



UPDATED MEETING POSTING
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, March 05, 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
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: Ray Pohl, Chairman

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

https://us06web.zoom.us/webinar/register/WN_W5mhK4rjQHYNbulSWMKKg

To watch the live meeting, click here:

<https://youtube.com/live/-d1u2bktADY>

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, Nicky Sheriff, 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. DISCUSSIONS & VOTE

II. PUBLIC COMMENT

III. COMMISSIONER'S COMMENTS

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NIR	4 Harbor Sq	WALL SIGN	42.2.4/1	WAPD
2. NIR	4 Harbor Sq	WALL SIGN	42.2.4/1	WAPD
3. NIR	4 Harbor Sq	WALL SIGN	42.2.4/1	WAPD
4. Frances Macdonald	9 S Water St	PROJECTING SIGN	42.3.1/131.1	Cara Marquis
5. NIR RETAIL LLC	44 Straight Wharf	WALL SIGN	42.2.4/15	Sign Here
6. VTT MANAGEMENT	48 Center St	PROJECTING SIGN	42.3.1/1	Sign Here
7. VTT MANAGEMENT	48 Center St	PROJECTING SIGN	42.3.1/1	Sign Here

V. OLD BUSINESS 01/30/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ospray LLC 12-9577	25 Willard St	Hardscape & fence	29/33	Edgewater Landscape
• <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patten; Alternates: Thornewill; Recused: None. Last heard 12/19/2023</i>				
2. Kathryn Cook 12-9637	85 Low Beach Rd	Glass Connector rev 10-7257	75/31.3	Rich Gammons
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None. Last heard 12/12/2023</i>				

VI. NEW BUSINESS 02/06/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. MacTaggart, Ian	1 Brook Farm Rd	Cabana	41/222.8	MCA
2. Ack N Back	33 Quidnet Rd	Pickleball	21/27.2	Ahern LLC
3. 25 ACK LLC	25 Pleasant St	New Dwelling	55.4.1/111	EMDA
4. 26 Fair LLC	26 Fair St	Addition	42.3.2/171	EMDA
5. 4 Brothers ACK LLC	30 Tashama Ln	Revisions porch	55/455	EMDA
6. KAC Holdings LLC	156 Madaket Rd	Pickleball Driveway	39/41	Atlantic

VII. OLD BUSINESS 02/13/2024

1. Robert Sarkisian 11-9409	8 N MILL	Hardscape	55.4.4/78.2	KMLD
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Paul, Thornewill; Recused: Oliver. Last heard 12/19/2023</i>				
2. NIR LLC 12-9661	Straight Wharf	Rebuild roof w dormer	42.2.4/1	Paul Beaulieu
• <i>Commissioners: Pohl, Oliver, Camp, Paul, Patten;</i>				
3. George Metri 09-8496	12 Angola St	Hardscape driveway	54.4.4/48	KMLD
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten; Recused: none. Last heard 12/19/2023</i>				
4. 40 Warren's Landing N T	40 Warren's Landing	Shed 04-8218	38/45	Normand
• <i>Commissioners: Pohl, Oliver, Coombs, Paul, Patten; Alternates: Welch, Thornewill; Recused: none. Last heard 08/15/2023</i>				
5. Eleven Lincoln Trust 11-9526	32 Jefferson Ave	Rev 10-9274 MH	31/32	Botticelli Pohl
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Paul, Patten; Recused: Pohl. Last heard 12/05/2023</i>				
6. Smiley 17 N Water LLC	17 N Water St	roof walk 01-9732	42.4.2/49	Emeritus
• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Camp; Alternates: Paul, Thornewill, Patten; Recused: none. Last heard 01/30/2024</i>				
7. N Liberty St LLC 12-9701	13 N Liberty St	Window door rev	42/3.4/3	SMRD
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
8. Carmine & Sheila Giardini	7A Clifford St	New dwelling 12-9634	79/19	Reid Yenor
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Paul, Oliver, Patten; Recused: none. Last heard 01/16/2024</i>				
9. 61 Fairgrounds LLC	61 Fairgrounds lot D	Dwelling rev's	67/173.2	LFW
• <i>Minutes not provided</i>				
10. 61 Fairgrounds LLC	61 Fairgrounds lot D	Pool hardscape	67/173.2	LFW
• <i>Minutes not provided</i>				

11. 61 Fairgrounds LLC	61 Fairgrounds lot C	Pool hardscape	67/173.1	LFW
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- *Minutes not provided*

12. Richard & Deborah Hohlt	121 Madaket Rd	Pickle Ball Court	40/60.1	Botticelli
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- *Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: None Recused: Pohl, Thornewill. Last heard 02/06/2024*

