



UPDATED MEETING POSTING
MEETING POSTING
ORIGINAL POSTING TIME: 2024 APR 05 PM 01:59
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NANTUCKET TOWN CLERK
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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, April 09, 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_3c61xP5qSeuMp0cEkdzRw#/registration

To watch the live meeting, click here:

<https://www.youtube.com/watch?v=ESApB8aWUGk>

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

- Updated meeting schedule April – July 2024 – Vote required
- Discussion of Article 38, ATM 2024

II. SIGNS

1.	VTT Management	1 Miller Ln	Freestanding sign	68/888	Cara Marquis
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III. CONSENT

1.	Newman, Robert	6 Topping Lift Road	Front door change	66/308	Self	RP
2.	Jesse Dutra	80 Hummock Pond Road	Alpaca shed	56/124	Oliver	RP
3.	US REIF Mar. Nan. Fee	6 Bayberry Court	Fenestration/add dormer	55/706	Emeritus	RP
4.	Harimon Preston	9 Cedar Cir	New Shed	55/494	Self	SW
5.	Steven Kara Gibson	5 Arrowhead Dr	Roof solar	69/304	Sunwind	SW
6.	Wright, Bill	5 Goose Cove Ave	Garage	59.4/367	Oliver	SW
7.	Charles Bruno	10 Monohansett Road	Hardscaping	79/142	LFW	SW
8.	Cascabelles Dos, LLC	5 Shawkemo Hills Ln	Fenestration change	27/40.5	Jonathan Raith	SW
9.	Owen Franks	2 Sherburne TP	Addition	30/179	Chip Webster	SW
10.	Matt Matthews	43 Union St	Re-issue 2020-02-0968	43.3.2/29	EMDA	SW
11.	Whitney Matthews	43 Union St	Re-issue 06-9920	43.3.2/29	EMDA	SW
12.	Mark & Amy Tercek	30 Burnell St	Window & Door change	73/2.3	EMDA	SW
13.	256 Polpis LLC	256 Polpis Rd	MH Addition Pergola	25/25	Botticelli & Pohl	SW
14.	9B Crows Nest LLC	9B Crows Nest #2	Rev 2023-11-9497	12/20.2	Botticelli & Pohl	SW
15.	Jacob Lilley	19 Ridge Ln	Fence	38/77	Self	SW
16.	Anderson Duncan	31 Okoraw	addition	79/153	NAG	SW
17.	Danielle De Benedictis	1 Magnolia Ave	Deck extension	73.3.1/123	Emda	SW
18.	Town Line LLC	4 Field Ave	New Dwelling	80/171	Kris Megna	SW
19.	Town Line LLC	4 Field Ave	New Dwelling	80/171	Kris Megna	SW
20.	Gregory & Angela Furtaw	11 Roberts Ln	New second dwelling	56/36	Normand Res.	SW
21.	NHA	6 Norquarta Dr	Solar/ac	67/504	LFW	VO
22.	NHA	7 Norquarta Dr	Solar/ac	67/504	LFW	VO
23.	NHA	8 Norquarta Dr	Solar/ac	67/504	LFW	JP
24.	NHA	9 Norquarta Dr	Solar/ac	67/504	LFW	JP
25.	NHA	10 Norquarta Dr	Solar/ac	67/504	LFW	JP
26.	NHA	11 Norquarta Dr	Solar/ac	67/504	LFW	JP
27.	NHA	12 Norquarta Dr	Solar/ac	67/504	LFW	JP
28.	61 Fairgrounds LLC	63 Fairgrounds Road	Lot D Fencing	67/173.2	LFW	CT
29.	61 Fairgrounds LLC	15 Parker Lane	Shed	67/173	LFW	CT
30.	Marybeth Ferro	104 Surfside Road	Move off cottage	67/349	Val Oliver	CP

