



**UPDATED MEETING POSTING**  
**MEETING POSTING**  
**ORIGINAL POSTING TIME: 2024 FEB 09 PM 01:42**  
**ORIGINAL POSTING NUMBER: T 146**

**RECEIVED**  
 2024 FEB 13 PM 12:38  
 NANTUCKET TOWN CLERK  
 Posting Number:T 162

**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, February 13, 2024, at 4:00 pm **\*REMOTE\***

**Location / Address**

**\*\*DUE TO INCLEMENT WEATHER, TONIGHT'S MEETING WILL BE HELD  
 REMOTE ONLY THROUGH ZOOM\*\***

**REMOTE PARTICIPATION VIA ZOOM WEBINAR**  
[https://us06web.zoom.us/webinar/register/WN\\_2TAxU2miR7-K6hNBMg9qBg#/registration](https://us06web.zoom.us/webinar/register/WN_2TAxU2miR7-K6hNBMg9qBg#/registration)

**YOUTUBE LINK FOR VIEWING ONLY:**  
<https://youtube.com/live/A7hllGxt12Q>

*\*this meeting will be audio and video recorded \**

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: Ray Pohl, Chairman**

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

[https://us06web.zoom.us/webinar/register/WN\\_2TAxU2miR7-K6hNBMg9qBg#/registration](https://us06web.zoom.us/webinar/register/WN_2TAxU2miR7-K6hNBMg9qBg#/registration)

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

[https://www.youtube.com/live/avlnvWipURM?si=PvGySYLBr\\_-raJn3](https://www.youtube.com/live/avlnvWipURM?si=PvGySYLBr_-raJn3)

**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					
1.	Ack Northstar Devel	2 Braeburn	spa	39/41	Atlantic VO
2.	RHACK LLC	20 Sherburne TPK	Railing arbor	30/195	Atlantic VO
3.	20A Bishops Rise Invt	20A Bishops Rise	MH rev window color change	40/127	LFW AC
4.	20A Bishops Rise Invt	20A Bishops Rise	Garage rev window color change	40/127	LFW AC
5.	20A Bishops Rise Invt	20A Bishops Rise	New cabana	40/127	LFW AC
6.	20B Bishops Rise Invt	20B Bishops Rise	MH rev window color change	40/127.1	LFW AC
7.	20B Bishops Rise Invt	20B Bishops Rise	Garage rev window color change	40/127.1	LFW AC
8.	5 Surfside Rd LLC	5 Surfside	MH expand deck	55/253	LFW CP
9.	5 Surfside Rd LLC	5 Surfside	Cottage Expand deck	55/253	LFW CP
10.	Richard & Sarah Ward	69 S Shore	Addition	80/303	BPC CT
11.	14 Bishop Rise Nantucket	14 Bishops Rise	Rev Entry door	40/124	Emeritus LTD CT
12.	XXII Years LLC	3 Maxey Pond	Main House Addition	40/106	Permits Plus CT
13.	XXII Years LLC	3 Maxey Pond	Guest House Addition	40/106	Permits Plus CT
14.	Kevin Dineen	10 Newtown Rd	Fenestration change	55/198	LFW JP
15.	NT Property Owner	5 Indigo	Handicap ramp	68/862	LFW JP
16.	NT Property Owner	7 Indigo	Handicap ramp	68/863	LFW JP
17.	NT Property Owner	13 Honeysuckle	Handicap ramp	68/873	LFW JP
18.	Jason Mendelson	69 Monomoy	Rev	43/102	Studio Park
19.	Lori Geddes	13 Evergreen Wy	Rev	68/718	Reid Yenor
20.	RMM Lemonade LLC	23 Masaquet Ave	Move shed on site	80/139	Jardins Intl
21.	Mid Century Modern LLC	21 Vestal St	Porch infill, fenestration	41/175	Normand
II. CONSENT WITH CONDITIONS					
1.	Uf Select Prperties	14 S Mill St	roof	55.4.1/56.2	Gashi Construction VO
•	Add the date of the structure on the application.				
2.	Goldstuck Charles & Karen	8 Moors Ave	New Deck	30/248	WAPD VO
•	Add the date of the structure on the application.				
3.	Turner, Suzanne	9 Long Pond Dr	Rev 2021-09-4551	59/33	Botticelli & Pohl VO
•	Add the date of the structure on the application.				
4.	McCollum, Susan	35 Eel point Rd	Rev 2023-10-9346	32/63	Botticelli & Pohl VO
•	Add the date of the structure on the application.				
5.	Varty, Judy	4 Dooley Ct	Pool	68/152	Val Oliver CT
•	Submit prior approval or as-built to verify the location of the house.				
6.	Butler, Henry & Cassandra	3 Evergreen Wy	New Dwelling	68/726.1	K Megna CP
•	Rear slider to be 16 pane, pane size to match “C” window.				
7.	John Wise	18 Williams St	Move Reno	55/371	Normand
•	Windows to be TDL (not SDL) on this historic structure. Rebuilt chimney to have BWNIM corbelling.				
III. COMMISSION DISCUSSION AND VOTE					
Clarifying Requirements for minutes					
IV. SIGNS					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Salvador Aguilar	5 Macy’s Lane	Wall Sign	68/40	SHN
2.	Salvador Aguilar	5 Macy’s Lane	Wall Sign	68/40	SHN
3.	Barbara Lewis	130 Pleasant St	Wall Sign	55/164	SHN
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.	O’Spray LLC- hold 02/06	25 Willard St	Main house revision	29/33	Emeritus LTD
VI. VIEW 01/23/2024					
1.	Ack N Back LLC	33 Quidnet Rd	color change studio Rev COA	21/27.2-27.4	WAPD

