



# MEETING POSTING

## 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)

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|                                                                                      |                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Committee/Board/s</b>                                                             | Historic District Commission (HDC) – Old Business                                                                                                                                                                                                                        |
| <b>Day, Date, &amp; Time</b>                                                         | Tuesday, December 5, 2023, at 4:00 pm *HYBRID                                                                                                                                                                                                                            |
| <b>Location / Address</b>                                                            | COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM<br>Information on viewing the meeting can be found at:<br><a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a> |
|                                                                                      | Ray Pohl, Chairman                                                                                                                                                                                                                                                       |
| <b>Please note:</b>                                                                  | <b>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.</b>                                                                                                                            |
| <b>HISTORIC DISTRICT COMMISSION</b>                                                  |                                                                                                                                                                                                                                                                          |
| <b>Signature of Chair/Authorized Person: Esmeralda Martinez, Land Use Specialist</b> |                                                                                                                                                                                                                                                                          |

**To join the Historic District Commission meeting click on the Zoom Registration Link below:**

[https://us06web.zoom.us/webinar/register/WN\\_7EGoVfVjSBQnONQ3FsIBA](https://us06web.zoom.us/webinar/register/WN_7EGoVfVjSBQnONQ3FsIBA)

**To watch the live meeting, click here:**

<https://youtube.com/live/DYM4bHNkmOM?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. SIGNS**

|    | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>         |
|----|----------------------------|-----------------------|----------------------|-------------------|----------------------|
| 1. | David Fredericks           | 31 Old South rd.      | Wall sign            | 68/3              | Lauriane Araujo Lima |
| 2. | Richard Valero             | 62 Old South rd.      | Wall sign            | 68/58.2           | Mac Davis            |
| 3. | VTT LLC                    | 48 Center St.         | Projecting sign      | 42.3.1/1          | Hannah Poindexter    |

**II. CONSENTS**

|    | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>   |
|----|----------------------------|-----------------------|----------------------|-------------------|----------------|
| 4. | Christopher Emery          | 7 West Way            | Apron & driveway     | 38/135            | Chris Emery em |

**III. 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. | 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> |                       |                            |                   |              |

