



MEETING POSTING

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)

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Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, & Time	Tuesday, January 16, 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: Esmeralda Martinez, Land Use Specialist

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

https://us06web.zoom.us/webinar/register/WN_Nc33yGZAT5yzUrjmZaYgCg

To watch the live meeting, click here:

<https://youtube.com/live/F4E9XlaGrpg>

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

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. CONSENT						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

II. OLD BUSINESS 12/19/2023						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	KMS 126NT 10-9327	126R Main St	Reno relocate garage	42.3.3/98.1	LFW	
	<ul style="list-style-type: none"> • <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul; Recused: None. Last heard 01/09/2024</i> 					
2.	1 N Swift Rd Trust	1 North Swift Rd	New Dwelling	40/2	Emeritus LTD	
	<ul style="list-style-type: none"> • <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul; Recused: None. Last heard 12/19/2023</i> 					

III. NEW BUSINESS 01/02/2024						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Squam Holdings LLC -	31 Squam Rd	Partial demo/move/additions	21/3	Botticelli + Pohl	
2.	Robin Lord	9 Old Westmoor Farm Rd	New guest house	41/829	WAPD	
3.	Robin Lord	9 Old Westmoor Farm Rd	New garage	41/829	WAPD	
4.	ACK N BACK LLC	33 Quidnet Rd	Revision 08-6785	21/27.2	Ahern LLC	
5.	20 Cannonbury Holdings	20 Cannonbury Lane	Lattice removal rev 11-5164	74/14	WAPD	
6.	Carmine Giardini	7a Clifford St	New dwelling	79/19	Reid Yenor	
7.	Stark Point LLC	16 Easton St	Fenestration revision	42.4.1/11	Botticelli + Pohl	
8.	John Daly	6 Nobadeer Way	New 2 nd dwelling	68/172	Rob Anderson	
9.	Stephen Graham	6 Gardner Perry Lane	door & window change	55/31	EMDA	
10.	156 Cliff Nom Trust-	156 Cliff Rd	New Main house	41/836	S. Metz	
11.	156 Cliff Nom Trust-	156 Cliff Rd	New garage	41/836	S. Metz	
12.	156 Cliff Nom Trust-	156 Cliff Rd	New guest house	41/836	S. Metz	
13.	Meg & Mike Connolly	150 Surfside Rd	Move on dwelling	80/53	Val Oliver	
14.	TACK 3 LLC	3 Commercial St	Add dormers chngs	42.3.4/22	CWA	
15.	NIR LLC	Straight wharf	Roof & shed dormer addition	42.2.4/1	Paul Beaulieu	
16.	Anna Fisch	14 Brant Point Rd	Addition & renovations	29/150	Liza Konetchy	
17.	Gifford Whitney Trust-	32 Pocomo Rd	Outdoor fireplace	14/77	Emeritus LTD	
18.	23 Broad St LLC-	23 Broad St	Revisions 10-4843	42.4.2/77	Emeritus LTD	
19.	O'Spray LLC-	25 Willard St	Main house revision	29/33	Emeritus LTD	
20.	Quidnest LLC-	26 Quidnet Path	New dwelling	21/150	Emeritus LTD	
21.	Peter Carey	6 West York Lane	Revisions	55/14	Peter Carey	
22.	David Brownlee	81 Main St	Dormer revision	42.3.4/71	LFW	
23.	Michael Pearlsen	20 Derrymore Ln	New garage	41/112	LFW	
24.	Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW	
25.	Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW	
26.	Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW	
27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW	
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW	
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW	
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW	
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW	

IV. OLD BUSINESS 01/02/2024						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	61 Fairgrounds Rd LLC 11-9505	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio	
	<ul style="list-style-type: none"> • <i>Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23</i> 					
2.	61 Fairgrounds Rd LLC 11-9506	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio	
	<ul style="list-style-type: none"> • <i>Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23</i> 					
3.	61 Fairgrounds Rd LLC 11-9507	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio	
	<ul style="list-style-type: none"> • <i>Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23</i> 					
4.	61 Fairgrounds Rd LLC 11-9508	61 Fairgrounds Rd Lot B	Pool & hardscape	67/173	JB Studio	
	<ul style="list-style-type: none"> • <i>Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None. Last heard 12/12/23</i> 					
5.	RUD1250W Nom Trust	19 West Chester St.	Fenestration changes	42.4.3/7.1	Botticelli + Pohl	
	<ul style="list-style-type: none"> • <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates; None; Recused: Pohl Last heard 08/29/23.</i> 					
6.	Mariyana Cavalier 08-8982	4b Goldfinch Rd	Addition & dormers	68/597.1	Mariyana Cavalier	

• *Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: None Recused: None. Last heard 09/12/23.*

7.	Elizabeth Singer 11-9430	63 Baxter Rd.	Pool revision	49/22	Jeffrey Lee
8.	Kevin M. Bates 05-3773	28 Norwood Ave	New dwelling	71.3.3/109	Kevin Bates

• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul, Thornewill; Recused: None. Last heard 12/05/23.*

• *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None. Last heard 06/03/21.*