2. Ack N Back LLC 33 Quidnet Rd color change MH Rev COA 21/27.2-27.4 WAPD

**VII. 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.	Jesse Dutra	2 Sea Fox Circle	Pool & Hardscape	55/107.4	Waterscapes
2.	23 Sankaty Head Trust	23 Sankaty Head Rd	Alterations to Garage	48/4.1	BPC
3.	Jeff & Michele Krohn	14 Center St Sconset	Roof/outdoor shower	73.1.3/104	SMRD
4.	Steven Cohen Area 51 Trust	51 West Miacomet Rd	Demo mov off	81/52	WAPD
5.	Steven Cohen Area 51 Trust	51 West Miacomet Rd	New dwelling	81/52	WAPD
6.	Steven Cohen Area 51 Trust	51 West Miacomet RD	New shed	81/52	WAPD
7.	Vaziki Ashkan	9 Woodbury Ln	Hardscape	41/551	Atlantic Landscaping

**VIII. VIEW 01/30/2024**

1. Richard and Linda Andersen 8 High Brush Path New Fence 56/370 Link

• *Commissioners: Pohl, Camp, Patten, Paul; Recused: None. Last heard 02/06/2024*

**IX. 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.	Ospray LLC 12-9577	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>				
2.	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>				
3.	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>				
4.	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>				
5.	Kathryn Cook 12-9637	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>				

**X. VIEW 02/06/2024**

1. Dodgers Janis 9 Orange St New parking spaces 42.3.1/150 NAG

**XI. NEW BUSINESS 02/06/2024**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket	19 Waitt Dr	New Dwelling	67/925, 926, 927	J & J Construction
2.	Kinsella, Catherine	19B Hummock Pond Rd	Barn	56/468	Self
3.	Reade Arthur Trust	19 Monomoy Rd	Pool, patio, retaining walls	54/260	NAG
4.	Dennis Keller	3 Nosegay Lane	Roof Sola – Cottage	73.1.4/14	AckSmart
5.	John Wise	18 Williams St	New driveway	55/371	Normand
6.	Mid Century Modern LLC	21 Vestal St	hardscape	41/175	Normand
7.	James Rodgers	9 Orange Street	Driveway	42.3.1/150	NAG
8.	Wynn Shield	5 Friendship	Door window	66/249	Wynne
9.	Caroline Way LLC	1 Caroline Wy	Rev Shed	82/58-59	Vincent Burn
10.	Golden Eye	5 Grant	Guest house doors	30/143	Patrick Ahern
11.	32 Hulbert Trust	32 Hulbert	New shed	29/72	Botticelli & Pohl
12.	Red Horse LLC	88 Quidnet Rd	Fen revs	21/109	Botticelli & Pohl
13.	Stone Post Way LLC	7 Stone Post Wy	New Dwelling	74/79	K Megna
14.	Tamara King	52 W Chester	Omit addition, fen changes	41/381	Emeritus
15.	MacTaggart, Ian	1 Brook Farm Rd	Cabana New	41/222.8	MCA
16.	<b>*HOLD*</b> Ack N Back	33 Quidnet	Pickleball	21/27.2	Ahern LLC
17.	Town of Nantucket	24 Surfside	Demo	55/243	John McMeeking
18.	Town of Nantucket	24 Surfside	Addition/Windows	55/243	John McMeeking
19.	25 ACK LLC	25 Pleasant	New Dwelling	55.4.1/111	EMDA
20.	26 Fair LLC	26 Fair St	Addition	42.3.2/171	EMDA
21.	4 Brothers ACK LLC	30 Tashama Ln	Revisions porch	55/455	EMDA
22.	Foster, Jonathan & Roni	43 N Liberty St	Rev 2023-12-9566	41/153	Botticelli & Pohl
23.	Youngman, Thomas	32 York St	Window replacement	55.4.1/101	Val Oliver
24.	Grant Cambridge	40 Easton	Hardscape, gates, Fence	42.1.4/20	Champoux Landscape
25.	90 Noah Liberty Prev Trust	90 N Liberty	Garage partial demo	41/22	Botticelli & Pohl
26.	90. Noah Liberty Prev Trust	90 N Liberty	Shed move	41/22	Botticelli & Pohl
27.	Congdon & Coleman	57 Main St	Roof	42.3.1/221	James Lydon
28.	McNeill Family	10 Mattapoisett	Shed	82/117	Val Oliver
29.	Don Allen Ford	24 Polpis	Windows doors	54/177	Val Oliver
30.	Old Thumper LLC	29 Youngs	Storage Container	67/690	Val Oliver

