



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) – NEW Business
Day, Date, & Time	Tuesday, April 02, 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_5SB3r6dERQWb7CwJjOwQgA#/registration

To watch the live meeting, click here:

<https://www.youtube.com/watch?v=nOq6tY8nrA0>

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. SIGNS

1. Harvey young 6 Broad St Projecting Sign 42.4.2/64 Shantaw Bloise
- **SAC Recommends Approval subject to comments – lighting**
2. Eaghmon Banks 1 Sparks Ave Wall Sign 55/180.1 self
- **SAC Recommends – Hold for revisions**
3. Eaghmon Banks 1 Sparks Ave Hanging sign 55/180.1 self
- **SAC Recommends Denial – Freestanding signs are prohibited in The Sign Book**
4. VTT Management 1 Miller Ln Wall Sign (Inn) 68/888 Cara Marquis
- **SAC Recommends Approval**
5. VTT Management 1 Miller Ln Wall sign 2 (Café) 68/888 Cara Marquis
- **SAC Recommends Approval**
6. VTT Management 1 Miller Ln Freestanding sign 68/888 Cara Marquis
- **SAC Recommends Denial – Freestanding signs are prohibited in The Sign Book**

III. CONSENT

1. Richmond Great PT 30A Evergreen Front door color change 68/711.2 KOH RP
2. Richmond Great PT 30A Evergreen Add garage window 68/711.2 KOH RP
3. RMM Lemonade LLC 23 Masaquet Ave addition 80/139 EMDA JP
4. Erie Peterson 97A Goldfinch Dr Fence replacement 68/994.4 KMLD JP
5. William & Shawn Cronin 22 Willard St New Storage Shed 29/79 Normand Res. AC
6. Gary Creem 6-8 Hydrangea Ln Renew COA 2021-04-3603 73/88 Val Oliver AC

IV. CONSENT WITH CONDITIONS –

1. Eaghmon Banks 1 Sparks Ave Fence 55/180.1 self
- Type II capped picket fence, NTW -VO
2. 1 Tennessee Street LLC 1 Tennessee Roof 60.2.4/83 self
- Date of structure to be provided on COA - VO
3. 1 Tennessee Street LLC 1 Tennessee roof 60.2.4/83 self
- Date of structure to be provided on COA - VO
4. Steven Geldart 6 Cherry St Replace 2 windows 55/386 self
- Date of structure to be provided on COA - VO
5. Turner, Suzanne 9 Long Pond Rev 2024-01-9854 59/33 Botticelli & Pohl
- Date of structure to be provided on COA - VO
6. Joseph Minella 9 Giny Lane Fence 41/851 Sandcastle Cont
- Square lattice top on fence RP
7. Ryan McGrady 11 Atlantic Ave Roof 55/11 T & T
- Date of structure to be provided on COA - RP
8. Danno Lynch 3 Joy St Roof 55.4.4/68 J Lydon
- Date of structure to be provided on COA - CP
9. Olympic Equity 91 Main St Roof 42.3.3/18 J Lydon
- Date of structure to be provided on COA - CP
10. Kilvert, Charles 117 Pleasant St Roof 55/267.6 Shakrat Azoeu
- Date of structure to be provided on COA - HB

V. NEW BUSINESS 02/20/2024 – VIEW

1. Kaiser, Nathan 5 Dovekie Ct Rooftop Solar 68/561 Cotuit Solar, Karen A

VI. NEW BUSINESS 03/19/2024

1. Shawn Casey 3 5th Way Fence 67/269 self
2. Strong Wings 9 Nobadeer Farm Rd Solar rooftop 69/88 Acksmart
3. Parents Cooperative of Nan 15 Nobadeer Farm Solar rooftop 69/85 Acksmart
4. Azima, Farhood 20 Liberty St Main House Addition 42.3.4/143 SMRD
5. Azima, Farhood 20 Liberty St Garage Demo 42.3.4/143 SMRD
6. Puljic, Goran; Melinda 14 Almanack Pond Additions 25/12 Melinda Puljic
7. CC & C of Mass LLC 20 Arrowhead Dr Modify outside Stairs 69/51 Sandcastle const
8. Sea Horse Lane LLC 5 Grant Ave New Garage 30/143 Botticelli & Pohl
9. Sea Horse Lane LLC 5 Grant Ave Hardscape 30/143 Stimson
10. 21A Pleasant St LLC 21 Pleasant St Hardscape driveway 55.4.1/1 LINK
11. Turk Family LLC 15 Marsh Hawk Ln Pool/Patio 56/113.6 LINK

