



# Updated Meeting Posting MEETING POSTING

**RECEIVED**  
2020 FEB 11 AM 10:03  
NANTUCKET TOWN CLERK  
Posting Number:T 1430

Original Posting Time: 2020 FEB 07 PM 02:50

Original Posting Number: T 1425

**\*\*edited correct location and added Commissioners\*\***

Original Posting Time: 2020 FEB 10 AM 10:15

Original Posting Number: T 1427

### TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

<b>Committee-Board-s</b>	Historic District Commission (HDC) – NEW BUSINESS
<b>Day, Date, and Time</b>	Tuesday, February 11, 2020 <b>04:30pm</b>
<b>Location - Address</b>	<b>**Second Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA</b>
	Ray Pohl, Chairman
	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

## HISTORIC DISTRICT COMMISSION

**Signature of Chair-Authorized Person: Cathy Flynn, Land Use Specialist**

**Please note: Thursday HDC meetings held at 2 Fairgrounds Road are not live stream. Recordings available upon request. Please inquire with Staff at 508-325-7587.**

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

To watch live feed, click here: <https://www.youtube.com/user/NCTV18>

**Commissioners:** Ray Pohl (Chair), Diane Coombs (Vice-Chair), Val Oliver, John McLaughlin, Abby Camp

**Associate Commissioners:** Stephen Welch, TJ Watterson, Jesse Dutra

**Staff:** Cathy Flynn, Terry Norton, Kadeem McCarthy

**Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).**

## AGENDA

*Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.*

**Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.**

### I. PUBLIC COMMENT

### II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Mark Massey <b>02-0587</b>	1 Wingspread Lane	Windows, Rev. to COA 69055	27-17.7	Concept Design
2.	Yates, Linda <b>02-0628</b>	21 Derrymore Road	Rev 11-0144; Add chimney	41-117	Sophie Metz
3.	Hills & Valley LLC <b>02-0626</b>	14A Greglen Ave	Rev 72269; 138 sf add	68-182	Emeritus
4.	Clayton Twombly <b>02-0634</b>	10 Berkley Street	Shed	76.1.3-38	Structures Unltd

5.	Zablow, Bruce <b>02-0624</b>	69 Tom Nevers Road	Relocate shed Rev 12-0309	75-138	Botticelli + Pohl
6.	77 Pocomo LLC <b>02-0621</b>	77 Pocomo Road	Rev 01-0507; enclosure	15-6	Emeritus
7.	Martin, Kevin <b>02-0599</b>	15 High Brush Path	252 sf addition	56-374	Charles Lenhart
8.	Greg Glowacki <b>01-0571</b>	2 Beverly Court	Rev to COA 12-0364	68-186.2	Linda Williams
9.	Mariyana Cavaler <b>02-0597</b>	4B Goldfinch Drive	Doors + Window installation	68-598.1	Self
10.	Devon Pastor <b>01-0580</b>	37 Long Pond Drive	Bluestone patio, deck steps	59.4-113	The Garden Group
11.	Duane Jones <b>02-0594</b>	1 Yawkey Way	Rev to COA 43895	69-19.1	Val Oliver
12.	Nan. Cons. Foundation <b>02-0595</b>	220 Milestone Road	Windows on "Bog" Bldg	51-1	Val Oliver
13.	Gahndi, Allsion <b>02-0593</b>	9 New Jersey Avenue	Patio and deck	60.3.1-408	Val Oliver
14.	Hausberg, William <b>02-0647</b>	105 Eel Point Road	New doors & windows	32-5	Juraj Bencat
15.	Stevenson, Woodie <b>02-0591</b>	75 N. Liberty Street	Door	41-140	Val Oliver
16.	Spencer, Pauline <b>01-0562</b>	38 York Street	Shed Addition	55.4.1-50	Ross Goodwin

