



MEETING POSTING

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)

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NANTUCKET TOWN CLERK
Posting Number:T 006

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Thursday, January 6, at 1:00PM **Remote Participation**
Location / Address	REMOTE PARTICIPATION VIA ZOOM AND YouTube 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 meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Kadeem McCarthy, Land Use Specialist/HDC Compliance Coordinator

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

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

Meeting ID: 832 9320 0359 Password: 319941

Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941

This meeting is not live; a recording will be posted to YouTube after the meeting is complete.

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

Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Kadeem McCarthy, Holly Backus, and Esmeralda Martinez

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. DISCUSSION OF PRE-STAINED W.C. S

- Discussion of pre-stained white cedar shingles

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Andrew & Brooke Reger 12-5356	7E Lincoln Ave	Porch stair revisions	42.4.1/8	Emeritus

2.	Pip & Anchor 12-5452	14 Amelia Drive	Minor revision	67/442	Gryphon Architects
3.	William Davis 10-4872	5 Quince St	Roof replacement	42.3.4/62	Richard Prunier
4.	Richmond Properties 10-4900	16 Beach Grass Rd	Color change rev 06-4028	68/384	Phil Pastan
5.	Richmond Properties 10-4899	18 Beach Grass Rd	Color change rev 06-4028	68/384	Phil Pastan
6.	6 N Beach LLC 12-5469	6 North Beach St	Revised window color	42.4.1/65	Linda Williams
7.	8 N Beach LLC 12-5468	8 North Beach St	Revised window color	42.4.1/65.1	Linda Williams
8.	11 U. Tawpawshaw LLC 12-5361	11 Upper Tawpawshaw	Relocate cabana rev 03-3103	53/43	MCA
9.	Richard Larrabee 12-5420	9 Millbrook Rd	Change siding	56/324	Isaiah Stover
10.	Cheryl Gilbert ETAL 12-5437	16 D St	Guest house revision	60.2.1/2	EMDA
11.	Cheryl Gilbert ETAL 12-5438	16 D St	Front door chng revision	60.2.1/2	EMDA
12.	Diane Catino ETAL 12-5441	11 D St	Door change rev	60.2.1/17	EMDA
13.	Sankaty Head Golf Club 12-5366	100 Sankaty Road	Roof Change	49/2	Jesse Smith
14.	42/44 ARB Way LLC 12-5379	9 Arbour Way	New shed	29/137	Botticelli + Pohl
15.	Alexsiev Svetlomidir 12-5387	7 Weetamo Rd	Move off shed to Nanina	15/48	Alexsiev Svetlomidir
16.	Alexsiev Svetlomidir 12-5386	21 Nanina Dr.	Move on shed from Weetamo	67/513.8	Alexsiev Svetlomidir
17.	Adriana Davidson 12-5390	25a Clifton St	Move off garage to Burnell	73.4.1/31	Adriana Davidson
18.	Adriana Davidson 12-5389	55 Burnell St	Move on garage from Clifton	49.3.2/14	Adriana Davidson
19.	Victoria Rakov 12-5395	12 Lowell Place	Replace garage door	41/165	Jeff Morash
20.	Back 41 LLC 12-5412	105 Tom Nevers Rd	Doors, window & hardscape rev 08-4381	91/25	CWA
21.	Phillip & Denese Allen 12-5450	6 Deer Run Rd	Portion move on house	57/14.5	Denese Allen
22.	John & Carolyn Ezrin 09-4620	243 Hummock Pn Rd	Chng roof pitch rev 04-3423	83/43	Studio Ppark
23.	John Ehinger 12-5406	12 Orange St	Roof change	42.3.1/47	T & T Roofing

IV. CONSENT WITH CONDITIONS

1.	Quidnet Development 12-5373	34 Quidnet Path	Pool	21/53	Andrew Falkenstein
					<ul style="list-style-type: none"> Not to be visible at time of inspection or thereafter.
2.	Brook Meerbergen 12-5375	9 Lewis Ct	New 2 nd dwelling renew 71817	67/35	Meerbergen Designs
					<ul style="list-style-type: none"> Approved as it was for COA 71817
3.	Thomas Keegan 12-5470	9 Cathcart Way	Pool revisions	54/11	Linda Williams
					<ul style="list-style-type: none"> Not to be visible at time of inspection or thereafter.
4.	Dave Fredericks 12-5404	4 White St	Pool	80/215.1	Val Oliver
					<ul style="list-style-type: none"> Not to be visible at time of inspection or thereafter.

