50 Hummock Pond Rd	Revisions to deck	56/286	JB Studio
	<i>Commissioners: to be added</i>				
11.	Stephen Hunter	19 Golfview Road	New dwelling	66/173	JGGA
	<i>Commissioners: to be added</i>				
12.	23 Broad St LLC	23 Broad St.	Fenestration & addition	42.4.2/77	Emeritus
	<i>Commissioners: to be added</i>				

IX. NEW BUSINESS 12/21/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kathleen Minihan	16 Somerset Ln	Move on dwelling	66/3	Kathleen Minihan
2.	Ann Dougherty	2 Lincoln St.	Stonewall	73.4.2/8.3	Thornewill Designs
3.	John & Joanne Archer	14 Dukes Rd	New shed	41/60	Charles Lenhart
4.	Richard Rosenbaum	16 Cliff Rd	New shed	42.4.4/69	Thornewill Design
5.	Richard Rosenbaum	16 Cliff Rd	New Shed	42.4.4/69	Thornewill Design
6.	Edith Gregson	189 Polpis Rd	Fenestration changes	45/5.2	BPC-Architecture
7.	Anchialine Properties LLC	19 E Creek Rd	Revisions	55/60	BPC-Architecture
8.	Okay Okay Café LLC	4 Hickory Meadow Ln.	Door change	42.3.1/99	BPC-Architecture
9.	Jonathan Jacoby	3 Tautemo Way	Addition	83/22	Ethan McMorro
10.	Blitman Nantucket	54 Squam Rd	Fenestration changes	13/32	Seth Gottlieb
11.	The Braes LLC	23 Baxter Rd	Revisions to 07-4165	49.2.3/12	Botticelli + Pohl
12.	Stephanie Basille	8 New Mill St	Rev 2021-04-3602	42.3.3/33.2	Linda Williams
13.	Julie Layden	22 Atlantic Ave	Fence	55/26	Julie Layden
14.	Andrew Sievers	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds
15.	Shriberg Trust	60 W. Chester St.	Fenestration revisions	41/374	Lucas Velle
16.	Jacquelyn Burke	102 Main St	Revision to?	42.3.3/159	NAG
17.	Jacquelyn Burke	102 Main St	Move shed on site	42.3.3/159	NAG
18.	Wayne & Janet Berman	98 Tom Nevers Rd	Addition	91/40	NAG
19.	Edith Anderson	15 Hawthorne Lane	Replace windows	56/265	Edith Anderson
20.	3 Beaver St LLC	3 Beaver St	Windows & doors	55.1.4/94	Polly Walldorf
21.	3 Beaver St LLC	3A Beaver St	Dormers, raise foundation	55.1.4/97	Polly Walldorf
22.	4 Lowell Place-Smith	4 Lowell Place	Sidewall changes	41/168	Topham Designs
23.	William Kinsella	278 Polpis Rd	Rooftop solar array	25/2	ACK Smart
24.	Colby Crenshaw	24 Almanack Pond Rd	Addition	25/37	Thornewill Designs
25.	Chris Oberg	3 Ticcoma Way	Garage doors revisions	67/765	Linda Williams

26. Tomas Forman	6 Coffin St	Spa	73.1.4/19	Waterscapes
27. 6 Sun Island Rd LLC	6 Sun Island Rd	Commercial roof replacement	69/106	Neil Sander
28. Carmine & Amy DiSibio	4 Masaquet Rd	Revision to 04-3542	80/194	BPC-Architecture
29. Genadi Prokopov	80 Surfside Rd	Pool & hardscape	67/194	DTA
30. Peter Kurzina	26 New St	Revisions to door & windows	73.4.2/24	Thornewill Designs
31. Gibbs Family	6 Galen Ave	Connect shed to house	29/37	Val Oliver
32. Chris Oberg	35 Gloucester St	New dwelling	76.4.2/97	Val Oliver
33. Nathalie Wilson	30 Ridge Lane	Addition	38/114	Ethan McMorrow
34. NIR/Andy Maltby	Straight Wharf	Transformer surround	42.3.2/15	Robert Newman
35. Catherine Schulman	48 W. Miacomet Rd	Addition to path	86/4	Jamie-Lynn Finchman
36. Leslie Snell	23 Woodland Dr.	New Garage	68/261	Leslie Snell
37. 6 Village Way RT.	6 Village Way	New dwelling	14/42	WAPD
38. Gloria Brewster	10R Winn St.	Fence	56/197	NAG
39. William Maclean	2 Spring St.	New dormer	55.1.4/16	NAG
40. Paul Cronin	89 Somerset Rd	Renew expired approval	66/135.7	Emeritus
41. Jim & Cindy Henrich	37 Fair St	Roof & fenestration changes	42.3.2/212	Emeritus
42. Andrew & Brooke Reger	7E Lincoln Ave	Porch stair revisions	42.4.1/8	Emeritus
43. 6 Old Westmoor Farm	6 Old Westmoor Fm Rd.	Move garage on site	41/821	Emeritus
44. Ellen Harde	83 Eel Point Rd.	Relocate shed on site	32/12	JB Studio
45. Ellen Harde	83 Eel Point Rd.	Extend deck & outdoor shower	32/12	JB Studio
46. John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
47. Koyote Realty Trust	4 Hickory Meadow Ln	Roof walk	41/900	Linda Williams
48. 8 North Star NT	8 North Star	Roof walk	30/212	Linda Williams
49. Sam Shamoun	9 Field Ave	New dwelling	80/162.1	Linda Williams
50. 6 N Beach LLC	6 North Beach St	Revised window color	42.4.1/65	Linda Williams
51. 8 N Beach LLC	8 North Beach St	Revised window color	42.4.1/65.1	Linda Williams

Approved Minutes -	December 7 & 9, 2021
Review Minutes -	December 14 & 16, 2021
Other Business -	• Next HDC Meeting- Thursday, December 23 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 • Discussion of options for house moves
Commission Comments	