



UPDATED MEETING POSTING
MEETING POSTING
ORIGINAL POSTING TIME: 2023 NOV 09 PM 01:46
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TOWN OF NANTUCKET

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2023 NOV 14 PM 01:59
NANTUCKET TOWN CLERK
Posting Number: T 1020

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) – Old Business
Day, Date, & Time	Tuesday, November 14, 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
	Ray Pohl, Chairman
Please note:	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_SKq4NgFaSrmnmD96l0iYZw

To watch the live meeting, click here:

<https://youtu.be/ZHIRK4lkqkk>

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.	Denise Kronan	5 Old Quidnet rd.	Roof replacement	20/54.1	T & T Roofing	VO
2.	Kyle Snell	5 Pine Crest Dr.	Add skylight	68/424	Thornewill Design	VO
3.	32 Chuck Hollow RD LLC	32 Chuck Hollow Rd	New shed	75/68	Structure Unltd.	CP
4.	Cory Piper	37 Chuck Hollow Rd	New shed	75/108	Sanne Payne	CP
5.	37 Cato Ln LLC	37 Cato Lane	Replace all windows renew coa	56/40	Cosgriff Construction	CP
6.	Michelle Kolb	27 North Liberty St	Historic determination	41/453	Michelle Kolb	CP
7.	41 Monomoy LLC	41 Monomoy RD	Shed rev 07-6720	54/79.1	Emeritus LTD	JP
8.	57 Eel Point LLC	57 Eel Point Rd	Move off/ Demo shed	32/46	WAPD	AC
9.	John O'Toole	3 Appleton Rd	New cottage	66/389	Thornewill Design	AC
10.	John O'Toole	3 Appleton Rd	Color change, windows & doors	66/389	Thornewill Design	AC
11.	Dali & Lily Kovacevic	3 Aster Court	New dwelling	68/373	K. Megna	AC
12.	James Crosby	63 Bartlett Rd	New shed	66/439	NAG	RP
13.	Doreen Breaehler	71 Pochick Ave	New shed	79/14	Atlantic Landscaping	RP
14.	79 Polpis Rd LLC	79 Polpis Rd	Cabana solar roof array	44/23.3	Ack Smart	RP
15.	79 Polpis Rd LLC	79 Polpis Rd	Gazebo solar roof array	44/23.3	Ack Smart	RP
16.	Dorothy Bailey	83 Sankaty Road	Hardscape & patio	49/91.1	Ahern LLC	RP
17.	Amanda Jacobs	1 Judith Chase Lane	Door, stoop & shutters	42.3.2/4.1	Normand Residential	SW
18.	Nol Ack LLC	2 Nobadeer Way	Addition	68/113	Reid Yenor	SW
19.	1 Twin LLC	1 Twin St	Roof replacement	42.3.2/43	James Lydon	SW
20.	Ed & Kathy Chibaro	2 Middle Tawpawshaw	New garage	53/49	Thornewill Design	SW
21.	Juan Speck	286 Polpis Rd	New covered porch	25/33	Botticelli + Pohl	SW
22.	Gita Nalami	39 Hooper Farm Rd	Roof replacement	67/127	Gita Nalami	EM
23.	James Kelly	18 Nonantum Ave	Window replacement	87/18	Reid Yenor	EM
24.	Hristo Rashkov	8 Lewis ct	New cabana	67/37	Hristo Rashkov	EM
25.	Robert Middleton	12a Surfside Drive	Railing replacement	67/331	Robert Middleton	EM
26.	14 Hussey LLC	14 Hussey St	Roof Replacement	42.3.4/132	EMDA	EM
27.	Leon Francis	3 Bailey Rd	New zoning shed	56/246	Leon Francis	EM

III. 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.	Laurel Langworthy	55 Sankaty Rd	Pool revisions	49/69	David Troast	JP
	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.	Henry Askew	5B Green Meadow Rd	Pool & patio	67/378.2	Atlantic Landscaping	VO
	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.					
3.	63 Todd Circle LLC	6 Todd Circle	Add spa to pool	66/294	Atlantic Landscaping	VO
	Pool & spa not to be visible at time of inspection and in perpetuity & pool & spa to have no grade change from existing or as noted on the original application.					
4.	SPF Lady Beach LLC	19 Austine Locke	Pool & hardscape	82/57	Atlantic Landscaping	em
	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.					
5.	James Crosby	63 Bartlett Rd	Pool & patio	66/439	NAG	em
	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.					
6.	Edward Mills	2 Hiawasse Lane	Pool & hardscape	56/469	Atlantic Landscaping	SW
	Pool, spa & fire pit not visible at time of inspection or thereafter, including from Land Bank property/paths—move pool, spa, patio and fire pit layout 5' towards house and supplement that 5' depth created along rear of property with planted buffer (adjacent to Land Bank property) and in addition to what's shown in original submission, no grade change from existing.					
7.	Nina Liddle	98 Madaket Rd	Pool deck revisions	40/79.6	Julie Jordin	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.					