V. DENIAL

1.	Charles Schwarzapfel	9 Maine Ave	Pool	60.3.1/425	NAG
					<ul style="list-style-type: none"> Denial due to lack of response.

VI. NEW BUSINESS 12/07/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rose R.T. 11-5107 (OB)	28 India St	Spa	42.3.4/8	Jardins Int.
2.	Jim & Karen Poole 11-5232	43 Main St	Fence	73/18	Brent Young
3.	Anthony Noto 11-5270	10 Lincoln Ave	Addition & renovation	30/184	Emeritus
4.	450 Green Park LLC 11-5272	2 Stone Alley	Addition/alteration/foundation	42.3.1/102	Emeritus

VII. OLD BUSINESS 12/14/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rich Gillis	38 Prospect St Lot 29	Hardscape		Linda Williams
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>
2.	23 Broad St LLC	23 Broad St.	Fenestration & addition	42.4.2/77	Emeritus
					<ul style="list-style-type: none"> <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>

VIII. NEW BUSINESS 12/21/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Andrew Sievers 12-5305	12 Codfish Park	New shed	73.2.4/9	Salt Spray Sheds
2.	Wayne & Janet Berman 12-5310	98 Tom Nevers Rd	Addition	91/40	NAG
3.	3 Beaver St LLC 12-5316	3A Beaver St	Dormers, raise foundation	55.1.4/97	Polly Walldorf
4.	Colby Crenshaw 12-5325	24 Almanack Pond Rd	Addition	25/37	Thornewill Designs
5.	NIR/Andy Maltby 12-5394	Straight Wharf	Transformer surround	42.3.2/15	Robert Newman
6.	6 Village Way R.T.	6 Village Way	New dwelling	14/42	WAPD
7.	Jim & Cindy Henrich 12-5354	37 Fair St	Roof & fenestration changes	42.3.2/212	Emeritus
8.	John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
9.	Koyote Realty Trust	4 Hickory Meadow Ln	Roof walk	41/900	Linda Williams
10.	8 North Star NT	8 North Star	Roof walk	30/212	Linda Williams
11.	Sam Shamoun	9 Field Ave	New dwelling	80/162.1	Linda Williams

IX. OLD BUSINESS 12/28/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Commercial Wf. LLC 09-4749	13 Commercial Wharf	Revise changes on addition	42.2.4/10	NAG
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
2.	Matt O'Connor	16 Tashama Lane	Rotate shed	55/481	KM Designs
	• <i>Commissioners: to be added</i>				
3.	Matt O'Connor	16 Tashama Lane	Add spa & retaining wall	55/481	KM Designs
	• <i>Commissioners: to be added</i>				
4.	Robert Meyer 10-4866	307 Polpis Rd.	New Dwelling	25/39	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None</i>				
5.	Rufio Ack Holdings 09-4567	93 Main St.	New Gate	42.3.3/17	JB Studio
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
6.	Nice to Be back LLC 11-5037	43 Kendrick St	New pool	76.4.3/31	CWA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				
7.	Kim Wentworth 11-5168	14 Lincoln Ave	Move & increase pool	30/182	Mark Cutone
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
8.	NIR Retail LLC 11-5041	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
9.	22 Easton LLC 05-3644	22 Easton St.	Pool & hardscape	42.1.1/12	Ahern Design
	• <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>				
10.	Okay Okay House 10-4821	10 Union St.	Parking & patio	42.3.1/43	BPC Architecture
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None</i>				
11.	Family Ties Ack LLC 11-5125	11 Alliance Lane	Pool, court, hardscape	39/24.1	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
12.	Family Ties Ack LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
13.	33 North Mill St. LLC 11-5126	7 N. Mill St.	Hardscape	55.4.4/77	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
14.	Brett Fodiman 10-4969	27 Cato Lane	Main House	55/118	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
15.	Brett Fodiman 10-4968	27 Cato Lane	Guest House	55/118	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
16.	Brett Fodiman 10-4970	27 Cato Lane	Garage	55/118	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				