31.	Valencia, Rudy	33 Daffodil Ln	pool	68/743	NAG
32.	Valencia, Rudy	33 Daffodil Ln	shed	68/743	NAG
33.	FP 4 N Water	4 N Water	New dwelling	42.4.2/90	Emeritus LTD
34.	8 New St LLC	8 New St	Replace fnt door/color change	55.4.1/35	LFW
35.	Harold Brothers Realty	2/4 Highland Ave	roofwalk	30/289&187	LFW
<b>XII. OLD BUSINESS 02/13/2024</b>					
1.	Robert Sarkisian 11-9409	8 N Mill	hardscape	55.4.4/78.2	KMLD
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Patten; Alternates: Paul, Thornewill; Recused: Oliver. Last heard 12/19/2023</i>				
2.	NIR LLC 12-9661	Straight Wharf	Rebuild roof w dormer	42.2.4/1	Paul Beaulieu
	• <i>Commissioners: Pohl, Oliver, Camp, Paul, Patten;</i>				
3.	George Metri 09-8496	12 Angola St	Hardscape driveway	54.4.4/48	KMLD
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Patten; Recused: none. Last heard 12/19/2023</i>				
4.	Matthew Roberts 11-9561	21A Daffodil Ln	Rooftop Solar	68/749	Empower Energy
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch, Patten, Paul; Recused: none. Last heard 12/19/2023</i>				
5.	40 Warren's Landing N T	40 Warren's Landing	Shed 04-8218	38/45	Normand
	• <i>Commissioners: Pohl, Oliver, Coombs, Paul, Patten; Alternates: Welch, Thornewill; Recused: none. Last heard 08/15/2023</i>				
6.	Eleven Lincoln Trust 11-9526	32 Jefferson Ave	Rev 10-9274 MH	31/32	Botticelli Pohl
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Paul, Patten; Recused: Pohl. Last heard 12/05/2023</i>				
7.	Smiley 17 N Water LLC	17 N Water St	roof walk 01-9732	42.4.2/49	Emeritus
	• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Camp; Alternates: Paul, Thornewill, Patten; Recused: none. Last heard 01/30/2024</i>				
8.	N Liberty St LLC 12-9701	13 N Liberty St	Window door rev	42/3.4/3	SMRD
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
9.	Carmine & Sheila Giardini	7A Clifford St	New dwelling 12-9634	79/19	Reid Yenor
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill; Alternates: Paul, Oliver, Patten; Recused: none. Last heard 01/16/2024</i>				
10.	61 Fairgrounds LLC	61 Fairgrounds lot D	Dwelling rev's	67/173.2	LFW
	• <i>Minutes not provided</i>				
11.	61 Fairgrounds LLC	61 Fairgrounds lot D	Pool hardscape	67/173.2	LFW
	• <i>Minutes not provided</i>				
12.	61 Fairgrounds LLC	61 Fairgrounds lot C	Pool hardscape	67/173.1	LFW
	• <i>Minutes not provided</i>				
13.	Stobie	60 Hulbert	windows	29/58	Brian Puches
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
14.	Richard & Deborah Hohlt	121 Madaket Rd	Pickle Ball Court	40/60.1	
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: None Recused: Pohl, Thornewill. Last heard 02/06/2024.</i>				

Approved Minutes –	
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- February 20<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>
<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>