



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 NOV 03 PM 02:05
ORIGINAL POSTING NUMBER: T 991

RECEIVED

2022 NOV 04 AM 09:43
NANTUCKET TOWN CLERK
Posting Number: T 993

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices & agenda** must be filed, & time stamped with the Town Clerk's Office
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) –New Business
Day, Date, & Time	Tuesday November 8, 2022, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM 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:	Esmeralda Martinez, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:

<https://us06web.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=B5a5vjotQaU>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

Associate Commissioners: Jesse Dutra, Carrie Thornewill, Constance Patten

Staff: Terry Norton, Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Nicky Sheriff

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. DISCUSSIONS

- Matters pertaining reinstating Advisory boards.
- HDC-OFC Best Practice recommendations.

II. COMMISSIONER'S COMMENTS

III. PUBLIC COMMENT

IV. VIOLATIONS/ENFORCEMENT

- 43 Kendrick Ave
- 21 Pleasant St.

V. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantaco 07-6683	21 South Water St.	Projecting sign	42.4.2 /102	Lee Milazzo/Steve Cohen
2.	Nantaco 09-7150	21 South Water St.	Menu/Wall Sign	42.4.2/102	Lee Milazzo/Steve Cohen
3.	Union Lodge F & A. M	30 Main St Unit C	Projecting Sign	42.3.1/215	Laurie Herrman
4.	Signal Investment Partners	2 Chestnut St #4B	Wall sign	42.3.1/69	Plymouth Sign Co.
5.	Signal Investment Partners	2 Chestnut St #5D	Wall sign	42.3.1/69	Plymouth Sign Co.
6.	Signal Investment Partners	2 Chestnut St #4	Wall sign	42.3.1/69	Plymouth Sign Co.
7.	Signal Investment Partners	2 Chestnut St #4C	Wall sign	42.3.1/69	Plymouth Sign Co.
8.	Signal Investment Partners	2 Chestnut St #3	Wall sign	42.3.1/69	Plymouth Sign Co.
9.	Signal Investment Partners	2 Chestnut St #4A	Wall sign	42.3.1/69	Plymouth Sign Co.
10.	Signal Investment Partners	2 Chestnut St #5A	Wall sign	42.3.1/69	Plymouth Sign Co.
11.	Signal Investment Partners	2 Chestnut St #1	Wall sign	42.3.1/69	Plymouth Sign Co.
12.	Signal Investment Partners	2 Chestnut St #1A & 2	Wall sign	42.3.1/69	Plymouth Sign Co.
13.	Signal Investment Partners	2 Chestnut St #6A	Wall sign	42.3.1/69	Plymouth Sign Co.
14.	Nantucket Land Bank	29 N Cambridge	Trail sign	38/22	Jesse Bell
15.	Nantucket Land Bank	Hoick Hollow Rd	Trail sign	23/9	Jesse Bell

VI. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tom Garrette	1 Spindrift	Addition rev 07-6717	66/313	Studio PPark
2.	Family Ties Ack LLC	11 Alliance Way	Color change rev 11-5159		Studio PPark
3.	Alex Boyce	7 Van fleet Circle	New shed	91/1416	Alex Boyce
4.	Nantucket Public School	10 Surfside Rd	Patio & Pergola	55/137	Diane O'Neil
5.	Conscious Living LLC	49 Fairgrounds Rd	Color chng -cottage	67/306	Gryphon Architects
6.	Conscious Living LLC	49 Fairgrounds Rd	Color chng -yoga studio	67/306	Gryphon Architects
7.	Conscious Living LLC	49 Fairgrounds Rd	Color chng -main house	67/306	Gryphon Architects
8.	Nantucket Land Bank	30 Mizenmast Ext.	Addition	66/433	Gryphon Architects
9.	The Richmond Co.	9 Nancy Ann Lane	Roof slope change	68/135	Tyler Wild
10.	Partners Health Care	60 Meadow View Dr.	3 rd dwelling reduce size rev.	56/167	Dennis Patnaude

VII. CONSENTS WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Karen Bopp	61 Lovers Lane	Pool & hardscape	80/215.1	Karen Bopp
	• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				
2.	Jill Werner	25 Sankaty Head	Rotate existing pool & hardscape	48/3	David Troast
	• Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application				