X. NEW BUSINESS 01/04/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barry Ang 12-5463	11 Jonathan Way	Hardscape rev 05-3824	75/42	Ben Champoux
2.	Faith Breen 11-5147	19 Broadway Sconset	Roof change	73.1.3/111	Steven Stockigt
3.	Duane Jones 12-5360	21 Meader St	Fence	42.2.3/44	Val Oliver
4.	NISDA 12-5362	55 Wauwinet Rd	Move on cottage (1)	14/23	Val Oliver
5.	NISDA 12-5363	55 Wauwinet Rd	Move on cottage (2)	14/23	Val Oliver
6.	Brett Fodiman 12-5374	3 Tetawkimo Dr.	New dwelling	53/41	CWA
7.	John Wolff 12-5385	32 Woodbine Rd	New 2 ND dwelling	80/18	MCA
8.	Georgi Dimov 12-5383	15B Greglen Ave	New shed	68/187.1	Georgi Dimov
9.	Grace Hull 12-5397	27 Beach Grass Rd	New dwelling	68/380	Topham Design
10.	Terrence Carden 12-5378	7 Mayhew Dr.	Alterations	92.4/209	Permit Plus
11.	Christian Brunet 12-5377	4 Quidnet Rd	M.H. alterations	20/709	Permit Plus
12.	Christian Brunet 12-5376	4 Quidnet Rd	Cottage alterations	20/709	Permit Plus
13.	Michael Kopfler 12-5381	7 Village Way	Change doors	14/44	Thornewill Designs
14.	Galley West LLC 12-5396	1 Mothball Ave	Move on studio	83/424	Sophie Metz Designs
15.	Paul Darrah 12-5393	28 N Water St	Dormer, door & window chng	42.4.3/22	EMDA
16.	Diane Catino ETAL 12-5403	11 D St	Demo or move off	60.2.1/17	EMDA
17.	Irakli Jibladze 12-5408	30 Devon St	Guest House rev to 03-3252	42.3.3/159	JB Studio
18.	Peter Lisi 12-5407	2 Flintlock Rd	Dormer & window rev 05-1012	75/50	Shelter 7
19.	Barbara VonDerGorben 12-5388	132 Main St	Hardscape	42.3.3/45	Grady Murtagh
20.	Ramos Family 12-5411	24 South Shore Rd	Roof top solar	80/116	Cotuit Solar
21.	4.5 Cathcart LLC 12-5405	4.5 Cathcart Rd	Color change & doors	54/82	David Nagys
22.	Brad Henke 12-5409	14 Oak Hollow Lane	Roof top solar	56/114	Cotuit Solar
23.	John Barry 12-5398	22 Eel Point Rd	Demo or move off garage	40/45	Emeritus