### 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.	Richard Beaudette Tr. <b>01-0568</b> • Due to lack of visibility	8 Masaquet Avenue	Sport Court	80-193	Normand Residential
2.	Lauretta Lane Nom Tr <b>02-0635</b> • Due to lack of visibility	21 Pocomo Road	Stair railing, lattice MH	14-90	Thirty Acre Wood
3.	Lauretta Lane Nom Tr <b>02-0638</b> • Due to lack of visibility	21 Pocomo Road	Railing, outdr grill, pavers PH	14-90	M. Avery
4.	Michael Trogni <b>02-0604</b> • Ground solar array must not be visible at time of inspection and in perpetuity	4 Drew Lane	Solar ground array	44-23.1	ACK Smart
5.	Webster, David <b>02-0611</b> • Due to lack of visibility	11 S. Shore Road	Shed	67-468.1	CWA
6.	4 MVR, LLC <b>02-0610</b> • Due to lack of visibility	4 Middle Valley Road	Addition	43-128	Linda Williams
7.	Friend, Scott <b>02-0601</b> • Due to lack of visibility	15 Head of Plains Road	Fence	63-55	Linda Williams
8.	Pingpack, Chris <b>02-0631</b> • Pool must not be visible at time of inspection and in perpetuity	12 Pequot Road	Pool and patio	80-201	Jesse Dutra

### VI. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Pastoran, Phil <b>02-0588</b>	63A Old South Road	Sign	68-157.2	Michael Eldridge
2.	US Reif Marine <b>02-0640</b>	138 Orange Street	Free standing sign	55-283	Paul Wolf
3.	US Reif Marine <b>02-0641</b>	134 Orange Street	Wall sign	55-49	Paul Wolf
4.	US Reif Marine <b>02-0643</b>	134 Orange Street	Wall sign	55-49	Paul Wolf
5.	US Reif Marine <b>02-0646</b>	6 Bayberry Court	Wall sign	55-706	Paul Wolf
6.	Waterfall Ent <b>02-0636</b>	7 Union Street	Projecting sign	42.3.1-146	Ken Withrow
7.	Thurston, Susan <b>02-0637</b>	8 Washington St (Rear)	Projecting sign	42.3.1-142.1	Nancy Kakubik

### V. DISCUSSION OF ARTICLE 62 PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS WITH PLUS STAFF

### VI. APPLICATIONS HELD FOR VIEWS ONLY

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	ACK Properties, LLC <b>01-0533</b>	7 & 9 Hussey Street	Pergola/outdr shower	42.3.4-64	BPC

*Commissioners: Pohl, Camp, McLaughlin, Oliver, Dutra; Alternates: Welch*

### VII. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Saligman, Linda <b>02-0615</b>	117 Eel Point Road	Addition	32-1	Charles Crovo
2.	3 Pleasant Street NT <b>02-0648</b>	3 Pleasant Street	Change fence/expand deck	42.3.3-155	Linda Williams
3.	Richmond Meadows Two <b>02-0614</b>	4 Iris Place	Aluminum handrails	68-336	KOH Architecture
4.	Richmond Meadows Two <b>02-0623</b>	2 Orchid Place	Aluminum handrails	68-337	KOH Architecture
5.	Paton, Scott <b>02-0585</b>	33 Orange Street	Hardscaping	42.3.2-199	The Garden Group
6.	23 Commercial Whf LLC <b>01-0581</b>	23 Commercial Wharf	Granite raised bed	42.2.4-5	The Garden Group
7.	White Elephant Hotel LLC <b>02-0582</b>	4 Willard Street	Shed	42.4.1-57	Mike Duffy
8.	Carolyn Barg Trust <b>01-0574</b>	19 1/2 W. Chester Street	Spa, outdr shower, hardscape	42.4.3-7.1	Ahern LLC
9.	Mills, Edward <b>02-0584</b>	4 Traders Lane	Drwy material + extend fence	42.3.3-22	Self
10.	Massey, Mark <b>02-0586</b>	1 Wingspread Lane	Rev 68448; gate	27-17.7	Concept Design

