



**UPDATED MEETING POSTING**  
**MEETING POSTING**  
**ORIGINAL POSTING TIME: 2024 JAN 18 AM 09:30**  
**ORIGINAL POSTING NUMBER: T 067**  
**ORIGINAL POSTING TIME: 2024 JAN 19 PM 02:04**  
**ORIGINAL POSTING NUMBER: T 073**

**RECEIVED**  
 2024 JAN 22 PM 02:36  
 NANTUCKET TOWN CLERK  
 Posting Number:T 082

**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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, &amp; Time</b>	Tuesday, January 23, 2024, at 4:00 pm *HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>

**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:** 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\\_hep7ZTe0RO-212QSM1iWlw](https://us06web.zoom.us/webinar/register/WN_hep7ZTe0RO-212QSM1iWlw)

**To watch the live meeting, click here:**

<https://youtube.com/live/QOn4p8GLM5A>

**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. OTHER BUSINESS**

Request by staff to create educational video to promote existing *Solar Guidelines*

**II. CONSENTS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Rudy Valencia	33 Daffodil Ln	Main house roof solar	68/743	AckSmart	rp
2.	SSGT 6Sun Island Rd LLC	6 Sun Island Rd	Rooftop Solar	69 106	Joseph Drecher	rp
3.	John Millea	109 Somerset Rd	New Shed	66/141	John Millea	rp
4.	Kyle Snell	5 Pine Crest Dr	Add Window	68/427	Thornewill Designs	rp
5.	14 Bishop Rise NT LLC	14 Bishop Rise Rd	Door replacement	40/124	Emeritus LTD	cp
6.	79 Polpis RE Holdings LLC	79 Polpis Rd	Shed	44/23.3	Reid Yenor	vo
7.	Lucy Dillon	37 Liberty St	Mechanical screening	42.3.4/118	SCI	vo
8.	Clarke Brothers Realty LLC	20 Tomahawk Rd	Roof replacement	69/357	LINK	em
9.	Lori Geddes	13 Evergreen Way	Cabana	68/718	Reid Yenor	dc
10.	Monica & Stuart Flegg	6 Exeter St	Renewal COA Tertiary bldg	76.1.4/18	Val Oliver	dc
11.	Vaziki Ashkan	9 Woodbury Ln	Garage Rev	41/551	Studio Ppark	jp

**III. CONSENT WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	8TEEF0RE Real Estate LLC	85 Somerset Rd	Addition	66/80	Reid Yenor	vo
			• front entry door needs more trim and roof pitch is too steep, drop so it doesn't bisect eave line.			
2.	Lori Geddes	13 Evergreen Way	Pool & Hardscape	68/718	Reid Yenor	dc
			• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.			

**IV. 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.	O'Spray LLC-	25 Willard St	Main house revision	29/33	Emeritus LTD	
3.	Peter Carey	6 West York Lane	Revisions	55/14	Peter Carey	
4.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW	
5.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW	
6.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW	
7.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW	
8.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW	

**V. 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	
			• <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	
			• <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	
			• <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	
			• <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	
			• <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	
			• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: None Recused: None. Last heard 09/12/23.</i>			
7.	Elizabeth Singer 11-9430	63 Baxter Rd.	Pool revision	49/22	Jeffrey Lee	
			• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul, Thornewill; Recused: None. Last heard 12/05/23.</i>			
8.	Kevin M. Bates 05-3773	28 Norwood Ave	New dwelling	71.3.3/109	Kevin Bates	
			• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None. Last heard 06/03/21.</i>			
9.	Mike & Meg Connolly	150 Surfside Rd	Move on from 104 Surfside Rd	71.3.3/109	Val Oliver	
			• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Paul, Patten; Recused: Val Oliver. Last Heard 01/16/24.</i>			