24. Don Russell 12-5422	14 Brewster Rd	New 3 rd dwelling	54/236	Don Russell
25. Robert Fontaine 12-5421	5 Luff Rd	Roof top solar	66/35	Cotuit Solar
26. LBC Sconset LLC 12-5413	9 Hawks Circle	Hardscape revision	74/37.1	Ahern LLC
27. Pat Augustine 12-5419	13 Woodbury Ln	Hardscape revision	41/549	Ahern LLC
28. Eric Savetsky 12-5418	12B Oak Hollow	Pool & hardscape	56/128.2	Ahern LLC
29. 4170 & Down LLC 12-5416	107 Tom Nevers Rd	Hardscape	91/26	Ahern LLC
30. Johnson Charles Trust 12-5415	24 Bassett Rd	Driveway & hardscape	26/61	Ahern LLC
31. 1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82/59	Ahern LLC
32. Calliope NT 12-5431	20 Gladlands Ave	New dwelling	80/222	Normand Residential
33. Calliope NT 12-5430	20 Gladlands Ave	New cottage	80/222	Normand Residential
34. Calliope NT 12-5429	20 Gladlands Ave	New garage/studio	80/222	Normand Residential
35. Calliope NT 12-5432	20 Gladlands Ave	New cabana	80/222	Normand Residential
36. Tallat LLC 12-5423	14 Union St	Addition & fenestration	42.3.2/17	Meerbergen Designs
37. Tallat LLC 12-5424	14 Union St	New shed	42.3.2/17	Meerbergen Designs
38. Jonathan Jacoby 12-5435	3 Tautemo Way	New garage	83/22	EMDA
39. Jonathan Jacoby 12-5436	3 Tautemo Way	Move garage	83/22	EMDA
40. Kathy Kobos 12-5426	29 Nonantum Ave	Main house revision	87/51	Normand Residential
41. Nantucket Land Bank 12-5427	113 Madaket Rd	Move off or demo main house	40/25.4	Normand Residential
42. Nantucket Land Bank 12-5428	113 Madaket Rd	Move off or demo cottage	40/25.4	Normand Residential
43. Olsen Family 12-5425	28 Prospect St	New dwelling	55.44/77.1	Val Oliver
44. 66 Easton LLC 12-5417	66 Easton St	Fence	42.4.1/62	Toni Yacobin
45. Hightide Partners 12-5446	8 Ackermuck Way lot 29	Hardscape	41/618	Atlantic Landscaping
46. Elizabeth Powell 12-5445	71 Cliff Rd	Hardscape & retaining wall	30/160	Atlantic Landscaping
47. Elizabeth Powell 12-5440	71 Cliff Rd	New cabana	30/160	Thornewill Design
48. Melissa Spruce 12-5433	21 Bank St	Addition rev 72714	73.1.3/57	Gryphon Architects
49. David & Lisa Linton 12-5372	2 Creek Ln	Addition	38/93	Andrew Falkenstein
50. Georgi Dimov 12-5434	3 Miles Ct	Addition	68/187.2	Georgi Dimov
51. NIR Retail LLCV 12-5442	27 Old South Wharf	Widen dormer	42.2.4/2	Emeritus
52. Eleven Lincoln Trust 12-5444	32 Jefferson Ave	Demo or move off studio	30/132	Botticelli + Pohl
53. Eleven Lincoln Trust 12-5447	32 Jefferson Ave	Demo or move off guest house	30/132	Botticelli + Pohl
54. Eleven Lincoln Trust 12-5443	32 Jefferson Ave	New guest house	30/132	Botticelli + Pohl
55. 1 Caroline Way LLC 12-5439	1 Caroline Way	Main house revisions	82/59	Vicente Burne
56. Ali & Zach Smith	232 Madaket Rd	New Dwelling	59.4/120.1	JN Design
57. Ali & Zach Smith	232 Madaket Rd	New Garage	59.4/120.1	JN Design
58. Michael Robinson	13 Fayette St.	Roof walk	42.3.2/28	Sanne Payne
59. Courtney Arnot	8 New St	Fence	55.4.1/35	Courtney Arnot
60. Delfmark LP	10 Rugged Rd	Building move off	67/303	Stephen Maury
61. Larry Maury	23 Washington St	Like Kind window replacement	42.3.1/39	Larry Maury
62. Eileen Harkness	5 Gardner Perry Ln	Color change rev 07-4216	55/32.1	Thornewill Designs

Approved Minutes -	December 14 & 16, 2021
Review Minutes -	December 21, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday, January 11th at 5:00PM via ZOOM • Discussion of Advisory Board review • Section 106 – Sunrise Wind Farm Project, Intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves
Commission Comments	