VIII. NEW BUSINESS 09/13/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket	16 Broad St.	Alterations	42.4.2/30	SMRT Architects
2.	Town of Nantucket	20 South Water St.	Alterations Bld 1	42.4.2/29	SMRT Architects
3.	Town of Nantucket	20 South Water St.	Alterations Bld 2	42.4.2/29	SMRT Architects

IX. OLD BUSINESS 09/20/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Gail Johnson 08-6865	21 South Water st	As built awning	42.4.2/102	Lee Milazzo/Steve Cohen
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver: Alternates: Patten; Recused: None.</i>				
2.	Mike Romano 05-6245	55 Easton St	Addition & move on site	42.4.1/68	Shelter 7
	• <i>Commissioners: Pohl, Welch, Camp, Thornevill: Alternates: None; Recused: None.</i>				
3.	4 The Kids Realty Tr 07-6708	79 Pocomo Rd	Rev 10-4971 add roof walk	15/5	CWA

- *Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.*

4.	Brandon Lower 08-6781	146 Main St	MH clapboard, perg, trim clr	41/518	Matthew Rider
	• <i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Welch, Oliver.</i>				
5.	Brandon Lower 08-6790	146 Main St	New garage, patio & pergola	41/518	Matthew Rider
	• <i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: None; Recused: Welch, Oliver.</i>				
6.	450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Camp, Oliver; Alternates: None; Recused: None.</i>				

X. NEW BUSINESS 09/27/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Verizon New England Inc	3 Union St	Door replacement	43.3.1/187	Anthony Oakman
2.	KMS126 NT 09-7073	126R Main St	Demo Garage	42.3.3/98.1	Linda Williams
3.	KMS126 NT 08-6893	126R Main St.	New dwelling	42.3.3/98.1	Linda Williams
4.	Berry Pleasant LLC 09-7154	15 Pleasant St.	New carriage house	42.3.3/123	Patrick Ahern
5.	Berry Pleasant LLC 09-7155	15 Pleasant St.	Hardscape	42.3.3/123	Patrick Ahern
6.	Nantucket Lifesaving Museum	158 Polpis Rd	Replace windows	27/28	LINK

XI. OLD BUSINESS 10/04/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Fair City LLC 08-6886	115 Old South Rd	New building Lot F	68/112	EMDA
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten; Recused: None.</i>				
2.	Fair City LLC 08-6887	115 Old South Rd	New building Lot E	68/112	EMDA
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten; Recused: None.</i>				
3.	39 Monomoy Rd LLC 08-6851	39 Monomoy Rd	Addition & reno & move	54/79	Emeritus LTD
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten; Recused: None.</i>				
4.	Lindsley Matthews 03-5955	37 W Chester St.	Dormer & roof height rev	41/150	NAG
	• <i>Commissioners- Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
5.	Scott Dehm 08-6841	8 Ash St	Hardscape & Pergola	42.4.2/94	Jardins Intl.
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Thornewill; Alternates: Dutra, Patten; Recused: Oliver.</i>				
6.	Matthew Stone 07-6659	47 Milk St	Main house rev	56/201	Linda Williams
	• <i>Commissioners- Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None.</i>				
7.	Matthew Stone 07-6660	47 Milk St	Garage revisions	56/201	Linda Williams
	• <i>Commissioners- Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None.</i>				
8.	Matthew Stone 07-6662	47 Milk St	Pool house/studio	56/201	Linda Williams
	• <i>Commissioners- Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
9.	Matthew Stone 07-6661	47 Milk St	Pool & hardscape	56/201	Linda Williams
	• <i>Commissioners- Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
10.	Auburn Cottage LLC 08-6857	46 Easton St	Add, raise, & reno	42.1.4/22	Botticelli + Pohl
	• <i>Commissioners- Welch, Coombs, Camp, Dutra, Thornewill; Alternates: Patten; Recused: None.</i>				
11.	Shenandoah Trust 08-6925	40 Easton St.	Fenestration revs	42.1.4/20	Botticelli +Pohl
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten; Recused: None.</i>				
12.	Amanda & Kevin Jacobs 04-6226	4 Ray's Court	Addition & historical info	42.3.2/3	Design Assoc Inc.
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Thornewill; Alternates: Oliver; Recused: None.</i>				

