



UPDATED MEETING POSTING
MEETING POSTING
ORIGINAL POSTING TIME: 2023 OCT 26 AM 10:16
ORIGINAL POSTING NUMBER: T 955
TOWN OF NANTUCKET

RECEIVED

2023 OCT 31 AM 09:39
NANTUCKET TOWN CLERK
Posting Number: T 967

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas 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, October 31, 2023, at 4:00 pm *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>

Please note:

Ray Pohl, Chairman

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
THE 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 Registration Link below:

https://us06web.zoom.us/webinar/register/WN_NKHYANV9SwKxBSm7Aihi-Q

To watch the live meeting, click here:

https://youtu.be/GAlJw_ojfm

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

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Fiona Johnson

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust

<https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

AGENDA

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

I. OTHER BUSINESS- DISCUSSION & VOTE

- the necessity (or its lack) of including minutes with every Old Business application.

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	5 Wauwinet Rd LLC	5 Wauwinet Rd	Barn	20/74	Val Oliver	CT
2.	Nanahumacke LLC	11 Nanahumacke Ln	Color change	65/84	BPC	RP
3.	Ann Teasdale	24 India St	Move shed onsite	42.3.4/66	EMDA	RP
4.	Steven & Marjorie Lewis	124 Tom Nevers Rd	Move building on site	91/43.2	EMDA	RP
5.	William Delphos	8 Mayhew Ln	Add portico & color change	41/396.5	NAG	RP
6.	Robert Moore	29 Cliff Rd	New Door	42.4.4/6	NAG	RP
7.	Louisa Schaefer	5 New Mill St	Extend Fence	55.4.4/8	Louisa Schaefer	RP
8.	Bitter East North, LLC	5 Mattapoissett Ave	Hardscape	82/371	Val Oliver	SW
9.	PS & QS LLC	105 Surfside Rd	Add apron to driveway	80/4	The Garden Group	SW
10.	Ed Lemberg	54 Skyline Rd	Addition Rev 2023-03-8141	79/46	Ed Lemberg	SW
11.	Clay Twombly	10 Berkley St	Fenestration, deck stair	76.1.3/38	Clay Twombly	SW
12.	Keen Caloma Properties LLC	45A Pleasant St	Alterations	55.4.1/152	Mike Zanga	SW
13.	Keen Caloma Properties LLC	45B Pleasant St	Alterations	55.4.1/152	Mike Zanga	SW
14.	Arigo R Trs ETAL	5 Arlington St.	Cabana	76.1.3/47	Topham Design	SW
15.	32 Bartlett Rd LLC	32 Bartlett Rd	Add/ replace window door	66/19	Emeritus LTD	SW
16.	Shawn Cronin	22 Willard St	Fenestration changes	29/79	Normand Residential	SW
17.	Kerin & Jason Hempel	17 Orange St	Rev Windows	42.3.2/12	LFW	SW
18.	61 Faregrounds LLC	15 Parker Ln	Rev MH Color	67/173	LFW	SW
19.	61 Faregrounds LLC	15 Parker Ln	Rev Cottage Color	67/173	LFW	SW
20.	James Lydon	20 Evergreen Way	Addition	79/709.1	Thornewill Designs	SW
21.	Randy Sharpe	49 Meadowview Dr	Add Window	56/390	Thornewill Designs	SW
22.	Royal Mile LLC	9A Pilgrim Rd	Move Off Shed	41/217.5	Structures Unltd	SW
23.	Clay St Development	44 Skyline Dr	Move on Shed	79/990	Structures Unltd	SW
24.	Hans Dalgaard	51 Weweeder Rd	Cabana	88/12	Thornewill Designs	SW
25.	Peter Dupont	22 Burnt Swamp Ln	Rail & omit chimney revision	56/231	EMDA	em
26.	25 Okorwaw LLC	25 Okorwaw Way	Garage Studio	79/174	Val Oliver	em
27.	Nanahumacke LLC	141R Hummock Pd	Ground Solar	65/4.1	Ack Smart	SW
28.	Judy Varty	4 Dooley Ct	New dwelling	68/152	Val Oliver	JP
29.	Summer Days 25	25 Hooper Farm Rd	Addition	55/216	Val Oliver	JP
30.	Audrey Sterk	10 Essex Rd	Replace windows	67/639	John Kuszpa	JP
31.	Susan B McCollum	35 Eel Point Rd	Fens Revs	32/63	Botticelli + Pohl	OV
32.	Teddy Boomer LLC	94 Tom Nevers Rd	New Shed	91/41	S. Metz	OV
33.	Ian & Amy Flinn	35 Morey Ln	Window & door change	73.3.2/37.1	Sanne Payne	CP