**IV. NEW BUSINESS 11/28/2023**

|     | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u>             | <u>Map/Parcel</u> | <u>Agent</u>         |
|-----|----------------------------|-----------------------|----------------------------------|-------------------|----------------------|
| 1.  | Elizabeth Singer           | 63 Baxter Rd          | Pool                             | 49/22             | Jeffrey Lee          |
| 2.  | Old North Wharf Coop Inc   | 20 Old North Wharf    | Lk Deck & patio repair           | 42.3.1/255        | EMDA                 |
| 3.  | Old North Wharf Coop Inc   | 22 Old North Wharf    | Lk Deck & patio repair           | 43.3.1/256        | EMDA                 |
| 4.  | 9B Crow's Nest LLC         | 9B Crow's Nest Wy #2  | Fenestration Revs-8712           | 12/20.2           | Botticelli + Pohl    |
| 5.  | 42/44 ARB Way LLC          | 9 Arbour Way          | Add Window                       | 29/137            | Botticelli + Pohl    |
| 6.  | Stark Point LLC            | 16 Easton St          | MH Color change                  | 42.1.4/11         | Botticelli + Pohl    |
| 7.  | Stark Point LLC            | 16 Easton St          | Add Shutters                     | 42.1.4/11         | Botticelli + Pohl    |
| 8.  | Kathleen Krall             | 15 Masaquet Ave       | New shed                         | 80/141            | Botticelli + Pohl    |
| 9.  | Eleven Lincoln Ave Trust   | 32 Jefferson Ave      | Revs to 10-9274                  | 30/132            | Botticelli + Pohl    |
| 10. | 43 W Miacomet LLC          | 43 W Miacomet         | New shed                         | 86/13.2           | Emeritus LTD         |
| 11. | Nancy Holmes               | 3 Eagles Wing Wy      | Solar Roof array                 | 80/229            | Empower energy       |
| 12. | 6 Todd cir LLC             | 12 Willard St         | Alterations                      | 42.4.1/53         | Olson Twombly        |
| 13. | Melissa Emery              | 67 Starbuck rd        | New Shed                         | 59.4/67.1         | Devon Murphy         |
| 14. | Naomi & Scott Smith        | 248 Madaket Rd        | Barn/Garage                      | 59.4/16.1         | Val Oliver           |
| 15. | Rita Nakarmi               | 5 Dennis Dr           | New Dwelling                     | 67/368            | Val Oliver           |
| 16. | NT Conservation Foundation | 165 Cliff Rd          | New Dwelling                     | 41/65             | Val Oliver           |
| 17. | 43 Fairgrounds Rd LLC      | 43 Fairgrounds rd.    | Move on structure                | 67/288            | Val Oliver           |
| 18. | Nantucket Golf Club Inc    | 21 Waydale Rd         | Sidewall/Roof                    | 55/430            | Robert O'Day         |
| 19. | Elizabeth Goulet           | 51 Miacomet rd.       | 2 <sup>nd</sup> Dwelling         | 67/196            | Brook Meerbergen     |
| 20. | Matt & Alison Smith        | 232 Madaket Rd        | Main House Porch Fens/ mod       | 59.4/120.1        | Brook Meerbergen     |
| 21. | Matt & Alison Smith        | 232 Madaket Rd        | 2 <sup>nd</sup> Dwelling         | 59.4/120.1        | Brook Meerbergen     |
| 22. | Matt & Alison Smith        | 232 Madaket Rd        | New shed                         | 59.4/120.1        | Brook Meerbergen     |
| 23. | Matt & Alison Smith        | 232 Madaket Rd        | Hardscape driveway/apron         | 59.4/120.1        | Brook Meerbergen     |
| 24. | Nantucket Boat Basin LLC   | 29 Commercial Wf      | Demo structure                   | 42.2.4/3          | Dennis Patnaude      |
| 25. | John Lancaster             | 15 Burnell St         | Addition                         | 73.4.2/48         | Greg Nichols         |
| 26. | 146 Surfside Rd LLC        | 146 Surfside Rd       | Pool & Hardscape                 | 80/315            | Atlantic Landscaping |
| 27. | Ach Ama Realty             | 1 Sparks Av           | Alterations Windows              | 55/180.1          | Eaghmon Banks        |
| 28. | Ach Ama Realty             | 1 Sparks Av           | New walk-in cooler               | 55/180.1          | Eaghmon Banks        |
| 29. | Julie Meade                | 8 Bayberry Ln         | As-built Front                   | 49/92.1           | Michael Humphreys    |
| 30. | 40 OSR LLC                 | 2 Forrest Ave         | New mixed-use rev 08-8905        | 69/10             | Emeritus             |
| 31. | Yauheni Shubin             | 8 Gray Ave            | Fenestration & roof              | 67/772            | JB Studio            |
| 32. | Margaret Connolly Trust    | 151 Surfside rd.      | Roof walk covered porch          | 80/36.1           | JB Studio            |
| 33. | Christopher Tofalli Tr     | 122 Main St           | Fens, 2 <sup>nd</sup> floor deck | 42.3.3/100        | JB Studio            |
| 34. | Pamela Krueger             | 4 Weeweeder Av        | Move dwelling on lot             | 80/102            | LINK                 |
| 35. | Pamela Krueger             | 4 Weeweeder Av        | Move shed on lot                 | 80/102            | LINK                 |
| 36. | Pamela Krueger             | 4 Weeweeder Av        | Plunge pool                      | 80/102            | LINK                 |
| 37. | 9 Thirty Acres LLC         | 9 Thirty Acres Ln     | New fence                        | 67/115.7          | LINK                 |
| 38. | 61 Fairgrounds LLC         | 61 Fairgrounds lot D  | Roof and fenestration            | 67/173.2          | JB Studio            |
| 39. | 61 Fairgrounds LLC         | 61 Fairgrounds lot B  | New pool                         | 67/173            | JB Studio            |
| 40. | 61 Fairgrounds LLC         | 61 Fairgrounds lot C  | New pool                         | 67/173.1          | JB Studio            |
| 41. | 61 Fairgrounds LLC         | 61 Fairgrounds lot D  | New pool                         | 67/173.2          | JB Studio            |
| 42. | Steven Jemison             | 4 Lavendar Ln         | New pool                         | 33/24             | JB Studio            |
| 43. | Richard Dober Tr           | 10 Silver St          | New MH dwelling                  | 55.4.1/187        | JB Studio            |
| 44. | Richard Dober Tr           | 10 Silver St          | New Gh/ cottage                  | 55.4.1/187        | JB Studio            |