12. Tomack LLC	38 Chuck Hollow	New dwelling	75/66.1	JB Studio
13. Tomack LLC	38 Chuck Hollow	New garage	75/66.1	JB Studio
14. Alderaan LLC	67 Surfside	Rooftop solar	67/232	Acksmart
15. Neil Paterson	83 Bartlett	Rooftop solar	66/409	Acksmart
16. 12 Sesachacha LLC	12 Seachacha Rd	New dwelling	21/83	Botticelli & Pohl
17. 12 Sesachacha LLC	12 Seachacha Rd	Demo/move off	21/83	Botticelli & Pohl
18. John Esposito	14 Eat Fire Spring Rd	Addition	20/61	BPC
19. John Esposito	14 Eat Fire Spring Rd	spa	20/61	BPC
20. John Esposito	14 Eat Fire Spring Rd	pool	20/61	BPC
21. John Esposito	14 Eat Fire Spring Rd	hardscape	20/61	BPC
22. John Esposito	14 Eat Fire Spring Rd	Shed move	20/61	BPC
23. Debbie Miller/Carol Nast	37 N Liberty St	Entry Stoop Reno Brick repair	41/156	Sandcastle const
24. Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus LTD
25. Great Harbor Yacht Club Inc	96 Washington	Add 2 nd floor covered porch/roof	55.1.4/8	Emeritus LTD
26. Stark Point LLC	16 Easton St	MH Rev to 2023-11-9476	42.1.4/11	Botticelli & Pohl
27. Cohen Steven Tr	51 W Miacomet Rd	Pool hardscape	81/52	Ahern LLC
28. Steven Cohen Trustee	72 Pocomo Rd	Demo Main House	15/37	WAPD
29. Steven Cohen Trustee	72 Pocomo Rd	Demo guest house	15/37	WAPD
30. Steven Cohen Trustee	72 Pocomo Rd	Demo garage	15/37	WAPD
31. Steven Cohen Trustee	72 Pocomo Rd	Demo outbuildings	15/37	WAPD
32. Steven Cohen Trustee	72 Pocomo Rd	Demo pool spa	15/37	WAPD
33. Steven Cohen Trustee	72 Pocomo Rd	New MH	15/37	WAPD
34. Steven Cohen Trustee	72 Pocomo Rd	New GH	15/37	WAPD
35. Steven Cohen Trustee	72 Pocomo Rd	New Garage	15/37	WAPD
36. Steven Cohen Trustee	72 Pocomo Rd	New Gym	15/37	WAPD
37. Steven Cohen Trustee	72 Pocomo Rd	New Shed	15/37	WAPD
38. 72 Pocomo Trust	72 Pocomo	Pool hardscape	15/37	Ahern LLC
39. 72 Pocomo Trust	72 Pocomo	pergola	15/37	Ahern LLC
40. Harimon Preston	9 Cedar Cir	New Shed	55/494	self
41. Vaziriani Akshay	26 Lyons Ln	Renew COA	71/9	JB Studio
42. Steven Kara Gibson	5 Arrowhead Dr	Roof solar	69/304	Sunwind
43. Brian- Linda Davis	108 Surfside Rd	Roof solar	80/5	Sunwind

VII. 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	10 Easy St	Hardscape parking	42.3.1/78	R Newman
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
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>				

VIII. NEW BUSINESS 04/02/2024 - VIEW

1. Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend
2. Sharpiro, Jeff	12 W York Ln	Roof Solar	55/99.1	Cotuit Solar
3. Daly, Thomas	72A Hummock Pond Rd	Roof Solar	56/72.6	Cotuit Solar

IX. NEW BUSINESS 04/02/2024

4. 9 Thirty Acres LLC	9 Thirty Acres	Fence revs	67/115.7	LINK
5. Wombat Point LLC	2 Prospect Ln	Window & foundation change	55.4.4/3	EMDA
6. Cascabelles Dos, LLC	5 Shawkemo Hills Ln	Fenestration change	27/40.5	Jonathan Raith
7. Beach Bucket LLC	14 Silver St	Demo/ move	55.4.1/182	Chandra Miller
8. Owen Franks	2 Sherburne TP	Addition	30/179	Chip Webster
9. Matt Matthews	43 Union St	Re-issue 2020-02-0968	43.3.2/29	EMDA