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.	Robert Warren	50 Ridge Ln	Plunge Pool	38/108	NAG	RP
	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.	Daniel Stobie Charles Dorsett	60 Hulbert Ave	Hardscape	29/57,58,60	Jardins Intl	RP
	noting the dimensions for the new driveways must comply with Zoning Bylaw 139-20.1					
3.	Reilly John Trust	113 Main St	Deck/patio roofwalk	42.3.3/105	EMDA	RP
	provide photos of the roofwalk to document.					
4.	Jana Oddleifson	2 Dukes Rd	Move/demo shed garage	41/187	LFW	sw
	Elevations to be included & Add plan from Town Property Record Card to file.					
5.	RTB Management LLC	2B Longwood Dr	Add Driveway Gates	71/13.4	Susan Boswell	SW
	Simplify gates by removing panels; gates to be minimum 20' feet from northern edge of Longwood Drive.					
6.	Jeremy Morgado	5 Cachalot Ln	Gate	61/860	Waterscapes	SW
	gates to be minimum 10' feet from Cachalot Lane.					
7.	Hans Dalgaard	51 Weweeder Rd	Main House	88/12	Thornewill Designs	SW
	South Elevation, normalize French doors to the size midway between i) the four-gang sets of doors and ii) the two-gang sets of doors; replace four-gang set with a three-gang set.					
8.	Hans Dalgaard	51 Weweeder Rd	New Garage studio	88/12	Thornewill Designs	SW
	Take 6" out of the overall height (from 1st floor, retain eaves, roof pitches)					
9.	Hans Dalgaard	51 Weweeder Rd	Pool	88/12	Thornewill Designs	SW
	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.					
10.	Arigo R Trs ETAL	5 Arlington St.	Pool & hardscape	76.1.3/47	Topham Design	SW

- 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.

11.	Barbara Philips Trust ETAL	7 N Liberty St	Remove window Rev12-2628	42.3.4/6	Val Oliver	SW
	Due to limited visibility, includes addition of 10-light window on 2nd floor of east elevation.					
12.	Todd Manning	4 A St	Garage Fenestration	60.2.4/70	Normand Residential	SW
	proper date and historic information to be included.					
13.	Michael & Amy Ravitz	4 Wrights Landing	Addition	91/129	Val Oliver	JP
	Correct elevations-West Elevation is not congruent with South & East with respect to ridge and eave heights					
14.	Melinda Johnston	131 Wauwinet Rd	Roof change	12/5	Alan Noll	JP
	proper date and historic information to be included.					
15.	43 W Miacomet LLC	43 W Miacomet Ave	Pool & hardscape	86/13.2	Jardins Intl	OV
	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.					
16.	Paula Kremer	42A Union St	Add Patio door two windows	42.3.2/28.3	Robert Young	OV
	12 light / kick panel on this c.2015 infill within the OHD.					
17.	Erin Wilson	6 Swayze's Drive	Rev 2023-08-8974, veneer	66/163	Atlantic Landscaping	CP
	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.					
18.	Ack Chuck Hollow LLC	15 Chuck Hollow	Add Spa	75/146	Atlantic Landscaping	CP
	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.					
19.	Doreen Brettler	71 Pochick Ave	Pool Rev 01-7824	79/14	Atlantic Landscaping	CP
	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.					
20.	NHA	99 Main St	Replace fence	42.3.3/110	LFW	SW
	Photo document entirety of retaining wall left to right including sides, (2) two high resolution "panoramic" style images appropriate; retaining wall materials to be restored, if cannot be restored, replicated (to retain mix-match of brick and granite.					
21.	Edwin Kaplan	12 Derrymore Ln	re-issue move demo	41/241	LFW	SW
	(Re) advertise the opportunity to have the house moved off.					

