



**UPDATED MEETING POSTING**  
**MEETING POSTING**  
**ORIGINAL POSTING TIME: 2023 DEC 08 PM 02:11**  
**ORIGINAL POSTING NUMBER: T 1085**  
**ORIGINAL POSTING TIME: 2023 DEC 08 PM 03:17**  
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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)

|                                                                                      |                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Committee/Board/s</b>                                                             | Historic District Commission (HDC) – New Business                                                                                                                                                                                                                        |
| <b>Day, Date, &amp; Time</b>                                                         | Tuesday, December 12, 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> |
| <b>Please note:</b>                                                                  | Ray Pohl, Chairman<br><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\\_MyA8DotOQiiirQ00vSFMQw](https://us06web.zoom.us/webinar/register/WN_MyA8DotOQiiirQ00vSFMQw)

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

<https://youtube.com/live/VOjzqLXor9M>

**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. | VTT LLC                    | 48 Center St.         | Projecting sign      | 42.3.1/1          | Hannah Poindexter    |
| 3. | Marine Home Center         | 5 Bayberry Ct         | Wall sign            | 55/705.1          | Walt Spokowski       |
| 4. | Marine Home Center         | 5 Bayberry Ct         | Wall sign            | 55/705.1          | Walt Spokowski       |

## II. CONSENT

|     | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u>         | <u>Map/Parcel</u> | <u>Agent</u>           |    |
|-----|----------------------------|-----------------------|------------------------------|-------------------|------------------------|----|
| 1.  | Kimarick Farm              | 128 Hummock Pond      | Fen Barn revs                | 66/129            | Gryphon Architects     | Jp |
| 2.  | Cherner, Stephen & Vickery | 190 Hummock Pond      | New dwelling                 | 65/33             | Kris Megna             | Jp |
| 3.  | Lori Geddes                | 13 Evergreen Wy       | New dwelling                 | 68/718            | Reid Yenor             | Jp |
| 4.  | 22N LLP                    | 22 Nonantum Ave       | Rev 8795 fen MH              | 87/19             | Botticelli + Pohl      | Vo |
| 5.  | 22N LLP                    | 22 Nonantum Ave       | Rev 8796 fen GH              | 87/19             | Botticelli + Pohl      | Vo |
| 6.  | 8 Walbang Nom Trust        | 8 Walbang Ave         | New shed                     | 82/146            | Botticelli + Pohl      | Vo |
| 7.  | Lord Robin B               | 9 Old Westmoor Farm   | Pergola                      | 41/829            | Ahern LLC              | Vo |
| 8.  | Savel Nom Trust            | 47 Pocomo Rd          | Shed                         | 15/19             | Robert Paladino/Mellow | Ct |
| 9.  | Savel Nom Trust            | 53 Pocomo Rd          | Shed                         | 15/17             | Robert Paladino/Mellow | Ct |
| 10. | Wood Hollow Properties     | 13 Wood Hollow Rd     | Roof & Replace windows       | 72/23             | Main St Architects     | Ac |
| 11. | Wood Hollow Properties     | 13 Wood Hollow Rd     | Garage roof                  | 72/23             | Main St Architects     | Ac |
| 12. | NT Landbank                | 14 Cathcart Rd        | Fenestration/ trim           | 43/101            | Gryphon Architects     | Dc |
| 13. | Joyce Granik               | 244 Madaket Rd        | Add Dormer                   | 59.4/118          | NAG                    | Dc |
| 14. | Edward King                | 69 Milestone Rd       | Addition                     | 68/28.3           | Brook Meerbergen       | Cp |
| 15. | Quebe/Danylaite            | 10 Bailey Rd          | Windows/skylight             | 55/106.3          | Brook Meerbergen       | Cp |
| 16. | Bob & Michelle Atchinson   | 28 Pequot St          | Pergola                      | 80/186            | Robert Paladino        | Cp |
| 17. | Peter K O'Brien            | 8 Netowa Way          | Rebuild porch, brick walkway | 55/581.1          | Robert Pike            | sw |
| 18. | Matthew Roberts            | 21A Daffodil Lane     | Roof top Solar array         | 68/749            | Empower Energy         | sw |

