



UPDATED MEETING POSTING
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TOWN OF NANTUCKET

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 21, 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_ELq2oCHqSa2-l1NnurlhRw

To watch the live meeting, click here:

<https://youtube.com/live/fWRGZPNlcPM?feature=share>

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. RATIFY

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Development	8 Sconset Ave	New Garage	49.3.2/28	LINK
	• Approved Through Staff On 11/14/2023.				

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
2.	Forby the Sea LLC	4 Harborview Way	Omit spa	42.4.1/30	Topham Designs
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.	3 Willard ST Trust	3 Willard St	Roof replacement	42.4.1/18	T & T Roofing
6.	Four Quaker LLC	4 Quaker Rd	Roof replacement	41.5.2/4	James Lydon

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.	Amelia Wilson	5 New St	Remove & rebuild chimney	73.4.2/15	Normand Residential
	• the chimney's red brick and mortar to match the existing color and dimensions and corbelling to match existing.				
2.	C. DiPerro	76 Sankaty Rd	New pool	49/112	Topham Design
	• 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.	Amanda Jacobs	1 Judith Chase Lane	Hardscape, fence & steps	42.3.2/4.1	Julie Jordin
	• If the existing driveway is being altered to match traffic direction, Driveway should be reduced in size.				

IV. 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.	Hans Dalgaard	51 Weweeder Rd	Main House	88/12	Thornewill Designs
2.	Whitney A Gifford, Trust	32 Pocomo Rd	Gate & fence	14/77	Emeritus LTD
3.	NIR Retail LLC- hold 11/28	4 Harbor Sq.	Structure rev 03-8063	42.2.4/1	WAPD
4.	Richmond Meadows II hold 11/28	20 Nancy Ann Ln	Commercial dwelling revs	68/339.1	KOH

V. 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.	Jonathan Nyland	93 Sankaty Rd	Rooftop solar	49/182	Ack Smart
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Thornewill, Paul; Recused: None.</i>				
2.	Robert Stock 08-9002 hold 11/28	50 Squam Rd	As-built fence	13/31	Robert Stock
	• <i>Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None Recused: None.</i>				
3.	Adam Glick hold 11/28	31 Eel Point Rd	New dwelling	39/52	WAPD
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Paul, Pohl; Recused: None.</i>				
4.	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>				
5.	Dennis Weller	8 Walsh St	Hardscape	42.4.1/83	Weller Arch
	• <i>Commissioners: Welch, Camp, Oliver, Patten, Paul; Alternates: None; Recused: Coombs.</i>				
6.	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>				
7.	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>				
8.	SeaHero LLC 05-8447	12 Pilgrim Rd	New dwelling	41/476	LFW
	• <i>Commissioners: Pohl, Welch, Camp, Thornewill; Alternates: None; Recused: None.</i>				
9.	SeaHero LLC 05-8450	12 Pilgrim Rd	New shed	41/476	LFW
	• <i>Commissioners: Pohl, Welch, Camp, Thornewill; Alternates: None; Recused: None.</i>				

VI. 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.	HWGC Property LLC	7a Sherburne Rp	Studio revision	30/112.1	Studio PPark
2.	f 15 CHR LLC	8 Chuck Hollow Rd	Addition & Porch	72/31	Val Oliver
3.	2SP LLC	2 South Pasture rd.	Windows revisions	80/297.2	Brook Meerbergen
4.	44 Monomoy LLC	44 Monomoy Rd	Patio, pergola, walkways	54/72	David Champoux
5.	44 Monomoy LLC	44 Monomoy Rd	Move shed	54/72	David Champoux
6.	Shenandoah Trust	40 Easton St	Color change	42.1.4/20	Botticelli + Pohl
7.	4 Ray Court Nt	4 Rays Court	Rev COA 04-6226	42.3.2/3	Normand Residential
8.	C. DiPerro	76 Sankaty Rd	Alterations & addition	49/112	Topham Design
9.	C. DiPerro	76 Sankaty Rd	New zoning shed	49/112	Topham Design
10.	Harold Brothers Realty LLC	2 & 4 Highland Ave	Add roofwalk/outdoor shower rev	30/187/289	Emeritus LTD
11.	Harold Brothers Realty LLC	6 Highland Ave	Revisions to coa 01-7684	30/288	Emeritus LTD