10. Whitney Matthews	43 Union St	Re-issue 06-9920	43.3.2/29	EMDA
11. Mark & Amy Tercek	30 Burnell St	Window & Door change	73/2.3	EMDA
12. Matt O'Connor	22 Tashama	Pool fence hardscape	55/451	KMLD
13. Bessey, James & Laura	9 Correia	Primary Dwelling	80/58.2	Brook M
14. Bessey, James & Laura	9 Correia	Secondary	80/58.2	Brook M
15. Bessey, James & Laura	9 Correia	Tertiary	80/58.2	Brook M
16. Bessey, James & Laura	9 Correia	Studio/Gargae	80/58.2	Brook M
17. Bessey, James & Laura	9 Correia	Pool Hardscape	80/58.2	Brook M
18. Bessey, James & Laura	9 Correia	Pavilion	80/58.2	Brook M
19. 256 Polpis LLC	256 Polpis Rd	MH Addition Pergola	25/25	Botticelli & Pohl
20. NISDA	1 Evergreen Wy	Move off demo	68/727	Emeritus
21. Zero India St LLC	1 Cambridge	Ramp rev	42.3.1/130.2	Emeritus
22. Fernandez	13 Academy Ln	Reduce & Replace Hardscape	42.4.3/112	Gryphon Arch
23. Dean Behrend	12.5 Pequot	Move demo mh	80/20	Michael McKay
24. Dean Behrend	12.5 Pequot	dwelling	80/20	Michael McKay
25. Dean Behrend	12.5 Pequot	Move demo shed	80/20	Michael McKay
26. Dean Behrend	12.5 Pequot	Move demo studio	80/20	Michael McKay
27. Riverview Crossing, LLC	12.5 Pequot St	Garage	80/20	Behrend
28. 9B Crows Nest LLC	9B Crows Nest #2	Rev 2023-11-9497	12/20.2	Botticelli & Pohl
29. Jacob Lilley	19 Ridge Ln	Fence	38/77	self
30. 100 Cliff Rd LLC	100 Cliff	Addition	41/14	MCA
31. 47 Walsh St LLC	47 Walsh St	Extend drive and walkways	29/64	Mark Avery
32. Anderson Duncan	31 Okorwaw	addition	79/153	NAG
33. Danielle De Benedictis	1 Magnolia Ave	Deck extension	73.3.1/123	Emda
34. Town Line LLC	4 Field Ave	New Dwelling	80/171	Kris Megna
35. Town Line LLC	4 Field Ave	New Dwelling	80/171	Kris Megna
36. Gregory & Angela Furtaw	11 Roberts Ln	Addition to existing structure	56/36	Normand Residential
37. Gregory & Angela Furtaw	11 Roberts Ln	New second dwelling	56/36	Normand Residential
38. Dukes Rd Trust	2 Dukes Rd	New Dwelling	41/187	Botticelli & Pohl
39. Little Big Building LLC	9 Orange St	Reno	42.3.1/150	NAG
40. Newman, Robert	6 Topping Lift Road	Front door change	66/308	Self
41. Conway Family	11 Western Ave	Pool & Hardscape	87/117	Oliver
42. 90 N Liberty Pres. Tr.	90 N Liberty St	Driveway & retaining wall	41/22	Jardins
43. Jacqueline Moss	36 Shell St	Roof change	73.1.3/44	Richard Abreu
44. Steve Duro	11 Alexandria Drive	Driveway Apron	67/414	Self
45. Kyle Ambrester	21 Berkley Ave	New basement windows	54/160	Mark Avery
46. Jesse Dutra	80 Hummock Pond Road	Alpaca shed	56/124	Oliver
47. Michelle & Darren Black	28 Eel Point Road	Breezeway	40/44	Emeritus
48. Big Patch LLC	69 Hummock Pond Road	New primary dwelling	56/320	Emeritus
49. Big Patch LLC	69 Hummock Pond Road	Garage	56/320	Emeritus
50. US REIF Mar. Nan. Fee	6 Bayberry Court	Fenestration/add dormer	55/706	Emeritus
51. Amelia Drive LLC	5 Amelia Drive	Material Change	67/436	Emeritus
52. Wright, Bill	5 Goose Cove Ave	Garage	59.4/367	Oliver
53. Macfarlane, Dudley	27 Bosworth	Pool, driveway	92.4/95	Atlantic
54. Candle House 2 LLC	2 Candle House Lane	Hardscaping	55.4.1/1.1	LFW
55. 17 Cannonbury Lane LLC	17 Cannonbury Lane	Hardscaping	73/4.5	LFW
56. 6 Todd Circle LLC	12 Willard Street	Rev Roofwalk color	42.4.1/53	LFW
57. William Cooling TR.	22 Westchester St	Addition to Garage	42.4.3/119.1	LFW
58. Charles Bruno	10 Monohansett Road	Hardscaping	79/142	LFW
59. NHA	50 Prospect St	New door old mill	55.4.4/25	LFW
60. NHA	50 Prospect St	Hardscape	55.4.4/25	LFW
61. NHA	15 Broad St	New freight door	42.4.2/61	LFW
62. K22S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
63. K22S LLC	126R Main St	New shed	42.3.3/98.1	LFW
64. 41B Cliff Rd LLC	41B Cliff Road	Driveway	29/40	LFW
65. NHA	6 Norquarta Dr	Solar/ac	67/504	LFW
66. NHA	7 Norquarta Dr	Solar/ac	67/504	LFW
67. NHA	8 Norquarta Dr	Solar/ac	67/504	LFW
68. NHA	9 Norquarta Dr	Solar/ac	67/504	LFW
69. NHA	10 Norquarta Dr	Solar/ac	67/504	LFW
70. NHA	11 Norquarta Dr	Solar/ac	67/504	LFW

71.NHA	12 Norquarta Dr	Solar/ac	67/504	LFW
72.61 Fairgrounds LLC	63 Fairgrounds Road	Lot D Fencing	67/173.2	LFW
73.61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW
74.61 Fairgrounds LLC	15 Parker Lane	Lot B Fencing/Pool	67/173	LFW
75.61 Fairgrounds LLC	15 Parker Lane	Shed	67/173	LFW
76.Daniel Haley	8 Ipswich St	Shed	71.3.2/275	JB Studios
77.Brian & Christine LLC	9 Salti Way	New Dwelling	20/51.1	JB Studios

Approved Minutes –	January 23, 2024
Review Minutes -	January 30, 2024 – not anticipated by the chair within 48 hrs
Other Business -	Next HDC Meeting- April 9th 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



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024