



UPDATED MEETING POSTING
MEETING POSTING
ORIGINAL POSTING TIME: 2024 FEB 15 PM 01:44
ORIGINAL POSTING NUMBER: T 174

RECEIVED

2024 FEB 20 PM 01:51
NANTUCKET TOWN CLERK
Posting Number:T 188

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) – New Business
Day, Date, & Time	Tuesday, February 20, 2024, 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: Ray Pohl, Chairman	

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

https://us06web.zoom.us/webinar/register/WN_VB12S5hDQySODcdB0GS9hA#/registration

To watch the live meeting, click here:

<https://www.youtube.com/live/xGL-YGBT99E?si=Z8TJsDb4n6BSIBLB>

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, Adrian Rodriguez, Fiona Johnson & Sara 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.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. OTHER BUSINESS:						
Commission discussion and vote, ATM 2024 article on height						
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
II. CONSENT						
1.	RMM Lemonade LLC	23 Masaquet	Shed move	80/139	Jardins Intl	RP
2.	RMM Lemonade LLC	23 Masaquet Ave	Garage	80/139	EMDA	
3.	Congdon & Coleman	57 Main St	Roof	42.3.1/221	James Lydon	RP
4.	19 ALW NT	19 Austine Locke	Relocate pool rev 9467	82/57	Atlantic Land	RP
5.	Family Ties Ack LLC	11 Alliance Ln	Driveway	39/24.1	Atlantic Land	RP
6.	Hans Dalgaard	57 Weweeder Ave	Door window rev 9311	88/12	Thornewill	RP
7.	Luckity Trust	Tuckernuck	roof	96/8	Val Oliver	RP
8.	Barrie Fee Grant Sanders	14 Dennis Dr	Solar roof	67/363	Acksmart	RP
9.	Landbank	18 Ocean Ave	rev beach stair	73.2.4/16	Normand	RP
10.	Jaff, Derick	16 Paul Jones	Pool & Hardscape	41/97.1	Waterscapes	
11.	Ferguson, Norval	2 Corby Way	Pool Hardscape	67/3	Waterscapes	
12.	Wynnshield LLC	5 Friendship	Shed		Mike Wynne	
13.	Suni & William Harford	60 Wanoma Wy	Relocate garage on site	92/3	Emeritus LTD	
14.	McNeill Family	10 Mattapoissett	Shed	82/117	Val Oliver	
15.	Don Allen Ford	24 Polpis	Windows doors	54/177	Val Oliver	
16.	Valencia, Rudy	33 Daffodil Ln	shed	68/743	NAG	
17.	Steven Lewis	124 Tom Nevers	Basement window	91/43.2	EMDA	
18.	Ack Easy St LLC	10 Easy St	remove green add shed	42.3.1/78	EMDA	
19.	4 BrothersAck LLC	30 Tashama	Remove walkout add window	55/455	EMDA	
20.	Jacobson Amanda	9 Jennifer Ln	Apron	49.3.2/4	Atlantic	
21.	Fleur-De-Lis Property Trust	8 Shimmo Pond	Fens revs 05-8442	54/258	Botticelli & Pohl	
22.	Benson Family	152A Surfside	Move on house	80/33.2	Val Oliver	
23.	Cicchetti	17 Sesapana rd	Add portico over front door	68/92	Val Oliver	
24.	RadioAcktive LLC	5 Columbus	Replace roof	59.2/175	Lera Keller	
25.	Jesse Dutra	2 Sea Fox Circle	Window Well	55/107.4	Waterscape	
26.	Janet DeCosta	4 Waydale Rd	Roof	55/83	Bob DeCosta	
27.	Airport Gas Inc	10 Airport Rd	Alterations	68/310	Val Oliver	
28.	Burn, Todd	23 Longwood Dr	Shed	76/76	NAG	
29.	Silkenat Katherine Anne Trst	37 Orange St	Window doors repairs	42.3.2/215	Todd Stout	
30.	Landbank	125 Somerset	Roof	66/69	Eleanor Antonietti	
31.	Landbank	50 Old South	Fence driveway	68/18.1	Eleanor Antonietti	
32.	Westmoor Club	10 Westmoor Lane	New garage	41/809	Adam Davis	
33.	Gaynor, Paul	10 Eat Fire Spring	New shed	20/63	Thornewill	
34.	Gaynor, Paul	10 Eat Fire Spring	Reno cabana	20/63	Thornewill	
35.	Clifford Muller	144 Polpis Rd	Roof	44/10	Jim Lydon	
36.	Michael Stone	6 Marcus Wy	Rooftop Solar	91/9.1	AckSmart	
III. CONSENT WITH CONDITIONS						
1.	Old Thumper LLC	29 Youngs	Storage Container	67/690	Val Oliver	
Approval good for 3 years, due to lack of visibility. -SW						
2.	Valencia, Rudy	33 Daffodil Ln	pool	68/743	NAG	
Per sheet A1; and, not visible at time of inspection or thereafter, no grade change from original application submission and prior existing - SW						
3.	Catherine Brown	3 Hatch Cir	Apron fencing gate	66/276	KMLD	
6’ fence, wherever installed without plant material shown add persistent vine-type plan at (1) per alternating fence sections; 7’ wire fence to limited visibility, due to plantings. -SW						
4.	Pazone, RE Trust	14 Waquoit Rd	Move house	89/9	Normand Residential	
Revised siting to reflect as close to the existing cardinal points as possible. That will retain a better setting for this historic structure. -JP						
5.	Scimone, Branden	6 Sandpiper	Rev Pool, Hardscape	76/89	Waterscapes	
Not to be visible at time of inspection or in perpetuity and no grade change. -JP						
6.	Westmoor Club	10 Westmoor Lane	Shed demo	41/809	Adam Davis	
Date of construction to be added to COA. -AC						
IV. OLD BUSINESS 01/30/2024						
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	