## 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. | 2020 Flax Family Trust                                                                                                                                                                                            | 12 Moors End Rd       | Pool & Hardscape               | 43/215            | Atlantic Landscaping | Ct |
|    | <ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>        |                       |                                |                   |                      |    |
| 2. | Howard                                                                                                                                                                                                            | 13A Willard St        | new dwelling Rev 9279          | 42.4.1/15.1       | Thornwill Design     | Jp |
|    | <ul style="list-style-type: none"> <li>need a revised Elevation Certificate addressing the new height increase in AE 9 Flood zone. &amp; indicate the height change on the application and elevations.</li> </ul> |                       |                                |                   |                      |    |
| 3. | 8 Walbang Nom Trust                                                                                                                                                                                               | 8 Walbang Ave         | Pool                           | 82/146            | Ahern LLC            | Vo |
|    | <ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>        |                       |                                |                   |                      |    |
| 4. | N Liberty St LLC                                                                                                                                                                                                  | 74 N Liberty St       | Porch roof over deck           | 41/236            | Val Oliver           | Ac |
|    | <ul style="list-style-type: none"> <li>date should be indicated on the COA.</li> </ul>                                                                                                                            |                       |                                |                   |                      |    |
| 5. | Sankaty Head Golf Club Inc                                                                                                                                                                                        | 100 Sankaty Rd        | Roof Replacement               | 49/2              | Jesse Smith          | Cp |
|    | <ul style="list-style-type: none"> <li>To match existing buildings/structure on property.</li> </ul>                                                                                                              |                       |                                |                   |                      |    |
| 6. | 27 Cato Ln LLC                                                                                                                                                                                                    | 27 Cato Ln            | Pool, driveway, gate hardscape | 55/118            | Jardins intl         | Sw |
|    | <ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>        |                       |                                |                   |                      |    |

## IV. 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. | 43 W Miacomet LLC                                                                                                                           | 43 W Miacomet         | Pool & hardscape     | 86/13.2           | Jardins Intl.  |
|    | <ul style="list-style-type: none"> <li><i>Commissioners: Welch, Camp, Coombs, Oliver Paul; Alternates: None; Recused: None.</i></li> </ul>  |                       |                      |                   |                |
| 2. | Nancy Holmes 11-9486                                                                                                                        | 3 Eagles Wing Way     | Rooftop solar array  | 80/229            | Empower Energy |
|    | <ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None; Recused: None.</i></li> </ul> |                       |                      |                   |                |

## V. 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. | 43 W Miacomet LLC          | 43 W Miacomet         | New shed                  | 86/13.2           | Emeritus LTD |
| 2. | 40 OSR LLC                 | 2 Forrest Ave         | New mixed-use rev 08-8905 | 69/10             | Emeritus LTD |
| 3. | Yauheni Shubin             | 8 Gray Ave            | Fenestration & roof       | 67/772            | JB Studio    |
| 4. | Margaret Connolly Trust    | 151 Surfside rd.      | Roof walk covered porch   | 80/36.1           | JB Studio    |

|     |                        |                      |                                  |            |           |
|-----|------------------------|----------------------|----------------------------------|------------|-----------|
| 5.  | Christopher Tofalli Tr | 122 Main St          | Fens, 2 <sup>nd</sup> floor deck | 42.3.3/100 | JB Studio |
| 6.  | Pamela Krueger         | 4 Weeweeder Av       | Move dwelling on lot             | 80/102     | LINK      |
| 7.  | Pamela Krueger         | 4 Weeweeder Av       | Move shed on lot                 | 80/102     | LINK      |
| 8.  | Pamela Krueger         | 4 Weeweeder Av       | Plunge pool                      | 80/102     | LINK      |
| 9.  | 9 Thirty Acres LLC     | 9 Thirty Acres Ln    | New fence                        | 67/115.7   | LINK      |
| 10. | 61 Fairgrounds LLC     | 61 Fairgrounds lot D | Roof and fenestration            | 67/173.2   | JB Studio |
| 11. | 61 Fairgrounds LLC     | 61 Fairgrounds lot B | New pool                         | 67/173     | JB Studio |
| 12. | 61 Fairgrounds LLC     | 61 Fairgrounds lot C | New pool                         | 67/173.1   | JB Studio |
| 13. | 61 Fairgrounds LLC     | 61 Fairgrounds lot D | New pool                         | 67/173.2   | JB Studio |
| 14. | Steven Jemison         | 4 Lavendar Ln        | New pool                         | 33/24      | JB Studio |
| 15. | Richard Dober Tr       | 10 Silver St         | New MH dwelling                  | 55.4.1/187 | JB Studio |
| 16. | Richard Dober Tr       | 10 Silver St         | New Gh/ cottage                  | 55.4.1/187 | JB Studio |
| 17. | Richard Dober Tr       | 10 Silver St         | Cabana /Shed alterations         | 55.4.1/187 | JB Studio |