IV. CONSENT WITH CONDITIONS –

1.	NiSHA	1 Evergreen Wy	Move off demo	68/727	Emeritus	
•	Date of construction and elevations/dimensions of the structure to be included. (no heights provided for potential move)					SW
2.	Macfarlane, Dudley	27 Bosworth	Pool, driveway	92.4/95	Atlantic	
•	Not visible at time of inspection or thereafter; no grade change from prior existing at time of application.					SW
3.	17 Cannonbury Lane LLC	17 Cannonbury Lane	Hardscaping	73/4.5	LFW	
•	Not visible at time of inspection or thereafter; no grade change from prior existing at time of application.					SW
4.	6 Todd Circle LLC	12 Willard Street	Rev Roofwalk color	42.4.1/53	LFW	
•	Color change (White to NTW) only.					SW
5.	NHA	50 Prospect St	New door old mill	55.4.4/25	LFW	
•	Subject to door detail (1/2” scale of both interior and exterior) to reasonably match prior existing shown in historic records, to be reviewed by staff (Holly) for incorporation into the application and COA materials—prior to release of COA.					SW
6.	NHA	50 Prospect St	Hardscape	55.4.4/25	LFW	
•	Subject to ½” scale plan drawing showing placement of edging, labeling materials, to be reviewed by staff (Holly) for incorporation into the application and COA materials—prior to release of COA.					SW
7.	Gregory & Angela Furtaw	11 Roberts Ln	Addition to existing structure	56/36	Normand Residential	
•	Slightly increase overall width of arched-roof portico while transitioning from half-round to half-elliptical (to allow front door, frontispiece and casings room to breathe).					SW
8.	Daly, Thomas	72A Hummock Pond Rd	Roof Solar	56/72.6	Cotuit Solar	
•	Subject to proposed evergreen plantings, as shown and annotated in submission/plan view.					SW
9.	Kyle Ambrester	21 Berkley Ave	New basement windows	54/160	Mark Avery	

- Date of construction added to the COA
- | | | | | | |
|---------------------------|------------------|-------------------------|--------|----------|----|
| 10. US REIF Mar. Nan. Fee | 6 Bayberry Court | Fenestration/add dormer | 55/706 | Emeritus | RP |
|---------------------------|------------------|-------------------------|--------|----------|----|
- Date of construction added to the COA
- | | | | | | |
|-------------------------|---------------------|--|--|---------------------|----|
| 11. 32 Chuck Hollow LLC | 32 Chuck Hollo Road | Move ON garage from 1 Swift Rock 75/68 | | Normand Residential | RP |
|-------------------------|---------------------|--|--|---------------------|----|
- Date of construction added to the COA (c.1991)
- | | | | | | |
|--|--|--|--|----|--|
| | | | | AC | |
|--|--|--|--|----|--|

V. NEW BUSINESS 03/19/2024 – VIEW

- | | | | | |
|--------------------|-----------------------|------------|----------|------|
| 1. John Esposito | 14 Eat Fire Spring Rd | spa | 20/61 | BPC |
| 2. John Esposito | 14 Eat Fire Spring Rd | pool | 20/61 | BPC |
| 3. John Esposito | 14 Eat Fire Spring Rd | hardscape | 20/61 | BPC |
| 4. John Esposito | 14 Eat Fire Spring Rd | Shed move | 20/61 | BPC |
| 5. Turk Family LLC | 15 Marsh Hawk Ln | Pool/Patio | 56/113.6 | LINK |