XII. NEW BUSINESS 10/11/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Obed Joy LLC	4 North Water St	Roof replacement	42.4.2/90	Wong Kyo
2.	Jacqueline Welch	38 Union St	Change trim Color	42.3.2/88	George Wing
3.	Emily Askin	103 Orange st	Roof replacement	55/426.1	T & T Roofing
4.	Peter Taylor	98 Main St	Roof replacement	42.3.3/11	T & T Roofing
5.	Kathryn Cook MTRS	85 Low Beach Rd.	New Main House	75/31.3	Michael Bard
6.	Kathryn Cook MTRS	85 Low Beach Rd.	New Garage	75/31.3	Michael Bard
7.	Laurie Richards	4 Woodlily Rd.	Rooftop Solar	67/836	Cotuit Solar
8.	Jena & Terri Dion	24 Marion St.	Rooftop Solar	71.3./75	Cotuit Solar
9.	James Koval	24 Pocomo Rd	Add Roof walk	14/73	Botticelli + Pohl
10.	Auburn Cottage	46 Easton st	Historic Determination	42.4.1/22	Botticelli + Pohl
11.	Alberta Urban	14 Jefferson Lane	Roof replacement	55.4.1/158.1	Stegra Corp.
12.	Whale's End LLC	43 Squam Rd	New Dwelling	13/24+23	MCA+
13.	Whale's End LLC	43 Squam Rd	New garage	13/24+23	MCA+
14.	Whale's End LLC	43 Squam Rd	New Barn	13/24+23	MCA+
15.	Elizabeth Bagley	123 Eel Point Rd	New garage	33/15	SCI
16.	Robert & Jody Newman	6 Topping Lift	Solar array & dormer rev.	66/308	SCI
17.	Sara Hazelwood-Yates	5 Beaver St	Fenestration changes	55.1.4/98	Thornewill Design
18.	Marcus Mignone	10 Angola St.	Open porch Rev 01-5547	55.4.4/79	Val Oliver
19.	Chris Holdgate	3 Rose Bud Lane	Demo Dwelling	68/782	Chris Holdgate

20.	41 Monomoy LLC	41 Monomoy Rd	Add roofwalk & fenestration chng	54/79.1	Emeritus LTD
21.	The One 2744 LLC	47 Main St	Add gable dormers	42.3.1/206	Emeritus LTD
22.	Tigerlily Nom. Tr	7 Barnabus Lane	New Dwelling	41/563	Studio PPark
23.	David Hall	27 Cornwall St	New 2 nd dwelling	76.4.3/13	David Hall/ LINK
24.	Gregory Cantone	11 Sconset Ave	New shed addition	49.3.2/8	Gregory Cantone
25.	Campana Limited Partnership	4 Cabot Lane	Add foundation & Addition	30/254	WAPD

XII. OLD BUSINESS 10/18/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Commercial Wharf LLC 09-6996	13 Commercial Wharf	Rev Shorten Structure	42.2.4/10	NAG
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver: Alternates: Dutra, Thornewill, Patten; Recused: None.</i>				
2.	Sheila Coffin-Harshman 06-6569	1 Windsor Rd.	Rev to previous COA	49/195	Val Oliver
	• <i>Commissioners- Camp Coombs, Welch, Thornewill: Alternates: None; Recused: Oliver.</i>				
3.	Walter Glowacki 09-7011	5 Meader St	Changes & grade info	42.2.3/37.1	Val Oliver
	• <i>Commissioners- Pohl, Welch, Camp, Thornewill, Patten: Alternates: Dutra; Recused: Oliver, Coombs.</i>				
4.	Richmond Great Pt 08-6948	6 Gooseberry Place	New dwelling rev 08-6948	68/341	KOH
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver: Alternates: Thornewill; Recused: None.</i>				
5.	Richmond Great Pt 08-6783	21 Beach Grass Rd	New Dwelling rev	68/387	KOH
	• <i>Commissioners- Welch, Coombs, Camp, Dutra, Thornewill: Alternates: None; Recused: Pohl, Oliver.</i>				

Approved Minutes -	
Review Minutes -	October 25, 2022 & November 01, 2022
Other Business -	Next HDC Meeting- November 15th at 4:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.
Future Action Items-	- Classification of street trees & vegetating mapping - Discussion of Wind Turbines - Section 106 – Sunrise Wind Farm Project, Intro (update as needed) - Review policy of Move/Demo hearings in relation to new dwellings - Hardscaping - Discussion of salvaging demos - Discussion of options for house moves