**VI. 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 ticket 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

#### VII. 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>				

#### VIII. NEW BUSINESS 01/23/2024

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Will Hausberg	103 Eel Point Rd	Move off/ Demo	32/6	Wilson Co.
2.	*Sankaty Head Golf	100 Sankaty Rd	Kitchen upgrade	49/2	Jesse Smith
3.	Ack N Back LLC	33 Quidnet Rd	color change studio Rev COA	21/27.2-27.4	WAPD
4.	Ack N Back LLC	33 Quidnet Rd	color change MH Rev COA	21/27.2-27.4	WAPD
5.	ACK N BACK LLC	33 Quidnet Rd	Revision 08-6785	21/27.2	Ahern LLC
6.	Plamen Dimitrov	3 Weatherly Place	Rooftop solar	67/950	Cotuit Solar
7.	Richard & Deborah Hohlt	121 Madaket Rd	Pickle Ball Court	40/60.1	Botticelli + Pohl
8.	Balaji Gandhi	9 New Jersey Ave	Move House onsite	60.3.1/408	Shelter 7
9.	Drake Real Estate LLC	5 Davis Ln	Rev to previous 7911	82/72	Val Oliver
10.	Richard Gioiosa	4 Whitetail Circle	Replace doors	71/23	John Kuszpa

11. Ceylon Elves LLC	3 Wyers Way	Renew coa 72818	41/380	Botticelli + Pohl
12. Ceylon Elves LLC	3B Wyers Way	Renew coa 72941	41/380.1	Botticelli + Pohl
13. Richard Arnold	12 Winn St	New Barn	56/203	Sandcastle Construction
14. Richard & Gale Valero	7 Waydale Rd	Addition	55/84	Val Oliver
15. CMR 11 Osprey LLC	11 Osprey Way	Main House	82/3	Christopher Hall Arch
16. CMR 11 Osprey LLC	11 Osprey Way	Secondary Dwelling	82/3	Christopher Hall Arch
17. CMR 11 Osprey LLC	11 Osprey Way	Cabana	82/3	Christopher Hall Arch
18. CMR 11 Osprey LLC	11 Osprey Way	Carport	82/3	Christopher Hall Arch
19. CMR 11 Osprey LLC	11 Osprey Way	Shed	82/3	Christopher Hall Arch
20. CMR 11 Osprey LLC	11 Osprey Way	Pool & Hardscape	82/3	Christopher Hall Arch
21. CMR 11 Osprey LLC	11 Osprey Way	Spa	82/3	Christopher Hall Arch
22. Jesse Dutra	2 Sea Fox Circle	Pool & Hardscape	55/107.4	Waterscapes
23. Scarlett O'Hara LLC	43 Nobadeer Farm Rd	Demo/Move	69/17	Jamie Reid
24. Clifford Williams	11 Somerset Rd	Replace portico & add clapboard	56/96	Val Oliver
25. 15 CHR LLC	8 Chuckhollow Rd	Remove chimney	72/31	Val Oliver
26. 23 Sankaty Head Trust	23 Sankaty Head Rd	Alterations to Garage	48/4.1	BPC
27. South Cambridge LLC	4 S Cambridge St	Fenestration	59.4/111	JB Studio
28. The Westmoor Club	10 Westmoor Ln	Reduce Alterations rev 12-7526	41/809	Goldsmith Architects
29. Jeff & Michele Krohn	14 Center St Sconset	Roof/outdoor shower	73.1.3/104	SMRD
30. Steven Cohen Area 51 Trust	51 West Miacomet Rd	Demo mov off	81/52	WAPD
31. Steven Cohen Area 51 Trust	51 West Miacomet Rd	New dwelling	81/52	WAPD
32. Steven Cohen Area 51 Trust	51 West Miacomet RD	New shed	81/52	WAPD
33. Conan & Brooke Laughlin	29 Baxter Rd	Pool & hardscape	49.2.3/9	Ahern LLC
34. Vaziki Ashkan	9 Woodbury Ln	Hardscape	41/551	Atlantic Landscaping

Approved Minutes –	September 26, 2023, November 28, 2023, & December 5, 2023.
Review Minutes -	December 12, 2023.
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- January at 30<sup>th</sup> 4pm.</b>  <b>*HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.</b></li> </ul>
<b>Potential Items for Discussion-</b>	<ul style="list-style-type: none"> <li>• Discussion on distinguishing between solid and veneer brick on chimneys and foundations.</li> <li>• Discussion of Previously Approved Best Practices.</li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Review policy of Move/Demo hearings in relation to new Historic dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>