VIII. NEW BUSINESS 02/20/2024

1. Nyland Jonathan	93 Sankaty Rd	As built remove chimney	49/182	Topham
2. John & Jill Petterson	5 Wigwam	Driveway Arbor Hardscape	77/5.3	Self
3. Scheurell	28 Flintlock Rd	Move off	75/79	Topham
4. Sylvia Bell	34 Chuck Hollow	Move on	75/67	Topham
5. Meehan, James	50 N Liberty	Rooftop Solar	41/255	Cotuit Solar, Karen A
6. Kaiser, Nathan	5 Dovekie Ct	Rooftop Solar	68/561	Cotuit Solar, Karen A
7. Milton Rowland	18 Mt. Vernon Street	New Shed	89/9	Normand Residential
8. Pazone, RE Trust	14 Waquoit Rd	Move	55.4.4/32	Normand Residential
9. Charles Platt, Maureen	6 Saratoga	Change Windows	41/180	Thornewill
10. Island Cricket LLC	169 Polpis Rd	New 2 nd Dwelling	44/18	Normand Residential
11. Maxwell House LLC	15 Cliff Rd	Window Changes	42.4.4/56	MCA
12. Nantucket Island Resorts	19 N Water St Lot 9	New Dwelling	42.4.2/3	Emeritus LTD
13. Nantucket Island Resorts	19 N Water St Lot 10	New Dwelling	42.4.2/3	Emeritus LTD
14. Suni & William Harford	60 Wanoma Wy	Addition/Reno/Attach Garage	92/3	Emeritus LTD
15. Red Horse LLC	65 Quidnet Rd	New Garage	21/115	Botticelli & Pohl
16. Crib LLC	12 Nobska Cottage D	New Dwelling	67/103	Emeritus LTD
17. Hummock Pond Holdings LLC	287 Hummock Pond Rd	Demo	83/39	Emeritus LTD
18. Harold Bros Realty LLC	6 Highland Ave	Color Change	30/288	Emeritus LTD
19. Harold Bros Realty LLC	2 & 4 Highland Ave	2 nd Dwelling Color Change	30/287-289	Emeritus LTD
20. Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change	30/287-289	Emeritus LTD
21. 450 Green Park LLC	2 Stone Alley	Railings	42.3.1/102	Emeritus LTD

IX. OLD BUSINESS 03/05/2024

1. Metri, George	12 Angola St	New Dwelling MH	55.4.1/78	Topham
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Paul, Oliver, Patten; Recused: none.</i>				
2. Metri, George	12 Angola St	Garage/Studio	55.4.1/78	Topham
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Paul, Oliver, Patten; Recused: none.</i>				
3. Mariela, Oviedo	12 Wapposett	Solar	67/572	Incite LLC
• <i>Minutes not provided</i>				
4. Rodgers, James	9 Orange	Parking space rev	42.3.1/150	NAG
• <i>Commissioners: Pohl, Coombs, Oliver, Patton, Thornewill;</i>				
5. FP4 N Water	4 N Water St	New Dwelling	42.4.2/90	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: none.</i>				
6. Whitney Gifford Tr	32 Pocomo	Gate	14/77	Emeritus
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Thornewill</i>				
7. 1 N Swift Rock Tr	1 N Swift Rock	New Dwelling	40/2	Emeritus
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: none.</i>				
8. 26 Quidnet LLC	26 Quidnet Path	New Dwelling	21/150	Emeritus
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Paull; Alternates: none.</i>				
9. Ack MidIsland LLC	18-26 Sparks Ave	New Mixed-Use Building	55/231.1-2-307-310	LFW
• <i>Commissioners: Pohl, Welch, Camp, Patten, Paul; Recused: Coombs, Oliver</i>				
10. KMS 126 NT	126R Main St	Rev Garage	42.3.3/98.1	LFW
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Paul, Patten; Recused: none.</i>				
11. Bert Johnson	250 Madaket Rd	Rev New Dwelling	59.4/213	LFW

- *Minutes not provided*

X. NEW BUSINESS 03/05/2024

1. Sayle, Kath	103 Washington St	Additions alterations	55.1.4/37	Topham
2. Colby/Giles	2 Weatherly Pl	Deck	67/304.2	Val Oliver
3. Madakiss Realty Trust	7 Sandsbury Rd	Garage guest house	75/52	Val Oliver
4. Luckity Trust LLC	Tuckernuck	Historic Determination	96/8	Val Oliver
5. Ontario Inc	5 Coffin St Sconset	Cottage alterations	73.1.4/21	Emeritus
6. Wilbert Garcia	12a Daffodil Ln	Fence	68/769.1	Welin Abreu
7. Tack3 LLC	26 Washington St	Fenestration changes	42.3.2/23	Chip Webster
8. First Sun LLC J Raith	2 Gold Star Dr	Pergola Fen changes	55/190	Permits Plus
9. Eleven Lincoln Ave Trust	32 Jefferson Ave	Revs 2023-10-9273	30/132	Botticelli & Pohl