1.	Ospray LLC 12-9577	25 Willard St	Hardscape & fence	29/33	Edgewater Landscape
	• Commissioners: Pohl, Coombs, Oliver, Paul, Patten; Alternates: Thornewill; Recused: None. Last heard 12/19/2023				
2.	26 Quidnest LLC	26 Quidnet Path	New Dwelling	21/150	Emeritus LTD
	• Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Oliver, Thornewill, Patten; Recused: None. Last heard 01/16/2024				
3.	Whitney Gifford Tr.	32 Pocomo Rd	Gate, driveway, & fence	14/77	Emeritus LTD
	• Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None. Last heard 12/12/2023				
4.	Kathryn Cook 12-9637	85 Low Beach Rd	Glass Connector rev 10-7257	75/31.3	Rich Gammons
	• Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None. Last heard 12/12/2023				
5.	Robert Stock 08-9002	50 Squam Rd	As-built Fence	31/13	Cohen + Cohen
	• Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None; Recused: none. Last heard 11/28/2023				
V. NEW BUSINESS 02/06/2024					
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
7.	John Wise	18 Williams	New Driveway	55/371	Normand
8.	Wynn Shield	5 Friendship	Door window	66/249	Wynne
9.	Mid Century Modern	21 Vestal St	hardscape	41/175	Normand
10.	Seahorse LLC	5 Grant Ave	GH fen change	30/143	Botticelli & Pohl
11.	32 Hulbert Trust	32 Hulbert	New shed	29/72	Botticelli & Pohl
12.	Red Horse LLC	88 Quidnet Rd	Fen revs	21/109	Botticelli & Pohl
13.	Stone Post Way LLC	7 Stone Post Wy	New Dwelling	74/79	K Megna
14.	Tamara King	52 W Chester	Omit addition, fen changes	41/381	Emeritus
15.	MacTaggart, Ian	1 Brook Farm Rd	Cabana New	41/222.8	MCA
16.	Ack N Back	33 Quidnet	Pickleball	21/27.2	Ahern LLC
17.	Town of Nantucket	24 Surfside	Demo	55/243	John McMeeking
18.	Town of Nantucket	24 Surfside	Addition/Windows	55/243	John McMeeking
19.	25 ACK LLC	25 Pleasant	New Dwelling	55.4.1/111	EMDA
20.	26 Fair LLC	26 Fair St	Addition	42.3.2/171	EMDA
21.	4 Brothers ACK LLC	30 Tashama Ln	Revisions porch	55/455	EMDA
22.	Foster, Jonathan & Roni	43 N Liberty St	Rev 2023-12-9566	41/153	Botticelli & Pohl
23.	Youngman, Thomas	32 York St	Window replacement	55.4.1/101	Val Oliver
24.	Grant Cambridge	40 Easton	Hardscape, gates, Fence	42.1.4/20	Champoux Landscape
25.	90 Noah Liberty Prev Trust	90 N Liberty	Garage partial demo	41/22	Botticelli & Pohl
26.	90. Noah Liberty Prev Trust	90 N Liberty	Shed move	41/22	Botticelli & Pohl
27.	FP 4 N Water	4 N Water	New dwelling	42.4.2/90	Emeritus LTD
28.	8 New St LLC	8 New St	Replace fnt door/color change	55.4.1/35	LFW
29.	Harold Brothers Realty	2/4 Highland Ave	roofwalk	30/289&187	LFW
VI. OLD BUSINESS 02/13/2024					
1.	Robert Sarkisian 11-9409	8 N Mill	hardscape	55.4.4/78.2	KMLD
	• Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Paul, Thornewill; Recused: Oliver. Last heard 12/19/2023				
2.	NIR LLC 12-9661	Straight Wharf	Rebuild roof w dormer	42.2.4/1	Paul Beaulieu
	• Commissioners: Pohl, Oliver, Camp, Paul, Patten;				
3.	George Metri 09-8496	12 Angola St	Hardscape driveway	54.4.4/48	KMLD
	• Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten; Recused: none. Last heard 12/19/2023				
4.	Matthew Roberts 11-9561	21A Daffodil Ln	Rooftop Solar	68/749	Empower Energy
	• Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch, Patten, Paul; Recused: none. Last heard 12/19/2023				
5.	40 Warren’s Landing N T	40 Warren’s Landing	Shed 04-8218	38/45	Normand
	• Commissioners: Pohl, Oliver, Coombs, Paul, Patten; Alternates: Welch, Thornewill; Recused: none. Last heard 08/15/2023				
6.	Eleven Lincoln Trust 11-9526	32 Jefferson Ave	Rev 10-9274 MH	31/32	Botticelli Pohl
	• Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Paul, Patten; Recused: Pohl. Last heard 12/05/2023				
7.	Smiley 17 N Water LLC	17 N Water St	roof walk 01-9732	42.4.2/49	Emeritus
	• Commissioners: Pohl, Welch, Coombs, Oliver, Camp; Alternates: Paul, Thornewill, Patten; Recused: none. Last heard 01/30/2024				
8.	N Liberty St LLC 12-9701	13 N Liberty St	Window door rev	42/3.4/3	SMRD
	• Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023				
9.	Carmine & Sheila Giardini	7A Clifford St	New dwelling 12-9634	79/19	Reid Yenor
	• Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Paul, Oliver, Patten; Recused: none. Last heard 01/16/2024				
10.	61 Fairgrounds LLC	61 Fairgrounds lot D	Dwelling rev’s	67/173.2	LFW
	• Minutes not provided				
11.	61 Fairgrounds LLC	61 Fairgrounds lot D	Pool hardscape	67/173.2	LFW
	• Minutes not provided				
12.	61 Fairgrounds LLC	61 Fairgrounds lot C	Pool hardscape	67/173.1	LFW

- *Minutes not provided*

13. Stobie	60 Hulbert	windows	29/58	Brian Puches
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
14. Richard & Deborah Hohlt	121 Madaket Rd	Pickle Ball Court	40/60.1	Botticelli
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: None Recused: Pohl, Thornewill. Last heard 02/06/2024</i>				

VII. NEW BUSINESS 02/20/2024

30. Nyland Jonathan	93 Sankaty Rd	As built remove chimney	49/182	Topham
31. John & Jill Petterson	5 Wigwam	Driveway Arbor Hardscape	77/5.3	Self
32. Scheurell	28 Flintlock Rd	Move off	75/79	Topham
33. Sylvia Bell	34 Chuck Hollow	Move on	75/67	Topham
34. Meehan, James	50 N Liberty	Rooftop solar	41/255	Cotuit Solar, Karen A
35. Kaiser, Nathan	5 Dovekie Ct	Rooftop solar	68/561	Cotuit Solar, Karen A
36. Pazone, RE Trust	15 Deer Run Rd	Move shed	89/9	Normand Residential
37. Milton Rowland	15 Deer Run Rd	move	55.4.4/32	Normand Residential
38. Charles Platt, Maureen	6 Saratoga	Change windows	41/180	Thornewill
39. Island Cricket LLC	169 Polpis Rd	New 2 nd Dwelling	44/18	Normand Residential
40. Maxwell House LLC	15 Cliff Rd	Window changes	42.4.4/56	MCA
41. Nantucket Island Resorts	19 N Water St Lot 9	New dwelling	42.4.2/3	Emeritus LTD
42. Nantucket Island Resorts	19 N Water St Lot 10	New dwelling	42.4.2/3	Emeritus LTD
43. Suni & William Harford	60 Wanoma Wy	Buid alteration reno att garage	92/3	Emeritus LTD
44. Red Horse LLC	65 Quidnet Rd	New Garage	21/115	Botticelli & Pohl
45. Crib LLC	12 Nobska Cottage D	New Dwelling	67/103	Emeritus LTD
46. Hummock Pond HoldingsLLC	287 Hummock Pond Rd	Demo	83/39	Emeritus LTD
47. Harold Bros Realty LLC	6 Highland Ave	Color Change	30/288	Emeritus LTD
48. Harold Bros Realty LLC	2 & 4 Highland Ave	2 nd Dwelling color change	30/287-289	Emeritus LTD
49. Harold Bros Realty LLC	2 & 4 Highland Ave	Garage color change	30/287-289	Emeritus LTD
50. Harold Bros Realty LLC	2 Stone Alley	railings	42.3.1/102	Emeritus LTD

Approved Minutes –	
Review Minutes -	
Other Business -	• Next HDC Meeting- March 5th 4 pm. *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.
Potential Items for Discussion-	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Discussion of Previously Approved Best Practices. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • 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