



UPDATED MEETING POSTING
MEETING POSTING
ORIGINAL POSTING TIME: 2024 MAR 22 PM 02:21
ORIGINAL POSTING NUMBER: T 297

RECEIVED

2024 MAR 26 PM 02:04
NANTUCKET TOWN CLERK
Posting Number: T 300

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 26, 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_gJSBYVf8Tw2PhsEUnhM2Qg#/registration

To watch the live meeting, click here:

<https://www.youtube.com/live/SZeJbXgZnRI?si=A6kNn6ocQsBySn7w>

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, and William Saad

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

- Discussion of Article 38, ATM 2024

II. CONSENT – NB 03/19/24 carry over

1.	6 Carew Ln LLC	6 Carew Ln	Gates Arbor	73.3.2/62.1	Atlantic	SW
2.	Cohen Steven Trust	19 Austin Locke Way	MH Fenestration changes	82/57	Shelter 7	SW
3.	Dale Kevin F TR	6 Village Wy	Deck hardscape	14/42	Ahern LLC	VO
4.	Dylan & Caroline Wallace	65 Polpis Rd	Window door changes	43/13	Self	VO
5.	Chris & Ashley Austin	Maple Lane Lot 7	Color change door rev	67/303	Emeritus LTD	VO

III. CONSENT WITH CONDITIONS – NB 0./19/24 carry over

- | | | | | | | |
|----|-----------------|-------------------|----------------|---------|----------|----|
| 1. | Lewis, Marjorie | 124 Tom Nevers Rd | Pool hardscape | 91/43.2 | Atlantic | SW |
|----|-----------------|-------------------|----------------|---------|----------|----|
- Pool not to be visible at the time of inspection or thereafter; no grade change from existing at the time of application
- | | | | | | | |
|----|--------------------|---------------------|--------|-------|-----------|----|
| 2. | Cohen Steven Trust | 19 Austin Locke Way | cabana | 82/57 | Shelter 7 | SW |
|----|--------------------|---------------------|--------|-------|-----------|----|
- Subject to top plate height no taller than 7’6” and remainder portion of roof assembly as shown-i.e., if the high point of top plate height is taller than 7’6” lower the entire assembly.

IV. NEW BUSINESS 02/20/2024

1.	Harold Bros Realty LLC	6 Highland Ave	Color Change	30/288	Emeritus LTD
2.	Harold Bros Realty LLC	2 & 4 Highland Ave	2 nd Dwelling Color Change	30/287-289	Emeritus LTD
3.	Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change	30/287-289	Emeritus LTD

V. NEW BUSINESS 03/05/2024 (VIEW)

1.	Thomas Lord	15 Coffin St	New Driveway	73.4.1/34	LFW
----	-------------	--------------	--------------	-----------	-----

- *Commissioners: Pohl, Welch, Coombs, Oliver, Patten; Alternates: Paul, Thornewill*

VI. NEW BUSINESS 03/05/2024

1.	Harold Brothers Realty Inc	2-4 Highland Dr	MH color change	30/187-289	Emeritus
2.	3 Step Lane LLC	3 Step Ln	Gutters	42.4.2/44	Union Studio0
3.	3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus
4.	2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus
5.	Glidden	24 Rugged Rd	Pergola	67/164	Emeritus
6.	63 Hulbert LLC	63 Hulbert Ave	MH porch fen revs	29/9	Emeritus
7.	1N Swift Rock Rd Tr	1 N Swift Rock	Patio	40/2	Ahern LLC
8.	1 N Swift Rock Road Trust	1N Swift Rock	Pavilion	40/2	Emeritus LTD
9.	1N Swift Rock Road Trust	1N Swift Rock	garage	40/2	Emeritus LTD
10.	1 N Swift Rock LLC	1 N Swift Rock	Pool hardscape	40/2	Ahern LLC