IV. OLD BUSINESS 10/24/2023

22.	Rud1250 W Nom Trust	19 W Chester St.	Fenestration revs	42.4.3/7.1	Botticelli + Pohl	
	<i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Paul; Recused: Pohl.</i>					
23.	Waterfalls Enterprises 11-7513	7 Union St	Lk siding & windows	42.3.1/146	Emeritus	
	<i>Commissioners: Pohl, Welch, Camp, Dutra, Thornehill; Alternates: None; Recused: None.</i>					

V. NEW BUSINESS 10/24/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	NIR Retail LLC	4 Harbor Sq.	Structure rev 03-8063	42.2.4/1	WAPD	
2.	Laura Hedrick	10 Everett Ave	Demo garage	73.3.2/3	Laura Hedrick	
3.	Lisa Morse	199 Madaket rd.	Deck stairs	59/58.1	NAG	
4.	1 Bloom St LLC	1 Bloom St	New Fence	42.3.3/140	Jardins Intl	
5.	Michele Kolb	27 N Liberty St	Reduction Rev 2020-01-0461	41/453	Michele Kolb	
6.	John Hendricks	1 Jefferson Ln	Alterations	55.4.1/74.1	Emeritus LTD	
7.	Whitney A Gifford, TRust	32 Pocomo Rd	Gate & fence	14/77	Emeritus LTD	
8.	Richard Farrell Trust	12 Gay St	AC equipment	42.3.4/13	Normand Residential	
9.	Jana Oddleifson	2 Dukes Rd	Move/demo dwelling	41/187	LFW	
10.	Jana Oddleifson	2 Dukes Rd	Move/demo cottage	41/187	LFW	
11.	KMS126 NT	126R Main St	Reno Relocate Garage	42.3.3/98.1	LFW	
12.	Matthew Stone	47 Milk st	Rev Pool Location	56/201	LFW	
13.	5 Surfside Road LLC	5 Surfside Rd	Pool & Hardscape	55/253	LFW	
14.	Valerie Osley	305 Polpis Rd	Fence	25/9.7	Sandcastle Const	
15.	Margaret Connolly TR	151 Surfside Rd	New Dwelling	80/36.1	JB Studio	
16.	Margaret Connolly TR	151 Surfside Rd	New garage studio	80/36.1	JB Studio	
17.	Margaret Connolly TR	151 Surfside Rd	New shed	80/36.1	JB Studio	
18.	Margaret Connolly TR	151 Surfside Rd	New pool	80/36.1	JB Studio	
19.	Lauren Gudonis Trust	69 Hulbert Ave	Replace all windows	29/6	Jeff Morash	
20.	John Fones	126 Somerset Rd	New dwelling	66/151	Val Oliver	
21.	John Fones	126 Somerset Rd	Garage	66/151	Val Oliver	
22.	45 Shawkemo Rd LLC	45 Shawkemo Rd	Hardscape Rev 2021-10-4894	27/18	Ahern LLC	
23.	Robert Atlee	4 Sunset Hill Rd.	Window & door change	41/502	S. Metz	
24.	Richmond Meadows II	20 Nancy Ann In	Commercial dwelling revs	68/339.1	KOH	

Approved Minutes –	
Review Minutes -	
Other Business -	• Next HDC Meeting- November 14th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid * NO MEETING ON 11/07 DUE TO SPECIAL TOWN MEETING.
Potential Items for Discussion-	• Discussion of Previously Approved Best Practices. • 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 • Review policy of Move/Demo hearings in relation to new Historic dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves