



UPDATED MEETING POSTING
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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) – New Business
Day, Date, & Time	Tuesday, November 28, 2023, 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
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_zYYizh2FQUWZWJVIEPrhVQ

To watch the live meeting, click here:
<https://youtu.be/dlZr3Hqf1s4>

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, Billy Saad, 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

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Esmeralda Martinez ETAL	6 Larrabee Lane	New fence	55/102.6	J. Martinez	rp
2. Matthew & Caroline Manera	15 Morey Ln	New dwelling	73.3.1/38	EMDA	rp
3. Silver Fox Partners	2 Horn Beam Rd	Pool house	21/118.5	EMDA	rp
4. Zais Realty Trst	57 Eel Point Rd	New Shed	32/46	WAPD	rp
5. Zais Realty Trst	57 Eel Point Rd	Move off /demo shed	32/46	WAPD	rp
6. Pixie Hollow LLC	109 Tom Nevers Rd	Addition	91/27	MCA+	rp
7. Michael Muldowney	144 Surfside rd.	Alteration cottage door	80/99	William White	vo
8. Bradley Brewster	29 Walsh St	Expand deck	29/81	Ben Normand	vo
9. Tom Pearson/Tiffany Lamb	5 Polliwog Rd	Driveway	55 423.3	Tom Pearson	sw
10. Manny Sylvia	6 Nobska Way	Windows & add dormer	66/21	NAG	sw
11. Ruth Klink	301 Madaket rd	Dormer	60.2.1/55	NAG	sw
12. Eloise Nominee Trst	1 Sandy Dr	Garage	29/73 & 74	Thornewill Designs	sw
13. Island Gas	11 Industry Rd	New dwelling/structure	69/295	Val Oliver	dc
14. Phil Garufi	6 West Wy	Decks 1 st floor	38/134	Val Oliver	dc
15. Elizabeth Goulet	51 Miacomet rd	Cabana	67/196	Brook Meerbergen	dc
16. Dave Angelastro	36 Somerset Rd	Cabana	56/106	Brook Meerbergen	sw
17. Nikolay Atanasov	12 Appleton Rd	Walkout window well	67/477	DTA	cp
18. Kelly Burke Trust	11 Spring St	Revision	55.1.4/108	BPC	cp
19. Steven Jemison	4 Lavendar Ln	Main house fenestration	33/24	JB Studio	jp
20. Town of Nantucket	9 Waitt Dr	New Dwelling	67/922	Gryphon Architects	jp
21. Town of Nantucket	9 Waitt Dr	New 2 nd Dwelling	67/922	Gryphon Architects	jp
22. Town of Nantucket	5 Waitt Dr	New Dwelling	67/920	Gryphon Architects	jp
23. Town of Nantucket	5 Waitt Dr	New 2 nd Dwelling	67/920	Gryphon Architects	jp
24. Bitter North LLC	5 Mattapoissett Lane	Exterior Stairs	82/371	Val Oliver	jp
25. Gallagher/Aguiar	4 Pond Rd	Garage door change	56/158	Val Oliver	jp
26. Richard Meagner	6 Green Ln	Roof replacement	42.3.3/167	Peter F	jp

II. CONSENTS WITH CONDITIONS

<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	7 Waitt Dr	New Duplex	67/921	Gryphon Architects	jp
		<ul style="list-style-type: none">Connect the two porches to make them a single porch across the front of the building.			
2. Elizabeth Goulet	51 Miacomet rd	Pool & Hardscape	67/196	Brook Meerbergen	dc
		<ul style="list-style-type: none">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.			
3. 30 Tashama LLC	30 Tashama Ln	Porch	55/455	EMDA	rp
		<ul style="list-style-type: none">porch should be reduced to 8'.			

III. OLD BUSINESS 11/07/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Jonathan Nyland	93 Sankaty Rd	Rooftop solar	49/182	Ack Smart	
		<ul style="list-style-type: none"><i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Thornewill, Paul; Recused: None.</i>			
2. Robert Stock 08-9002	50 Squam Rd	As-built fence	13/31	Robert Stock	
		<ul style="list-style-type: none"><i>Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None Recused: None.</i>			
3. Adam Glick	31 Eel Point Rd	New dwelling	39/52	WAPD	
		<ul style="list-style-type: none"><i>Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates: Paul, Pohl; Recused: None.</i>			
4. WSH Holding LLC 10-9288	1 Sconset Ave	Pool & patio	73.4.1/8	Atlantic Landscaping	
		<ul style="list-style-type: none"><i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten; Alternates: Welch, Thornewill Recused: None.</i>			
5. Ack Midisland LLC 08-8888	18-26 Sparks Ave	New mixed used building	55/231.1	LFW	
		<ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Camp, Patten, Paul, Alternates: None, Recused: Oliver, Coombs.</i>			
6. SeaHero LLC 05-8447	12 Pilgrim Rd	New dwelling	41/476	LFW	
		<ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Camp, Thornewill; Alternates: None; Recused: None.</i>			
7. SeaHero LLC 05-8450	12 Pilgrim Rd	New shed	41/476	LFW	
		<ul style="list-style-type: none"><i>Commissioners: Pohl, Welch, Camp, Thornewill; Alternates: None; Recused: None.</i>			

IV. NEW BUSINESS 11/14/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. NIR Retail LLC	4 Harbor Sq.	Structure rev 03-8063	42.2.4/1	WAPD	
2. Richmond Meadows II	20 Nancy Ann Ln	Commercial dwelling revs	68/339.1	KOH	
3. f 15 CHR LLC	8 Chuck Hollow Rd	Addition & Porch	72/31	Val Oliver	

4.	44 Monomoy LLC	44 Monomoy Rd	Patio, pergola, walkways	54/72	David Champoux
5.	Elizabeth Singer	63 Baxter Rd	Pool	49/22	Jeffrey Lee
6.	89 Easton St	89 Easton St	Fenestration change & sm addition	41/351	BPC
7.	23 Sankaty Trust	21 Sankaty Head Rd	Sm addition & remove dormers	48/4.1	BPC

V. OLD BUSINESS 11/21/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Carolyn Manera 10-7351	15 Morey Lane	Garage		EMDA
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None. -last heard 12/20/23.</i>				
2.	43. W Miacomet LLC	43 W. Miacomet rd.	New dwelling	42.4./3	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Coombs, Thornewill, Patten; Alternates; ? Recused:?. -last heard 10/17/23.</i>				
3.	NT Island Resorts	19 N. Water Lot 11	New Dwelling	42.4.2/3	Emeritus LTD
	• <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: Welch; Recused: None. -last heard 10/10/23.</i>				
4.	NIR, LLC	19 N Water lot 11	Hardscape	42.4.2/3	Ahern, LLC
	• <i>New Business- to track with new dwelling.</i>				
5.	NT Island Resorts	19 N. Water Lot 7	New Dwelling	42.4.2/3	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Oliver, Thornewill, Patten; Alternates: Paul; Recused: None. -last heard 10/10/23.</i>				
6.	NIR, LLC	19 N Water lot 7	Hardscape	42.4.2/3	Ahern, LLC
	• <i>New Business- to track with new dwelling.</i>				
7.	John Hendricks	1 Jefferson St	Fenestration Rev	554.1/158.1	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Camp, Coombs; Alternates: None; Recused: None. -last heard 10/31/23.</i>				
8.	63 Hulbert LLC	63 Hulbert Ave	Main House Revisions	29/9	Emeritus LTD
	• <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: None; Recused None. – last heard on 10/10/23.</i>				
9.	63 Hulbert LLC	63A Hulbert Ave	Revisions to COA	29/9	Emeritus LTD
	• <i>Commissioners: Camp, Oliver, Thornewill, Patten, Paul; Alternates: None; Recused None. – last heard 10/10/23.</i>				
10.	Jonathan Raith	2 Goldstar Dr	MH partial demo & addition	55/196	Permit +
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver Alternates: Thornewill, Patten, Paul; Recused: None.</i>				