IV. OLD BUSINESS 10/31/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Laura Hedrick 9384	10 Everett Ave	Demo garage	73.3.2/3	Laura Hedrick	
	Commissioners: Welch, Camp, Coombs; Alternates: None; Recused: None.					

V. NEW BUSINESS 10/31/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	CMR 11 Osprey Way LLC	11 Osprey Way	move off /Demo primary dwg.	82/3	Chris Hall Architects
2.	CMR 11 Osprey Way LLC	11 Osprey Way	move off/ Demo 2 nd dwelling	82/3	Chris Hall Architects
3.	Nantucket Development <i>not anticipated within 48 hours</i>	8 Sconset Ave	New Garage	49.3.2/28	LINK
4.	Ann Teasdale	24 India St	New dwelling	42.3.4/66	EMDA
5.	Hans Dalgaard	51 Weweeder Rd	Main House	88/12	Thornewill Designs
6.	43 W Miacomet LLC	43 W Miacomet Ave	Pool & hardscape	86/13.2	Jardins Intl
7.	NIR Retail LLC	4 Harbor Sq.	Structure rev 03-8063	42.2.4/1	WAPD
8.	Lisa Morse	199 Madaket rd.	Deck stairs	59/58.1	NAG
9.	Whitney A Gifford, TRust	32 Pocomo Rd	Gate & fence	14/77	Emeritus LTD
10.	Jana Oddleifson	2 Dukes Rd	Move off /demo dwelling	41/187	LFW
11.	Jana Oddleifson	2 Dukes Rd	Move off/demo cottage	41/187	LFW
12.	NHA	99 Main St	Fence	42.3.3/110	LFW
13.	KMS126 NT	126R Main St	Reno Relocate Garage	42.3.3/98.1	LFW
14.	Matthew Stone	47 Milk st	Rev Pool Location	56/201	LFW
15.	5 Surfside Road LLC	5 Surfside Rd	Pool & Hardscape	55/253	LFW
16.	Valerie Osley	305 Polpis Rd	Fence	25/9.7	Sandcastle Const
17.	Lauren Gudonis Trust	69 Hulbert Ave	Replace all windows	29/6	Jeff Morash
18.	John Fones	126 Somerset Rd	New dwelling	66/151	Val Oliver
19.	John Fones	126 Somerset Rd	Garage	66/151	Val Oliver
20.	45 Shawkemo Rd LLC	45 Shawkemo Rd	Hardscape Rev 2021-10-4894	27/18	Ahern LLC
21.	Robert Atlee	4 Sunset Hill Rd.	Window & door change	41/502	S. Metz
22.	Richmond Meadows II	20 Nancy Ann In	Commercial dwelling revs	68/339.1	KOH

VI. OLD BUSINESS 11/07/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Luckity Trust LLC	Tuckernuck	Alteration to existing	96/8	Val Oliver
	• <i>Commissioners: Welch, Coombs, Camp, Patten, Paul, Thornewill; Recused Oliver.</i>				
2.	Graux Dahlin	12 Darling St	Fenestration revision	42.3.2/115	Gryphon Architects
	• <i>Commissioners: Welch, Coombs, Oliver, Paul; Alternates: None; Recused: Pohl.</i>				
3.	Robert Stock 08-9002 – Hold 11/21/2023.	50 Squam Rd	As-built fence	13/31	Robert Stock
	• <i>Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None Recused: None.</i>				
4.	Rob Sarkisian 03-8052	8 North Mill St	Main house revisions	55.4.44/78.2	Topham Designs
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten; Recused: Oliver</i>				
5.	Rob Sarkisian	8 North Mill St	Studio/ garage	55.4.4/78.2	Topham Designs
	• <i>New business to track with main house</i>				
6.	Rob Sarkisian	8 North Mill St	Hardscape	55.4.4/78.2	Mitchell Designs
	• <i>New business to track with main house.</i>				
7.	Adam Glick	31 Eel Point Rd	New dwelling	39/52	WAPD
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Paul, Pohl; Recused: None.</i>				
8.	WSH Holding LLC 10-9288	1 Sconset Ave	Pool & patio	73.4.1/8	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: Welch, Thornewill Recused: None.</i>				
9.	Dennis Weller	8 Walsh St	Hardscape	42.4.1/83	Weller Arch
	• <i>Commissioners: Welch, Camp, Oliver, Patten, Paul; Alternates: None; Recused: Coombs.</i>				
10.	Geoffrey Tressell 08-8965	26 Rabbit Run Rd	Addition	28/9	Ben Herter
	• <i>Commissioners: Camp, Oliver, Patten, Paul, Coombs; Alternates: None; Recused: None.</i>				
11.	Ack Midisland LLC 08-8888	18-26 Sparks Ave	New mixed used building	55/231.1	LFW
	• <i>Commissioners: Pohl, Welch, Camp, Patten, Paul, Alternates: None, Recused: Oliver, Coombs.</i>				
12.	SeaHero LLC 05-8447	12 Pilgrim Rd	New dwelling	41/476	LFW
	• <i>Commissioners: Pohl, Welch, Camp, Thornewill; Alternates: None; Recused: None.</i>				
13.	SeaHero LLC 05-8450	12 Pilgrim Rd	New shed	41/476	LFW
	• <i>Commissioners: Pohl, Welch, Camp, Thornewill; Alternates: None; Recused: None.</i>				

