



**UPDATED MEETING POSTING**  
**MEETING POSTING**  
**ORIGINAL POSTING TIME: 2024 JAN 26 AM 10:11**  
**ORIGINAL POSTING NUMBER: T 094**

**RECEIVED**  
2024 JAN 26 PM 03:13  
NANTUCKET TOWN CLERK  
Posting Number:T 097

**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, January 30, 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\\_ZVzrgUdnTxKKhG2mM5ehHQ](https://us06web.zoom.us/webinar/register/WN_ZVzrgUdnTxKKhG2mM5ehHQ)

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

<https://youtube.com/live/PSL2OShdirM>

**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. 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.	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>				
2.	Mariyana Cavalier <b>08-8982</b>	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>				

**II. 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.	O'Spray LLC- <b>hold 02/06</b>	25 Willard St	Main house revision	29/33	Emeritus LTD
2.	Charles Johnson Trust	5 Farmer St	Deck & steps	42.3.2/160	Sandcastle Const.
3.	Stobie & Dorsett	60 Hulbert Ave	Main house revisions	29/58.1	Thornewill Designs
4.	Stobie & Dorsett	60 Hulbert Ave	Garage revisions	29/58.1	Thornewill Designs
5.	Smiley 17 N. Water LLC	17 N. Water St	Roof walk	42.4.2/49	Emeritus LTD
6.	MHY Enterprises LLC	9 Union St	As built Fence replacement	42.3.1/101	Val Oliver
7.	Evonne & Robert Connoly	9a Pilgrim Rd	Hardscape	41/217.5	Val Oliver
8.	Richard Mack	181b Polpis Rd	Driveway	45/1	Val Oliver
9.	Mariela Oviedo	12 Wappossett Circle	Solar rooftop array	67/522	Incite LLC

**III. 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.	Leslie Johnson <b>12-9679</b>	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Patten; Alternates: None; Recused: None. Last heard 01/23/2024</i>				
2.	Bertryl Johnson <b>12-9680</b>	250 Madaket Rd	New dwelling	59.4/213	LFW
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Patten; Alternates: None; Recused: None. Last heard 01/23/2024</i>				
3.	SeaHero LLC <b>12-9683</b>	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Patten; Alternates: None; Recused: None. Last heard 01/23/2024</i>				
4.	Rays Court NT	4 Rays Court	Roof walk, 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>				
5.	Stark Point LLC <b>02-7988</b>	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>				
6.	Harold Bros LLC <b>11-9433</b>	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>				
7.	NIR <b>09-9197</b>	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>				
8.	NIR <b>09-9203</b>	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>				
9.	10 Silver St <b>11-9512</b>	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>				
10.	10 Silver St <b>11-9511</b>	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>				
11.	10 Silver St <b>11-9510</b>	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>				
12.	Dean Lampe <b>08-8946</b>	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>				

**IV. 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.	Ack N Back LLC	33 Quidnet Rd	color change studio Rev COA	21/27.2-27.4	WAPD
3.	Ack N Back LLC	33 Quidnet Rd	color change MH Rev COA	21/27.2-27.4	WAPD
4.	ACK N BACK LLC	33 Quidnet Rd	Revision 08-6785	21/27.2	Ahern LLC
5.	Plamen Dimitrov	3 Weatherly Place	Rooftop solar	67/950	Cotuit Solar
6.	Richard & Deborah Hohlt	121 Madaket Rd	Pickle Ball Court	40/60.1	Botticelli + Pohl
7.	Balaji Gandhi	9 New Jersey Ave	Move House onsite	60.3.1/408	Shelter 7
8.	Drake Real Estate LLC	5 Davis Ln	Rev to previous 7911	82/72	Val Oliver
9.	Richard Gioiosa	4 Whitetail Circle	Replace doors	71/23	John Kuszpa
10.	Ceylon Elves LLC	3 Wyers Way	Renew coa 72818	41/380	Botticelli + Pohl
11.	Ceylon Elves LLC	3B Wyers Way	Renew coa 72941	41/380.1	Botticelli + Pohl
12.	Richard Arnold	12 Winn St	New Barn	56/203	Sandcastle Construction
13.	Richard & Gale Valero	7 Waydale Rd	Addition	55/84	Val Oliver
14.	CMR 11 Osprey LLC	11 Osprey Way	Main House	82/3	Christopher Hall Arch
15.	CMR 11 Osprey LLC	11 Osprey Way	Secondary Dwelling	82/3	Christopher Hall Arch

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

**V. OLD BUSINESS 01/30/2024**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Matt & Alison Smith <b>11-9537</b>	232 Madaket Rd	MH Fenestration/dormer/porch	59.4/9/120.1	Brook Meerbergen
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
2. Matt & Alison Smith <b>11-9536</b>	232 Madaket Rd	New 2 <sup>nd</sup> dwelling	59.4/9/120.1	Brook Meerbergen
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
3. Matt & Alison Smith <b>11-9535</b>	232 Madaket Rd	New shed	59.4/9/120.1	Brook Meerbergen
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
4. Matt & Alison Smith <b>11-9534</b>	232 Madaket Rd	Driveway	59.4/9/120.1	Brook Meerbergen
• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
5. Andrew & Stacey Roseau	148 Polpis Rd	Addition	27/19	JMS Architecture
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Patten, Paul; Recused: none. Last heard 12/12/2023</i>				
6. Robert Stock <b>08-9002</b>	50 Squam Rd	As-built Fence	31/13	Cohen + Cohen
• <i>Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None; Recused: none. Last heard 11/28/2023</i>				
7. NT Conserv. Fndtion <b>11-9489</b>	165 Cliff Rd	New dwelling	41/65	Val Oliver
• <i>Commissioners: Pohl, Camp, Coombs, Patten, Thornewill; Alternates: Paul; Recused: Oliver. Last heard 12/05/2023</i>				
8. Tigerlilly Nom Trust <b>01-7671</b>	7 Barnabas Lane	Pool & hardscape	41/563	Ahern LLC
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Pohl, Thornewill, Patten; Recused: None. Last heard 01/09/2024</i>				
9. Ospray LLC <b>12-9577</b>	25 Willard St	Hardscape & fence	29/33	Edgewater Landscape
• <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patten; Alternates: Thornewill; Recused: None. Last heard 12/19/2023</i>				
10. 26 Quidnest LLC	26 Quidnet Path	New Dwelling	21/150	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Oliver, Thornewill, Patten; Recused: None. Last heard 01/16/2024</i>				
11. 1 N Swift Rock Tr.	1 N Swift Path	New dwelling	40/2	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver, Alternates: Patten, Paul; Recused: None. Last heard 01/16/2024</i>				
12. Whitney Gifford Tr.	32 Pocomo Rd	Gate, driveway, & fence	14/77	Emeritus LTD
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None. Last heard 12/12/2023</i>				
13. Kathryn Cook <b>12-9637</b>	85 Low Beach Rd	Glass Connector rev 10-7257	75/31.3	Rich Gammons
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None. Last heard 12/12/2023</i>				

Approved Minutes –	September 26, 2023, November 28, 2023, & December 5, 12, 19 2023.
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- February 6<sup>th</sup> 4 pm.</b></li> <li>• <b>*HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.</b></li> <li>• Discussion on type of zoning changes proposed in the Town Meeting Warrant.</li> </ul>

**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
- 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