VI. NEW BUSINESS 03/19/2024

- | | | | | |
|--------------------------------|-----------------|--|----------|--------------|
| 1. Great Harbor Yacht Club Inc | 96 Washington | Add 2 nd floor covered porch/roof | 55.1.4/8 | Emeritus LTD |
| 2. Steven Cohen Trustee | 72 Pocomo Rd | Demo Main House | 15/37 | WAPD |
| 3. Steven Cohen Trustee | 72 Pocomo Rd | Demo guest house | 15/37 | WAPD |
| 4. Steven Cohen Trustee | 72 Pocomo Rd | Demo garage | 15/37 | WAPD |
| 5. Steven Cohen Trustee | 72 Pocomo Rd | Demo outbuildings | 15/37 | WAPD |
| 6. Steven Cohen Trustee | 72 Pocomo Rd | Demo pool spa | 15/37 | WAPD |
| 7. Steven Cohen Trustee | 72 Pocomo Rd | New MH | 15/37 | WAPD |
| 8. Steven Cohen Trustee | 72 Pocomo Rd | New GH | 15/37 | WAPD |
| 9. Steven Cohen Trustee | 72 Pocomo Rd | New Garage | 15/37 | WAPD |
| 10. Steven Cohen Trustee | 72 Pocomo Rd | New Gym | 15/37 | WAPD |
| 11. Steven Cohen Trustee | 72 Pocomo Rd | New Shed | 15/37 | WAPD |
| 12. 72 Pocomo Trust | 72 Pocomo | Pool hardscape | 15/37 | Ahern LLC |
| 13. 72 Pocomo Trust | 72 Pocomo | pergola | 15/37 | Ahern LLC |
| 14. 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. FP 4 N Water | 4 N Water St | New dwelling | 42.4.2/90 | Emeritus LTD |
| • <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill</i> | | | | |
| 9. Sayle, Kath | 103 Washington St | Additions alterations | 55.1.4/37 | Topham |
| • <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill</i> | | | | |

VIII. NEW BUSINESS 04/02/2024 - VIEW

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|-------------------|--------------|------------|---------|--------------|
| 1. Sharpiro, Jeff | 12 W York Ln | Roof Solar | 55/99.1 | Cotuit Solar |
|-------------------|--------------|------------|---------|--------------|

IX. NEW BUSINESS 04/02/2024

- | | | | | |
|---------------------------|----------------|----------------------------|--------------|----------------|
| 2. 9 Thirty Acres LLC | 9 Thirty Acres | Fence revs | 67/115.7 | LINK |
| 3. Wombat Point LLC | 2 Prospect Ln | Window & foundation change | 55.4.4/3 | EMDA |
| 4. Beach Bucket LLC | 14 Silver St | Demo/ move | 55.4.1/182 | Chandra Miller |
| 5. Matt O'Connor | 22 Tashama | Pool fence hardscape | 55/451 | KMLD |
| 6. Bessey, James & Laura | 9 Correia | Primary Dwelling | 80/58.2 | Brook M |
| 7. Bessey, James & Laura | 9 Correia | Secondary | 80/58.2 | Brook M |
| 8. Bessey, James & Laura | 9 Correia | Tertiary | 80/58.2 | Brook M |
| 9. Bessey, James & Laura | 9 Correia | Studio/Gargae | 80/58.2 | Brook M |
| 10. Bessey, James & Laura | 9 Correia | Pool Hardscape | 80/58.2 | Brook M |
| 11. Bessey, James & Laura | 9 Correia | Pavilion | 80/58.2 | Brook M |
| 12. Zero India St LLC | 1 Cambridge | Ramp rev | 42.3.1/130.2 | Emeritus |