11. Piece of the Pie, LLC <b>02-0583</b>	14 Spearhead Drive	Driveway apron	69-336	Nantucket Engineering
12. Art State Prop <b>02-0589</b>	92 Washington Street	New Dwelling	42.2.3-22	Smith + Hutton Arch
13. CRB, LLC <b>01-0578</b>	74 Old South Road	Solar Panels	68-405	Rhett Dupont
14. Neel Carlton Etal <b>02-0596</b>	84 Pocomo Road	Guest House	15-40	CWA
15. Soros, Jeffrey <b>02-0630</b>	45 Baxter Road	Replace bay windows	49-13	CWA
16. K4 LLC <b>02-0600</b>	48 Orange Street	Roof Stairs	42.3.2-97	Chris Skehel
17. Glowacki, Greg <b>02-0592</b>	15 Millers Lane	Tertiary cottage	68-124	Val Oliver
18. Greg Glowacki <b>02-0598</b>	15 Millers Lane	New Dwelling	68-124	Val Oliver
19. Paton, Kristen <b>02-0602</b>	33 Orange Street	Roof walk alterations	42.3.2-199	Val Oliver
20. Douglas Bennett <b>02-0603</b>	8 Pine Grove Road	Solar rooftop array	67-241	ACK Smart
21. Champoux/Durand <b>02-0605</b>	8 Upper Tawpawshaw	Roof top solar- MH	53-56	Cotuit Solar
22. Champoux/Durand <b>02-0608</b>	8 Upper Tawpawshaw	Roof top solar - shed	53-56	Cotuit Solar
23. Champoux/Durand <b>02-0607</b>	6 Upper Tawpawshaw	Roof top solar- MH	53-55	Cotuit Solar
24. Champoux/Durand <b>02-0606</b>	6 Upper Tawpawshaw	Roof top solar- shed	53-55	Cotuit Solar
25. 40 Polpis Road LLC <b>02-0609</b>	44 Polpis Road	Solar rooftop array	54-26	Cotuit Solar
26. 11 India St. LLC <b>02-0618</b>	11 India Street	Deck railing replacement	42.3.1-122.1	Emeritus
27. Century House R.E. Tr <b>02-0617</b>	10B Cliff Road	Color change	42.4.4-61	Emeritus
28. Lieber, Jonathan <b>02-0616</b>	6 Stone Post Way	Garage fene. + pergola	74-38.1	Emeritus
29. 12 Lincoln Nom Trust <b>02-0622</b>	12 Lincoln Avenue	Addition revisions	30-183	Emeritus
30. Ash, Diane <b>02-0645</b>	23 Pine Street	Demo shed	42.3.2-113	Emeritus
31. SW Assoc Realty Trust	5 S. Water Street	2 <sup>nd</sup> /3 <sup>rd</sup> Floor Addition	42.3.1-270	Emeritus
32. Pug Cottage Nom Trust <b>02-0625</b>	13A Lincoln Avenue	Addition	30-135.1	Botticelli + Pohl
33. Fish, Kevin <b>02-0627</b>	36 York Street	Porch	55.4.1-103	EMDA
34. Walker, Jon <b>02-0642</b>	112 Wauwinet Road	Hardscaping	11-20	Self
35. Shneider, Karl <b>02-0612</b>	84 Main Street	Addition and alteration	42.3.3-20	Thornewill Design
36. Hulbert ACK II LLC <b>02-0633</b>	4 Hulbert Avenue	MH lift, reno, addition	42.1.4/2	Sophie Metz
37. Zarcone, Michael <b>02-0632</b>	16 Cherry Street	Pool and patio	55-379	Jesse Dutra
38. Noyes, Terrence <b>02-0620</b>	19 Hooper Farm Road	Plastic shed	55-220	Self

### VIII. OTHER BUSINESS

Approve Minutes -	
Review Minutes	
Other Business -	<ul style="list-style-type: none"> <li>• Mission Statement for Town Website vote</li> <li>• Discussion of Article 58: Zoning Bylaw Amendment: Commercial Mid-Island Height Restriction</li> <li>• Historic Preservation Guideline/Nantucket Resiliency update</li> <li>• Time management</li> <li>• Organizational Focus Committee</li> <li>• Application pictures</li> <li>• Roof plans: threshold</li> <li>• Plans: Scale of Elevations, Floor &amp; Roof Plans</li> <li>• Application checklist: Differentiation between complex/simple; minimum standards</li> <li>• Application as Master Sheet</li> <li>• Discussion of Net Zero Stretch Code and impacts to HDC</li> <li>• Discussion and update On Nantucket Sidewalk Work Group</li> </ul>
Commission Comments	