VI. NEW BUSINESS 11/28/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Old North Wharf Coop Inc	20 Old North Wharf	Lk Deck/patio	42.3.1/255	EMDA
2.	Old North Wharf Coop Inc	22 Old North Wharf	Lk Deck/patio	43.3.1/256	EMDA
3.	9B Crow's Nest LLC	9B Crows Nest Wy #2	Revs 8712 Fenestration	12/20.2	Botticelli + Pohl
4.	42/44 ARB Way LLC	9 Arbour Way	Add Window	29/137	Botticelli + Pohl
5.	Stark Point LLC	16 Easton St	MH Color change	42.1.4/11	Botticelli + Pohl
6.	Stark Point LLC	16 Easton St	Add Shutters	42.1.4/11	Botticelli + Pohl
7.	Kathleen Krall	15 Masaquet Ave	New shed	80/141	Botticelli + Pohl
8.	Eleven Lincoln Ave Trust	32 Jefferson Ave	Revs to 10-9274	30/132	Botticelli + Pohl
9.	43 W Miacomet LLC	43 W Miacomet	New shed	86/13.2	Emeritus LTD
10.	Nancy Holmes	3 Eagles Wing Wy	Solar Roof array	80/229	Empower energy
11.	6 Todd cir LLC	12 Willard St	Alterations	42.4.1/53	Olson Twombly
12.	Melissa Emery	67 Starbuck rd	New Shed	59.4/67.1	Devon Murphy
13.	Naomi & Scott Smith	248 Madaket Rd	Barn/Garage	59.4/16.1	Val Oliver
14.	Rita Nakarmi	5 Dennis Dr	New Dwelling	67/368	Val Oliver
15.	NT Conservation Foundation	165 Cliff Rd	New Dwelling	41/65	Val Oliver
16.	43 Fairgrounds Rd LLC	43 Fairgrounds rd.	Move on	67/288	Val Oliver
17.	Nantucket Golf Club Inc	21 Waydale Rd	Sidewall/Roof	55/430	Robert O'Day
18.	Elizabeth Goulet	51 Miacomet rd.	2 nd Dwelling	67/196	Brook Meerbergen
19.	Matt & Alison Smith	232 Madaket Rd	Main House Porch Fens/ mod	59.4/120.1	Brook Meerbergen
20.	Matt & Alison Smith	232 Madaket Rd	2 nd Dwelling	59.4/120.1	Brook Meerbergen
21.	Matt & Alison Smith	232 Madaket Rd	New shed	59.4/120.1	Brook Meerbergen
22.	Matt & Alison Smith	232 Madaket Rd	Hardscape driveway/apron	59.4/120.1	Brook Meerbergen
23.	Nantucket Boat Basin LLC	29 Commercial Wf 12	Demo structure	42.2.4/3	Dennis Patnaude
24.	John Lancaster	15 Burnell St	Addition	73.4.2/48	Greg Nichols
25.	146 Surfside Rd LLC	146 Surfside Rd	Pool/Hardscape	80/315	Atlantic Landscaping
26.	Ach Ama Realty	1 Sparks Av	Alterations Windows	55/180.1	Eaghmon Banks
27.	Ach Ama Realty	1 Sparks Av	New walk-in cooler	55/180.1	Eaghmon Banks
28.	Julie Meade	8 Bayberry Ln	As-built Front	49/92.1	Michael Humphreys
29.	40 OSR LLC	2 Forrest Ave	Rev Prev app 2023-08-8905	69/10	Emeritus
30.	Shubin Yauheni	8 Gray Ave	Fenestration & roof	67/772	JB Studio
31.	Margaret Connolly Trust	151 Surfside rd.	Roof walk covered porch	80/36.1	JB Studio
32.	Christopher Tofalli Tr	122 Main St	Fens, 2 nd floor deck	42.3.3/100	JB Studio

33. 61 Fairgrounds LLC	61 Fairgrounds lot D	Roof and fenestration	67/173.2	JB Studio
34. 61 Fairgrounds LLC	61 Fairgrounds lot B	New pool	67/173	JB Studio
35. 61 Fairgrounds LLC	61 Fairgrounds lot C	New pool	67/173.1	JB Studio
36. 61 Fairgrounds LLC	61 Fairgrounds lot D	New pool	67/173.2	JB Studio
37. Steven Jemison	4 Lavendar Ln	New pool	33/24	JB Studio
38. Richard Dober Tr	10 Silver St	New MH dwelling	55.4.1/187	JB Studio
39. Richard Dober Tr	10 Silver St	New Gh/ cottage	55.4.1/187	JB Studio
40. Richard Dober Tr	10 Silver St	Cabana /Shed alterations	55.4.1/187	JB Studio
41. Richard Dober Tr- WITHDRAWN	10 Silver St	New pool	55.4.1/187	JB Studio

COMMISSIONER DISCUSSION

- Digital File submission requirements discussed.

Approved Minutes –	October 10, 2023.
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- December 5th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM -
Potential Items for Discussion-	<ul style="list-style-type: none"> • 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