13. Fernandez	13 Academy Ln	Reduce & Replace Hardscape	42.4.3/112	Gryphon Arch
14. Dean Behrend	12.5 Pequot	Move demo mh	80/20	Michael McKay
15. Dean Behrend	12.5 Pequot	dwelling	80/20	Michael McKay
16. Dean Behrend	12.5 Pequot	Move demo shed	80/20	Michael McKay
17. Dean Behrend	12.5 Pequot	Move demo studio	80/20	Michael McKay
18. Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend
19. Riverview Crossing, LLC	12.5 Pequot St	Garage	80/20	Behrend
20. 100 Cliff Rd LLC	100 Cliff	Addition	41/14	MCA
21. 47 Walsh St LLC	47 Walsh St	Extend drive and walkways	29/64	Mark Avery
22. Dukes Rd Trust	2 Dukes Rd	New Dwelling	41/187	Botticelli & Pohl
23. Little Big Building LLC	9 Orange St	Reno	42.3.1/150	NAG
24. Conway Family	11 Western Ave	Pool & Hardscape	87/117	Oliver
25. 90 N Liberty Pres. Tr.	90 N Liberty St	Driveway & retaining wall	41/22	Jardins
26. Jacqueline Moss	36 Shell St	Roof change	73.1.3/44	Richard Abreu
27. Steve Duro	11 Alexandria Drive	Driveway Apron	67/414	Self
28. Michelle & Darren Black	28 Eel Point Road	Breezeway	40/44	Emeritus
29. Big Patch LLC	69 Hummock Pond Road	New primary dwelling	56/320	Emeritus
30. Big Patch LLC	69 Hummock Pond Road	Garage	56/320	Emeritus
31. Amelia Drive LLC	5 Amelia Drive	Material Change	67/436	Emeritus
32. NHA	15 Broad St	New freight door	42.4.2/61	LFW
33. K22S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
34. K22S LLC	126R Main St	New shed	42.3.3/98.1	LFW
35. 41B Cliff Rd LLC	41B Cliff Road	Driveway	29/40	LFW
36. 61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW
37. 61 Fairgrounds LLC	15 Parker Lane	Lot B Fencing/Pool	67/173	LFW
38. Brian & Chrstine LLC	9 Salti Way	New Dwelling	20/51.1	JB Studios
X. OLD BUSINESS 04/09/2024				
1. Youngman, Robin	32 York Street	Window replace	55.4.1/101	Val Oliver
• <i>Commissioners: Pohl, Camp, Coombs, Patten, Thornewill. Recused: Oliver</i>				
2. Amy & Ted Orenstein	5 Crows Nest Way	Windows/Doors	12/22.2	Sandcastle Const.
• <i>Commissioners: Welch, Camp, Coombs, Patten, Thornewill</i>				
3. Doherty ACK LLC	2 Mariner Way	Rev. to pool	55.1.4/72.4	LFW
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
4. Doherty ACK LLC	4 Mariner Way	Rev. to pool	55.1.4/72	LFW
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
5. Doherty ACK LLC	6 Mariner Way	Rev. to pool	55.1.4/72.2	LFW
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
6. ACK Mid Island LLC	18-26 Sparks Ave	Rev Mixed use building	55/231.1-2-307-310	LFW
• <i>Commissioners: Pohl, Welch, Camp, Patten, Paul; Recused: Coombs, Oliver</i>				
7. Carmine & Sheila Giardini	7A Clifford Street	New Dwelling 12-9634	79/19	Reid Yenor
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill.</i>				
8. 1 N Swift Rock Tr	1 N Swift Rock	Pavillion	40/2	Emeritus
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.</i>				
9. 3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill.</i>				
10. 2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.</i>				
11. Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus LTD
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul</i>				
12. Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change/Out shower	30/287-289	Emeritus LTD
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul</i>				
13. 39 Monomoy Rd LLC	39 Monomoy Rd	Primary dwell demo move add	54/79	WAPD
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
<i>Items 15-18 to track</i>				
14. 39 Monomoy Rd LLC	39 Monomoy Rd	Garage	54/79	WAPD
15. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool cabana	54/79	WAPD
16. 39 Monomoy Rd LLC	39 Monomoy Rd	Shed	54/79	WAPD
17. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool/spa	54/79	Ahern LLC
18. KAC Holdings LLC	156 Madaket Rd	Pickleball and driveway	39/13.4	Atlantic

- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill*
19. More than enough LLC 30 Russells Wy Chimney deck grade 77/8.1 CWA
- *Commissioners: Pohl, Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None*
20. Turk Family LLC 15 Marsh Hawk Ln Pool/Patio 56/113.6 LINK
- *Commissioners: Welch, Coombs, Oliver, Paul, Thornewill*

Approved Minutes –	January 30, 2023
Review Minutes -	• February 6, 2024 & February 13, 2024
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