#### VI. OLD BUSINESS 12/05/2023

|     | <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.  | 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>        |                       |                           |                   |                         |
| 3.  | NIR- HOLD 12/19                                                                                                              | 19 N Water St lot 7   | Hardscape                 | 42.4.2/3          | Ahern LLC               |
|     | • <i>New Business application to track OB- new dwelling</i>                                                                  |                       |                           |                   |                         |
| 4.  | NIR 09-9203 HOLD 12/19                                                                                                       | 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>        |                       |                           |                   |                         |
| 5.  | 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>          |                       |                           |                   |                         |
| 6.  | 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>                                                                  |                       |                           |                   |                         |
| 7.  | George Metri                                                                                                                 | 12 Angola St          | Hardscape                 | 55.4.4/78         | Katy Mitchell           |
|     | • <i>New Business application to track OB- new dwelling</i>                                                                  |                       |                           |                   |                         |
| 8.  | 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>     |                       |                           |                   |                         |
| 9.  | 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>            |                       |                           |                   |                         |
| 10. | 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>          |                       |                           |                   |                         |
| 11. | 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>               |                       |                           |                   |                         |
| 12. | 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>               |                       |                           |                   |                         |
| 13. | 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>                       |                       |                           |                   |                         |
| 14. | 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> |                       |                           |                   |                         |
| 15. | WSTT Holding LLC                                                                                                             | 1 Sconset Ave         | New shed                  | 73.4.1/8          | Atlantic Landscaping    |
|     | • <i>New Business application to track OB- new dwelling</i>                                                                  |                       |                           |                   |                         |

#### VI. NEW BUSINESS 12/12/2023

|     | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u>        | <u>Map/Parcel</u> | <u>Agent</u>        |
|-----|----------------------------|-----------------------|-----------------------------|-------------------|---------------------|
| 1.  | Robert Veghte              | 2 Anns Lane           | Pool reduction rev 05-8469  | 49/59.1           | Jaime Ranney        |
| 2.  | Crenshaw                   | 24 Almanack Pond Rd   | Sidewall, doors, porch      | 25/37             | Thornewill Design   |
| 3.  | Paul Grey                  | 9 Coffin St           | Add dormer rev 02-3060      | 73.4.1/15         | B Wilson            |
| 4.  | Andrew Rosen               | 148 Polpis Rd         | addition                    | 27/16             | JMS Architectures   |
| 5.  | Over here over there trust | 82 Polpis Rd          | Cottage fenestration        | 44/25.6           | Gryphon Architects  |
| 6.  | Deborah Campbell           | 11 Starbuck Rd        | Shed                        | 60/25             | Jacob Martinson     |
| 7.  | O'Spray LLC                | 25 Willard Lane       | Hardscape fencing           | 29/33             | Edgewater Landscape |
| 8.  | Jonathan & Roni Foster     | 43 N Liberty St       | Revs 09-9167 Addition       | 41/153            | Botticelli + Pohl   |
| 9.  | Squam Holdings LLC         | 31 Squam Rd           | Partial demo/move/additions | 21/3              | Botticelli + Pohl   |
| 10. | 1 N Swift Rock Rd Trust    | 1 N Swift Rock Rd     | New Dwelling                | 40/2              | Emeritus LTD        |
| 11. | 1 N Swift Rock Rd Trust    | 1 N Swift Rock Rd     | Garage Demo/move            | 40/2              | Emeritus LTD        |

|                    |                   |
|--------------------|-------------------|
| Approved Minutes – | November 14, 2023 |
|--------------------|-------------------|

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Review Minutes -                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Other Business -                       | <ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- December 19<sup>th</sup> at 4pm.</b><br/> <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>                                                                                                                                                                                                                                                                                      |
| <b>Potential Items for Discussion-</b> | <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> |