VII. NEW BUSINESS 11/14/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Forby the Sea LLC	4 Harborview Way	Omit spa	42.4.1/30	Forby the Sea LLC
2.	HWGC Property LLC	7a Sherburne Rp	Studio revision	30/112.1	Studio PPark
3.	HWGC Property LLC	7a Sherburne Rp	Main dwelling revision	30/112.1	Studio PPark
4.	Frank Viano	7a Crooked Lane	New Garage	41/80.1	Val Oliver

5. f 15 CHR LLC	8 Chuck Hollow Rd	Addition & Porch	72/31	Val Oliver
6. 2SP LLC	2 South Pasture rd.	Windows revisions	80/297.2	Brook Meerbergen
7. 3 Willard ST Trust	3 Willard St	Roof replacement	42.4.1/18	T & T Roofing
8. 44 Monomoy LLC	44 Monomoy Rd	Patio, pergola, walkways	54/72	David Champoux
9. 44 Monomoy LLC	44 Monomoy Rd	Move shed	54/72	David Champoux
10. Shenandoah Trust	40 Easton St	Color change	42.1.4/20	Botticelli + Pohl
11. Amanda Jacobs	1 Judith Chase Lane	Hardscape, fence & steps	42.3.2/4.1	Julie Jordin
12. 4 Ray Court Nt	4 Rays Court	Rev COA 04-6226	42.3.2/3	Normand Residential
13. Amelia Wilson	5 New St	Remove & rebuild chimney	73.4.2/15	Normand Residential
14. Four Quaker LLC	4 Quaker Rd	Roof replacement	41.5.2/4	James Lydon
15. C. DiPerro	76 Sankaty Rd	Alterations & addition	49/112	Topham Design
16. C. DiPerro	76 Sankaty Rd	New zoning shed	49/112	Topham Design
17. C. DiPerro	76 Sankaty Rd	New pool	49/112	Topham Design
18. Harold Brothers Realty LLC	2 & 4 Highland Ave	Add roofwalk/outdoor shower rev	30/187/289	Emeritus LTD
19. Harold Brothers Realty LLC	6 Highland Ave	Revisions to coa 01-7684	30/288	Emeritus LTD
20. Amy Rowland	3 Pawguet Ln	Main house rev coa	30/128	Normand Residential
21. Kathryn Graham	11 Priscilla Lane	Fenestration chngs	41/351	DTA
22. 89 Easton St	89 Easton St	Fenestration change & sm addition	41/351	BPC
23. Melissa Layman	3 Cottage Ct	Add new dormers	55.4.1/141	DTA
24. Katherine Littlefield	3 Franklin St	Chimney revisions	41/267	Normand Residential
25. Katherine Littlefield	3 Franklin St	Studio fenestration revisions	41/267	Normand Residential
26. 41 Monomoy LLC	41 Monomoy RD	Omit chimney rev 03-5883	54/79.1	Emeritus LTD
27. IAMDUMMY LLC	77 Eel Point RD	Beach stairs rev 05-6300	32/44	JB Studio
28. 41 Hulbert LLC	41 Hulbert Ave	MH revisions	29/18	Botticelli + Pohl
29. Sea Daze LLC	27 Baxter Rd	Raise portion & fenestration rev	49.2.3/10	Botticelli + Pohl
30. 23 Sankaty Trust	23 Sankaty Head Rd	Sm addition & remove dormers	48/4.1	BPC
31. 23 Sankaty Trust	23 Sankaty Head Rd	2 nd floor addition & fenestration	48/4.1	BPC
Approved Minutes –				
Review Minutes -				
Other Business -	• Next HDC Meeting- November 21st at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM –			
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			