VII. OLD BUSINESS 03/12/2024

- | | | | | | |
|----|---------------|-----------------|-------------------------|-------|-----------|
| 1. | Iamadummy LLC | 77 Eel Point Rd | Rev to COA Beach Stairs | 32/44 | JB Studio |
|----|---------------|-----------------|-------------------------|-------|-----------|
- *Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: None; Recused: None*
- | | | | | | |
|----|-----------|-----------------|-------------|-----------|-----|
| 2. | TACK3 LLC | 3 Commercial St | Rev dormers | 42.3.1/38 | CWA |
|----|-----------|-----------------|-------------|-----------|-----|
- *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill*
- | | | | | | |
|----|----------------------|----------------|--------------------|--------|-----|
| 3. | More than enough LLC | 30 Russells Wy | Chimney deck grade | 77/8.1 | CWA |
|----|----------------------|----------------|--------------------|--------|-----|
- *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*
- | | | | | | |
|----|---------------------|------------------|--------------|---------|------------------|
| 4. | Ted & Amy Orenstein | 5 Crows Nest Way | New Dwelling | 12/22.2 | Sandcastle Const |
|----|---------------------|------------------|--------------|---------|------------------|
- *Commissioners: Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None*
- | | | | | | |
|----|-----------------------|------------|--------------|-----------|----------|
| 5. | Smiley 17 N Water LLC | 17 N Water | Add Roofwalk | 42.4.2/49 | Emeritus |
|----|-----------------------|------------|--------------|-----------|----------|
- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: None; Recused: None*
- | | | | | | |
|----|------------------|----------------|-------------------------|---------|----------|
| 6. | KAC Holdings LLC | 156 Madaket Rd | Pickleball and driveway | 39/13.4 | Atlantic |
|----|------------------|----------------|-------------------------|---------|----------|
- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None*
- | | | | | | |
|----|--------------------------|-----------------|-------------------------|-------|-------------------|
| 7. | 90 N. Liberty Presv. Tr. | 90 N Liberty St | Garage partial demo/add | 41/22 | Botticelli & Pohl |
|----|--------------------------|-----------------|-------------------------|-------|-------------------|
- *Commissioners: Camp, Coombs, Oliver, Thornewill, Paul; Alternates: None; Recused: None*

VIII. NEW BUSINESS 03/19/2024 - VIEW

- | | | | | | | |
|----|--------------|--------------|---------------|--------|------|----|
| 1. | Michele Kolb | 27 N Liberty | Rear door rev | 41/453 | Self | SW |
|----|--------------|--------------|---------------|--------|------|----|
- View from Land Bank park (Lily Pond) / walkways

IX. NEW BUSINESS 03/19/2024

1.	Gottwald Family Trust	4R Jefferson Ave	Garage addition alteration	29/48.1	Topham
2.	Gottwald Family Trust	4R Jefferson Ave	Garage Historic determination	29/48.1	Topham
3.	Gottwald Family Trust	4R Jefferson Ave	Cottage Historic Determination	29/48.1	Topham
4.	Gottwald Family Trust	4R Jefferson Ave	Cottage alterations	29/48.1	Topham
5.	Shawn Casey	3 5 th Way	Fence	67/269	self

