



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2022 NOVEMBER 15 AM 09:32
ORIGINAL POSTING NUMBER: T 1030
ORIGINAL POSTING TIME: 2022 NOVEMBER 15 AM 10:32
ORIGINAL POSTING NUMBER: T 1033

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2022 NOV 16 AM 10:23
NANTUCKET TOWN CLERK
Posting Number: T 1039

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	Thursday November 17, 2022 at 1:00pm *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/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), 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 & VOTE

- HDC-OFC Best Practice recommendations.
 - Revisit protocol for Conduct of Application Hearings
 - Establish protocol for Applications with Grade Changes/Grade-related Application Materials
 - Establish protocol for Digital Review of Applications (Tablets and Projector at Meetings)
 - Revisit protocol for Incomplete Applications
 - Revisit protocol for timely submission of Supplemental Application Materials
 - Revisit previous protocol addressing Waiting Period after Denial
 - Establish protocol to eliminate Extended, Non-material Responsiveness by an Applicant/Agent
 - Establish protocol for Application Postponements by Applicants/Agents
- Discussion & vote of Diane's Letter.

II. PUBLIC COMMENT

III. COMMISSIONER'S COMMENTS

IV. 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.	Emily Askin	103 Orange st	Roof replacement	55/426.1	T & T Roofing
2.	Peter Taylor	98 Main St	Roof replacement	42.3.3/11	T & T Roofing
3.	Kathryn Cook MTRS	85 Low Beach Rd.	New Main House	75/31.3	Michael Bard
4.	Kathryn Cook MTRS	85 Low Beach Rd.	New Garage	75/31.3	Michael Bard
5.	Laurie Richards	4 Woodlily Rd.	Rooftop Solar	67/836	Cotuit Solar
6.	Jena & Terri Dion	24 Marion St.	Rooftop Solar	71.3./75	Cotuit Solar
7.	James Koval	24 Pocomo Rd	Add Roof walk	14/73	Botticelli + Pohl
8.	Auburn Cottage	46 Easton st	Historic Determination	42.4.1/22	Botticelli + Pohl
9.	Alberta Urban	14 Jefferson Lane	Roof replacement	55.4.1/158.1	Stegra Corp.
10.	Whale's End LLC	43 Squam Rd	New Dwelling	13/24+23	MCA+
11.	Whale's End LLC	43 Squam Rd	New garage	13/24+23	MCA+
12.	Whale's End LLC	43 Squam Rd	New Barn	13/24+23	MCA+
13.	Elizabeth Bagley	123 Eel Point Rd	New garage	33/15	SCI
14.	Robert & Jody Newman	6 Topping Lift	Solar array & dormer rev.	66/308	SCI
15.	Sara Hazelwood-Yates	5 Beaver St	Fenestration changes	55.1.4/98	Thornewill Design
16.	Marcus Mignone	10 Angola St.	Open porch Rev 01-5547	55.4.4/79	Val Oliver
17.	Chris Holdgate	3 Rose Bud Lane	Demo Dwelling	68/782	Chris Holdgate
18.	41 Monomoy LLC	41 Monomoy Rd	Add roofwalk & fenestration chng	54/79.1	Emeritus LTD
19.	The One 2744 LLC	47 Main St	Add gable dormers	42.3.1/206	Emeritus LTD
20.	Tigerlily Nom. Tr	7 Barnabus Lane	New Dwelling	41/563	Studio PPark
21.	David Hall	27 Cornwall St	New 2 nd dwelling	76.4.3/13	David Hall/ LINK
22.	Gregory Cantone	11 Sconset Ave	New shed addition	49.3.2/8	Gregory Cantone
23.	Campana Limited Partnership	4 Cabot Lane	Addition	30/254	WAPD
24.	Campana Limited Partnership	4 Cabot Lane	Add foundation	30/254	WAPD

V. 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 -	November 01 & 08, 2022
Other Business -	• Next HDC Meeting- November 29th at 4:00PM * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. COMMUNITY RM. • NO HDC MEETING 11/22
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