



Updated Meeting Posting MEETING POSTING

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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) –Old Business
Day, Date, & Time	Tuesday November 15, 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=Dai-Pj6zEzo>

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

Sign Advisory Council (SAC).

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. PUBLIC COMMENT

II. COMMISSIONER'S COMMENTS

III. VIEWS

- 2 Creek lane-pool & hardscape

IV. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Anna Samuels	3R Evergreen Way	Fence	68/726.1	Val Oliver
2.	11 Nanahumacke LLC	11 Nanahumacke	MH Fenestration chngs	65/84	BPC
3.	11 Nanahumacke LLC	11 Nanahumacke	Fenestration Rev 08-6854	65/84	BPC
4.	Shawn Davis	11 Equator Dr	Window replacement & color chgn	6/262	Shawn Davis
5.	Christine Dean	6 White Tail Cir.	Garage door & window chng	71/24	Thornewill Design
6.	Berner Nom Trust	18 Ahab Rd.	Door & window replacement	65/54	Val Oliver
7.	J. Petkevich	82 Goldfinch Dr	New covered porch	68/690	DTA

V. 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.	Blaise Shepard	2 Brinda Lane	Pool & hardscape	67/274	Waterscapes
	• 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.	Peter Garren	36 Pocomo Rd.	New pool	14/79	Atlantic Landscaping
	• 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				

VI. 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.	Brandon Lower 08-6781	146 Main St	MH clapboard, perg, trim clr	41/518	Matthew Rider
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				
2.	Brandon Lower 08-6790	146 Main St	New garage, patio & pergola	41/518	Matthew Rider
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				
3.	450 Green Park 11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus LTD
	• <i>Commissioners: Pohl, Camp, Welch, Oliver; Alternates: None; Recused: None.</i>				

VII. 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>				

VIII. 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	Addition	30/254	WAPD

IX. 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 -	October 25, 2022
Review Minutes -	November 01 & 08, 2022
Other Business -	Next HDC Meeting- November 17th at 1:00PM * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE 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