V. NEW BUSINESS 01/9/2024

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matt Fee	50 Cliff Rd	Roof replacement & Window	41/28	Peter Fernandes
2.	54 Prospect LLC	4 Birdsong Lane	Window & porch revisions	55.4.4/80.3	Brook Meerbergen
3.	NT Land Bank	28 Washington St	move off front bldg	42.3.2/23.1	Normand Residential
4.	Maria Mitchell Assoc.	33 Washington St	Move on from 28 Washington st	42.3.2/82.1	Normand Residential
5.	NT Land Bank	28 Washington St	move off/ demo tank #1	42.3.2/23.1	Normand Residential
6.	NT Land Bank	28 Washington St	move off/ demo tank #2	42.3.2/23.1	Normand Residential
7.	NT Land Bank	28 Washington St	move off/ demo gazebo	42.3.2/23.1	Normand Residential
8.	Charles Johnson Trust	5 Farmer St	Deck & steps	42.3.2/160	Sandcastle Const.
9.	Stobie & Dorsett	60 Hulbert Ave	Main house revisions	29/58.1	Thornewill Designs
10.	Stobie & Dorsett	60 Hulbert Ave	Garage revisions	29/58.1	Thornewill Designs
11.	James Bessey	12 Correia Lane	MH revisions	80/59	Brook Meerbergen
12.	James Bessey	12 Correia Lane	GH/Studio revisions	80/59	Brook Meerbergen
13.	James Bessey	12 Correia Lane	Garage/barn revisions	80/59	Brook Meerbergen
14.	James Bessey	12 Correia Lane	Pavilion revisions	80/59	Brook Meerbergen
15.	Smiley 17 N. Water LLC	17 N. Water St	Roof walk	42.4.2/49	Emeritus LTD
16.	North Liberty LLC	13 N Liberty St	Addition & window replmt.	42.3.4/15	SMRD
17.	NIR Retail	Old South Wharf #2	Roof replacement	42.2.4/2	T & T Roofing
18.	NIR Retail	Old South Wharf #3	Roof replacement	42.2.4/2	T & T Roofing
19.	NIR Retail	Old South Wharf #10	Roof replacement	42.2.4/2	T & T Roofing
20.	NIR Retail	Old South Wharf #1	Roof replacement	42.2.4/2	T & T Roofing
21.	NIR Retail	Old South Wharf #14	Roof replacement	42.2.4/2	T & T Roofing
22.	MHY Enterprises LLC	9 Union St	As built Fence replacement	42.3.1/101	Val Oliver
23.	Evonne & Robert Connoly	9a Pilgrim Rd	Hardscape	41/217.5	Val Oliver
24.	Richard Mack	181b Polpis Rd	Driveway	45/1	Val Oliver
25.	Richard & Linda Andersen	8 High Brush Path	New Fence	56/370	LINK
26.	Clay st Dev LLC	44 Skyline Rd	Move off studio	79/990	Nt Structure Unlt.
27.	Joan Bunting	14 Macys Lane	Move on studio	68/107	Nt Structure Unlt.
28.	Clay st Dev LLC	44 Skyline Rd	Move off cottage	79/990	Nt Structure Unlt.
29.	Joan Bunting	14 Macys Lane	Move on cottage	68/107	Nt Structure Unlt.
30.	Mariela Oviedo	12 Wappossett Circle	Solar rooftop array	67/522	Incite LLC

VI. OLD BUSINESS 01/16/2024

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rays Court NT	4 Rays Court	Roofwalk, windows rev 04-6226	42.3.2/3	Normand Residential
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: None; Recused: None. Last heard 11/21/2023</i>				
2.	Stark Point LLC 02-7988	16 Easton St	New studio rev 02-7988	42.4.1/11	Botticelli + Pohl
	• <i>Commissioners: Welch, Camp, Coombs, Oliver; Alternates: None; Recused: None. Last heard 11/21/2023</i>				
3.	Harold Bros LLC 11-9433	6 Highland Ave	New dwelling rev	30/288	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Oliver, Paul; Alternates: None; Recused: None Last heard 12/19/2023</i>				
4.	NIR 09-9197	19 N Water St. Lot 7	Hardscape	42.4.2/3	Ahern LLC
	• <i>Commissioners: Welch, Oliver, Thornewill, Patten, Paul; Alternates: None; Recused: None Last heard 12/19/2023</i>				
5.	NIR 09-9203	19 N Water St. Lot 11	Hardscape	42.4.2/3	Ahern LLC
	• <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: Welch; Recused: None Last heard 12/19/2023</i>				
6.	10 Silver St 11-9512	10 Silver St	New dwelling- main house	55.4.1/187	JB Studio
	• <i>Commissioners: Welch, Coombs, Thornewill, Paul, Patten; Alternates: Oliver; Recused: None. Last heard 12/12/2023</i>				
7.	10 Silver St 11-9511	10 Silver St	New garage/ cottage	55.4.1/187	JB Studio
	• <i>Commissioners: Welch, Coombs, Thornewill, Paul, Patten; Alternates: Oliver; Recused: None. Last heard 12/12/2023</i>				
8.	10 Silver St 11-9510	10 Silver St	New cabana/shed alterations	55.4.1/187	JB Studio
	• <i>Commissioners: Welch, Coombs, Thornewill, Paul, Patten; Alternates: Oliver; Recused: None. Last heard 12/12/2023 To Track</i>				
9.	Dean Lampe 08-8946	13 Aurora Way	Pool & hardscape	56/448	Dean Lampe
	• <i>Commissioners: Camp, Coombs, Oliver, Patten, Paul; Alternates: None; Recused: none. Last heard 01/09/2024</i>				

Approved Minutes –	September 26, 2023, November 28, 2023, & December 5, 2023.
Review Minutes -	

Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- January at 23rd 4pm. *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM –
Potential Items for Discussion-	<ul style="list-style-type: none"> • 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 • Section 106 – Sunrise Wind Farm Project, Intro (update as needed) • 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