10. Paterson, Jo & Neil	11 Burnt Swamp Ln	Add & window change	56/227	Sandcastle
11. Seven Square Rigger LLC	7 Square Rigger Rd	New Dwelling	69/46	Val Oliver
12. Conti	17 Miller Ln	Shed	68/125	Self
13. DeRuyter	12 Academy Ln	MH Roof	42.4.3/87	Thornewill
14. DeRuyter	12 Academy Ln	Shed Roof	42.4.3/87	Thornewill
15. Plamen Dimitrov	3 Weatherly Pl	Rooftop Solar	67/950	Cotuit Solar
16. Bo Wilson	30 Ridge Lane	Pool hardscape	38/114	KMLD
17. Skyline Farm LLC	5 Skyline Dr	Solar Roof	79/137	AckSmart
18. Nantucket Historical Assoc	89 Bartlett Rd	Solar roof	66/410	AckSmart
19. Meyers, Andrea	99 Cliff Rd	Cedar Fence	30/627	Natalie,Cowger
20. High garden Holdings LLC	49 Hulbert Ave	Rev Fencing	29/14	Jardins Intl
21. Egan Jones Allen & Ann M Trust	15 Pine Crest	New Dwelling	68/435	Kris Megna
22. John Wise	16 Williams St	Move off Demo dwelling	55/372	Normand
23. John Wise	16 Williams St	Move off Demo Shed	55/372	Normand
24. 3 Step Lane LLC	3 Step Ln	Gutters	42.4.2/44	Union Studio0
25. 1N Swift Rock Rd Tr	1 N Swift Rock	Patio	40/2	Ahern LLC
26. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool/spa	54/79	Ahern LLC
27. 39 Monomoy Rd LLC	39 Monomoy Rd	Primary dwell demo move add	54/79	WAPD
28. 39 Monomoy Rd LLC	39 Monomoy Rd	Garage	54/79	WAPD
29. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool cabana	54/79	WAPD
30. 39 Monomoy Rd LLC	39 Monomoy Rd	Shed	54/79	WAPD
31. Cisco Sanctuary	5 Bartlett Farm Rd	New doors	65/14	Gryphon Arch
32. McDonough	5 Moby Wy	New cottage	65/9	Gryphon Arch
33. Hindle, Winston	1 McKinley Ave	Roof	73.3.1/75	James Lydon
34. Moran	5B Lily St	Rev 8295	42.3.4/89	Val Oliver
35. Schnieder, Peggy	10A West Dover	Demo shed	55.4.1/192	Val Oliver
36. Deborah B William	10 Easy St	Brick sidewalk	42.3.1/78	Sandcastle Construction
37. Leiss, Mark	5 Coffin Rd (TN)	New Shed	91/9.2	Greg Nichols
38. 111 Cliff Rd Trust	111 Cliff Rd	MH Fen Revs	41/10	Emeritus
39. 111 Cliff Rd Trust	111 Cliff Rd	Gargae Fen Revs	41/10	Emeritus
40. 3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus
41. 2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus
42. Harold Brothers Realty Inc	2-4 Highland Dr	MH color change	30/187-289	Emeritus
43. 30 North Beach St LLC	30 N Beach St BLDG A	Fenestration	29/130	Emeritus
44. 30 North Beach St LLC	30 N Beach St BLDG B	Fenestration	29/130	Emeritus
45. Glidden	24 Rugged Rd	Pergola	67/164	Emeritus
46. 63 Hulbert LLC	63 Hulbert Ave	MH porch fen revs	29/9	Emeritus
47. 102 Wauwinet Rd Trust	102 Wauwinet Rd	New Found/addition	11/24.2	Botticelli & Pohl
48. 32 Hulbert Trust	32 Hulbert Ave	Revs 9280	29/72	Botticelli & Pohl
49. Twenty One India LLC	21 India St	Window replacement like kind	42.3.4/21	LFW
50. Elizabeth Fonriest	11 New St	Replace windows	55.4.1/39.1	LFW
51. Seventeen Mill St LLC	17 Mill St	Window replacement like kind	55.4.4/47	LFW
52. NOTLIH LLC	55 Burnell St	Reno dwelling	49.3.2/1.4	LFW
53. NOTLIH LLC	55 Burnell St	Demo move garage	49.3.2/1.4	LFW
54. Joan Bunting	14 Macys Ln	Addition to studio	68/107	LFW
55. Ten Straight Wharf LLC	10 Straight Wharf	Addition	42.3.1/137	LFW
56. Pact LLC	41 Orange St	Shed expansion	42.3.2/224	LFW
57. NIR	27 Broad St	Window replacement like kind	42.4.2/78	Trevor Smith
58. Thomas Lord	15 Coffin St	New driveway	73.4.1/34	LFW
59. Lee Saper Stein	20 New St	New door	55/337	LFW
60. Sean Dew	18 Wood Hollow	Pool/hardscape	72/9	LFW
61. K22S LLC	126 Main St	Rev Window location	42.3.3/98	LFW
62. Nantucket Property Owner	19 Honeysuckle Dr	Rev Dwelling Style	68/397	LFW
63. Nantucket Property owner	3 Beach Grass Rd	Rev dwelling style	68/884	LFW

64. Michal Bloxam	37 N Pasture Ln	Hardscape pool	44/81	LFW
65. Michal Bloxam	37 N Pasture Ln	Pool house	44/81	LFW
66. Fifty-Nine Pochick Ave LLC	59 Pochick Ave	Hardscape pool	79/125	LFW
67. Guillermo Delascasas	23 Pond View Dr	Reissue shed COA	81/28	LFW

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