12. Amy Rowland	3 Pawguet Ln	Main house rev coa	30/128	Normand Residential
13. Kathryn Graham	11 Priscilla Lane	Fenestration chngs	41/351	DTA
14. Elizabeth Singer	63 Baxter Rd	Pool	49/22	Jeffrey Lee
15. 89 Easton St	89 Easton St	Fenestration change & sm addition	41/351	BPC
16. Melissa Layman	3 Cottage Ct	Add new dormers	55.4.1/141	DTA
17. Katherine Littlefield	3 Franklin St	Chimney revisions	41/267	Normand Residential
18. Katherine Littlefield	3 Franklin St	Studio fenestration revisions	41/267	Normand Residential
19. 41 Monomoy LLC	41 Monomoy RD	Omit chimney rev 03-5883	54/79.1	Emeritus LTD
20. IAMDUMMY LLC	77 Eel Point RD	Beach stairs rev 05-6300	32/44	JB Studio
21. 41 Hulbert LLC	41 Hulbert Ave	MH revisions	29/18	Botticelli + Pohl
22. Sea Daze LLC	27 Baxter Rd	Raise portion & fenestration rev	49.2.3/10	Botticelli + Pohl
23. 23 Sankaty Trust	23 Sankaty Head Rd	Sm addition & remove dormers	48/4.1	BPC
24. 23 Sankaty Trust	23 Sankaty Head Rd	2 nd floor addition & fenestration	48/4.1	BPC

VII. OLD BUSINESS 11/21/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Carolyn Manera 10-7351	15 Morey Lane	Garage		EMDA
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None. -last heard 12/20/23.</i>				
2.	Brandon Scimone 04-8324	6 Sandpiper Way	Addition	76/89	R. Newman/ Sandcastle
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None. -last heard 10/24/23.</i>				
3.	Sandras Nantucket LLC	20 Pleasant St	Raise roof & fenestration	42.3.2/51	R. Newman/ Sandcastle
	• <i>Commissioners: Welch, Camp, Coombs, Patten, Paul; Alternates: Thornewill; Recused: Oliver.</i>				
4.	43. W Miacomet LLC	43 W. Miacomet rd.	New dwelling	42.4./3	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Coombs, Thornewill, Patten; Alternates; ? Recused:?. -last heard 10/17/23.</i>				
5.	43 W Miacomet LLC	43 W Miacomet rd.	Pool & hardscape	86/13.2	Jardins Intl
	• <i>Commissioners: to be added later.</i>				
6.	NT Island Resorts	19 N. Water Lot 7	New Dwelling	42.4.2/3	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Oliver, Thornewill, Patten; Alternates: Paul; Recused: None. -last heard 10/10/23.</i>				
7.	NT Island Resorts	19 N. Water Lot 11	New Dwelling	42.4.2/3	Emeritus LTD
	• <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: Welch; Recused: None. -last heard 10/10/23.</i>				
8.	O'Spray LLC	25 Willard St	New Garage	29/33	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Thornewill; Recused: None. -last heard 10/17/23.</i>				
9.	John Hendricks	1 Jefferson St	Fenestration Rev	554.1/158.1	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Camp, Coombs; Alternates: None; Recused: None. -last heard 10/31/23.</i>				
10.	63 Hulbert LLC	63 Hulbert Ave	Main House Revisions	29/9	Emeritus LTD
	• <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: None; Recused None. – last heard on 10/10/23.</i>				
11.	63 Hulbert LLC	63A Hulbert Ave	Revisions to COA	29/9	Emeritus LTD
	• <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: None; Recused None. – last heard 10/10/23.</i>				
12.	Jonathan Raith	2 Goldstar Dr	MH partial demo & addition	55/196	Permit +
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver Alternates: Thornewill, Patten, Paul; Recused: None.</i>				
13.	Stark Point LLC 02-7988	16 Easton St	Rev 02-7988	42.4.1/11	Botticelli + Pohl
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Thornewill; Recused: None. -last heard 04/04/23.</i>				

Approved Minutes –	October 3, 2023.
Review Minutes -	
Other Business -	• Next HDC Meeting- November 28th 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