6. Kilvert, Charles	117 Pleasant St	Roof	55/267.6	Shakrat Azoeu
7. Strong Wings	9 Nobadeer Farm Rd	Solar rooftop	69/88	Acksmart
8. Parents Cooperative of Nan	15 Nobadeer Farm	Solar rooftop	69/85	Acksmart
9. Azima, Farhood	20 Liberty St	Main House Addition	42.3.4/143	SMRD
10. Azima, Farhood	20 Liberty St	Garage Demo	42.3.4/143	SMRD
11. Puljic, Goran; Melinda	14 Almanack Pond	Additions	25/12	Melinda Puljic
12. CC & C of Mass LLC	20 Arrowhead Dr	Modify outside Stairs	69/51	Sandcastle const
13. Sea Horse Lane LLC	5 Grant Ave	New Garage	30/143	Botticelli & Pohl
14. Sea Horse Lane LLC	5 Grant Ave	Hardscape	30/143	Stimson
15. 21A Pleasant St LLC	21 Pleasant St	Hardscape driveway	55.4.1/1	LINK
16. Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
17. Tomack LLC	38 Chuck Hollow	New dwelling	75/66.1	JB Studio
18. Tomack LLC	38 Chuck Hollow	New garage	75/66.1	JB Studio
19. Alderaan LLC	67 Surfside	Rooftop solar	67/232	Acksmart
20. Neil Paterson	83 Bartlett	Rooftop solar	66/409	Acksmart
21. 12 Sesachacha LLC	12 Seachacha Rd	New dwelling	21/83	Botticelli & Pohl
22. 12 Sesachacha LLC	12 Seachacha Rd	Demo/move off	21/83	Botticelli & Pohl
23. John Esposito	14 Eat Fire Spring Rd	Addition	20/61	BPC
24. John Esposito	14 Eat Fire Spring Rd	spa	20/61	BPC
25. John Esposito	14 Eat Fire Spring Rd	pool	20/61	BPC
26. John Esposito	14 Eat Fire Spring Rd	hardscape	20/61	BPC
27. John Esposito	14 Eat Fire Spring Rd	Shed move	20/61	BPC
28. Debbie Miller/Carol Nast	37 N Liberty St	Entry Stoop Reno Brick repair	41/156	Sandcastle const
29. Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus LTD
30. Great Harbor Yacht Club Inc	96 Washington	Add 2 nd floor covered porch/roof	55.1.4/8	Emeritus LTD
31. Stark Point LLC	16 Easton St	MH Rev to 2023-11-9476	42.1.4/11	Botticelli & Pohl
32. Cohen Steven Tr	51 W Miacomet Rd	Pool hardscape	81/52	Ahern LLC
33. Steven Cohen Trustee	72 Pocomo Rd	Demo Main House	15/37	WAPD
34. Steven Cohen Trustee	72 Pocomo Rd	Demo guest house	15/37	WAPD
35. Steven Cohen Trustee	72 Pocomo Rd	Demo garage	15/37	WAPD
36. Steven Cohen Trustee	72 Pocomo Rd	Demo outbuildings	15/37	WAPD
37. Steven Cohen Trustee	72 Pocomo Rd	Demo pool spa	15/37	WAPD
38. Steven Cohen Trustee	72 Pocomo Rd	New MH	15/37	WAPD
39. Steven Cohen Trustee	72 Pocomo Rd	New GH	15/37	WAPD
40. Steven Cohen Trustee	72 Pocomo Rd	New Garage	15/37	WAPD
41. Steven Cohen Trustee	72 Pocomo Rd	New Gym	15/37	WAPD
42. Steven Cohen Trustee	72 Pocomo Rd	New Shed	15/37	WAPD
43. 72 Pocomo Trust	72 Pocomo	Pool hardscape	15/37	Ahern LLC
44. 72 Pocomo Trust	72 Pocomo	pergola	15/37	Ahern LLC
45. Harimon Preston	9 Cedar Cir	New Shed	55/494	self
46. Vaziriani Akshay	26 Lyons Ln	Renew COA	71/9	JB Studio
47. Steven Kara Gibson	5 Arrowhead Dr	Roof solar	69/304	Sunwind
48. Brian- Linda Davis	108 Surfside Rd	Roof solar	80/5	Sunwind
X. OLD BUSINESS 03/26/2024				
1. Joshua Leffler	22 Pleasant St	Addition to garage	42.3.2/50	Val Oliver
• <i>Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver</i>				
2. Grant Cambridge	40 Easton St	Hardscape	42.1.4/20	Champoux
• <i>Commissioners: Camp, Coombs, Oliver, Patten, Paul</i>				
3. Killen	5 Easy St	Hardscape parking	42.3.1/78	R Newman
ADDRESS LISTED INCORRECTLY ON SIGN UP SHEET – “10 EASY STREET” WILL BE PROPERLY REFLECTED ON NEXT AGENDA				
4. Nantucket Island Resorts	19 N Water Lot 9	New Dwelling	42.4.2/3	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
5. Nantucket Island Resorts	19 N Water Lot 10	New Dwelling	42.4.2/3	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
6. 450 Green Park LLC	2 Stone Alley	Railings	42.3.1/102	Emeritus LTD
• <i>Commissioners: Welch, Oliver, Patten, Paul, Thornewill</i>				
7. Suni & William Harford	60 Wanoma	Addition Reno Garage	92.3	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Patten</i>				
8. Nantucket Island Resorts	4 N Water St	New dwelling	42.4.2/90	Emeritus LTD
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill</i>				

Approved Minutes –	
Review Minutes -	January 23, 2024
Other Business -	Next HDC Meeting- April 2nd 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