| 45.                               | Richard Dober Tr                                                                                                             | 10 Silver St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Cabana /Shed alterations  | 55.4.1/187        | JB Studio               |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------|-------------------------|
| <b>V. OLD BUSINESS 12/05/2023</b> |                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
|                                   | <u>Property owner name</u>                                                                                                   | <u>Street Address</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <u>Scope of work</u>      | <u>Map/Parcel</u> | <u>Agent</u>            |
| 1.                                | John Brazilian Tr                                                                                                            | 34 Easton St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Parking & outdoor shower  | 42.1.4/18         | David Bartsch           |
|                                   | • <i>Commissioners: Welch, Coombs, Oliver, Patten, Paul; Alternates: Camp; Recused: None. Last heard 10 03 23</i>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 2.                                | Dean Lampe                                                                                                                   | 13 Aurora Way                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pool & hardscape          | 56/448            | Dean Lampe              |
|                                   | • <i>Commissioners: to be added later.</i>                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 3.                                | NIR 09-9216                                                                                                                  | 19 N Water St lot 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | New dwelling              | 42.4.2/3          | Emeritus LTD            |
|                                   | • <i>Commissioners: Welch, Camp, Oliver, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 11 28 23</i>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 4.                                | NIR                                                                                                                          | 19 N Water St lot 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Hardscape                 | 42.4.2/3          | Ahern LLC               |
|                                   | • <i>New Business application to track OB- new dwelling</i>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 5.                                | NIR 09-9203                                                                                                                  | 19 N Water St lot 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Hardscape                 | 42.4.2/3          | Ahern LLC               |
|                                   | • <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: Welch; Recused: None. Last heard 11 28 23</i>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 6.                                | George Metri 05-8496                                                                                                         | 12 Angola St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MH Revisions              | 55.4.4/78         | Topham Design           |
|                                   | • <i>Commissioners: Pohl, Welch, Coombs, Camp, Thornewill; Alternates: Patten Recused: None Last heard 10 24 23</i>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 7.                                | George Metri 10-9317                                                                                                         | 12 Angola St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Free Standing garage      | 55.4.4/78         | Topham Design           |
|                                   | • <i>New Business application to track OB- new dwelling</i>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 8.                                | George Metri                                                                                                                 | 12 Angola St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Hardscape                 | 55.4.4/78         | Katy Mitchell           |
|                                   | • <i>New Business application to track OB- new dwelling</i>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 9.                                | Valerie Osley                                                                                                                | 305 Polpis Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fence                     | 25/9.7            | Sandcastle Construction |
|                                   | • <i>Commissioners: Pohl, Welch, Oliver, Coombs, Paul; Alternates: Camp, Patten; Recused None. - last heard 11 14 23</i>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 10.                               | CMR 11 Osprey Way LLC                                                                                                        | 11 Osprey Way                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Move off or demo dwelling | 82/3              | Christopher Hall Arch.  |
|                                   | • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Paul; Alternates: Patten; Recused: Welch. Last heard 11 14 23</i>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 11.                               | 63 Hulbert Ave LLC                                                                                                           | 63 Hulbert Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | MH addition & revision    | 69/9              | Emeritus LTD            |
|                                   | • <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: None; Recused None. Last heard 11 28 23</i>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 12.                               | Whitney Gifford Tr.                                                                                                          | 32 Pocomo Rd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Gate, driveway & fence    | 14/77             | Emeritus LTD            |
|                                   | • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Paul; Alternates: None; Recused: None. Last heard 11 21 23</i>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 13.                               | Harold Bros. LLC                                                                                                             | 2-4 Highland Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | New dwelling revision     | 30/288            | Emeritus LTD            |
|                                   | • <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul Alternates: None; Recused: None. Last heard 11 21 23</i>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 14.                               | Harold Bros. LLC                                                                                                             | 6 Highland Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | New dwelling revision     | 30/288            | Emeritus LTD            |
|                                   | • <i>Commissioners: Welch, Camp, Oliver, Paul Alternates: None; Recused: None. Last heard 11 21 23</i>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 15.                               | WSTT Holding LLC                                                                                                             | 1 Sconset Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pool & hardscape          | 73.4.1/8          | Atlantic Landscaping    |
|                                   | • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: Welch, Thornewill Recused: None. Last heard 11 28 23</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| 16.                               | WSTT Holding LLC                                                                                                             | 1 Sconset Ave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | New shed                  | 73.4.1/8          | Atlantic Landscaping    |
|                                   | • <i>New Business application to track OB- new dwelling</i>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| Approved Minutes –                |                                                                                                                              | October 10 & 17, 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |                   |                         |
| Review Minutes -                  |                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                   |                         |
| Other Business -                  |                                                                                                                              | <ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- December 12<sup>th</sup> at 4pm.</b></li> <li>• <b>*HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM –</b></li> <li>• Discussion on distinguishing between solid and veneer brick on chimneys and foundations.</li> </ul>                                                                                                                                                                                                                                                                                |                           |                   |                         |
| Potential Items for Discussion-   |                                                                                                                              | <ul style="list-style-type: none"> <li>• Discussion of Previously Approved Best Practices.</li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Review policy of Move/Demo hearings in relation to new Historic dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul> |                           |                   |                         |