



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)

RECEIVED

2021 MAY 14 PM 12:06
NANTUCKET TOWN CLERK
Posting Number:T 472

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, May 18, 2021; 04:30pm
Location / Address	REMOTE PARTICIPATION VIA ZOOM AND YouTube Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached) 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: Cathy Flynn, Land Use Specialist

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

<https://zoom.us/j/92280688302?pwd=aGs3K2tLSzFaOVpNbENTM0pHd28wUT09>

Meeting ID: 922 8068 8302 **Password:** 153126

Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126

To watch live feed, click here: <https://www.youtube.com/watch?v=KYPQDoseoel>

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

Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Cathy Flynn, Holly Backus and 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. Craig Deblieck	36 Vesper Lane	Roof change	55/129	Keith Bloise
2. Judy Greenburg	40 Orange Street	Roof change	42.3.2/204	James Lydon
3. Kristine Shadek	134C Main St #2	Fence	41/37.2	Linda Williams
4. Philip Bloom	9 Lily Street	Fence	42.3.4/49	Linda Williams
5. Dierdre Hamline Tr 04-3590	6 Lowell Place	Roof change	41/167	Topham Design
6. Nancy Digiulio Tr	35 Dartmouth Street	Shed	76.4.2/304	Topham Design
7. Lisa Larson	47 Madaket Road	588sf garage	41/323	Robert Newman
8. David Biddison	22 Cannonbury Lane	Rev 1784; railing	74/15	Val Oliver Design
9. 17 Hinckley N.T.	17 Hinckley Lane	Hardscape	30/105	Val Oliver Design
10. Amy Weber	34 Flintlock Raod	Addition	75/75	Permits Pus
11. Todd Burns	23 Longwood Drive	Rev 1734; add gable wins	76/76	NAG
12. Laura Wasserman	31 Hussey Street	Roof change	42.3.4/92	Stegran Corp
13. Susan Flahive	16 Nanahumacke Lane	Rev. 2616; porch/wins	65/81	Thornewill Design
14. Susan Flahive	16 Nanahumacke Lane	392 sf garage	65/81	Thornewill Design
15. Jettanaporn & Walder	26- Bartlett Road	Remve chim/add walkdown	67/900	Brook Meerbergen
16. William Foote	3 Luff Road	Front deck/steps/railing chg	66/350	Self
17. Catherine Kinsella	19B Hummock Pond Road	Ad-Built 96 sf shed	56/468	Self
18. Catherine Kinsella	19B Hummock Pond Road	Ad-Built 45sf chix coop	56/468	Self
19. Acosta Juan M ETAL	23 Wappossett Circle	Shed	67/577	JB Studios
20. Hans Dalgaard	84 Millbrook Road	Cabana	40/79.4	Thornewill Design
21. Gunner Wilmot	3 Summer Street	Shed- 64 sf	42.3.3/115	Gryphon Architects
22. David Potter	10 Pine Tree Road	Fence	68/221	Self
23. Steven Jemison	4 Lavender Lane	Deck/ODS/fenestration	33/24	JB Studios
24. Forty-Five Surfside LLC	45 Surfside Road	Patio	67/14.4	Dave Ryan Landscaping
25. Anthony Cirale	58 Nobadeer Ave	Rev 02-2902 massing + fenest	88/81	Emeritus
26. Eric Kaminski	2 Seven Mile Lane	Rev 1922; roof change	72/52	Self
27. Maria Peacock	26 King Street	Roof change	73.4.2/111	James Lydon
28. Louie Dog LLC	16 Tomahawk Road	Rev 71229 fenestration	69/358	EMDA
29. Thomas Kilgore	16 Berkeley Street	80 sf shed	76.1.3/224	Self
30. Shawkemo I LLC	36 Shawkemo Road	Greenhouse	27/3	Botticelli + Pohl
31. 18 Rabbit Run Rd Trst	18 Rabbit Run Rd	Demo/move shed	43/176	Emeritus
32. Bryan Jennings	8 Nanina Drive	Driveway/apron	27/8	Self
33. 98 Madaket Rd Coop	98 Madaket Road	Shed	40/79.6	Structures Unlimited
34. Mark Alderman	17 High Brush Path	180 sf addition	56/375	Mark Cutone Architecture
35. Jessica Klein	6 Corby Way	85 sf addition	67/76	Normand Residential
36. Dalton Frazier	73A Hooperfarm Road	Shed	67/330	Structures Unlimited
37. Nicole Whidden	11 Davis Lane	Rev 02-2879 change trim	82/75	Emeritus
38. Cannonbury Ln Partners	14 Cannonbury Lane	Shed	74/11	Workshop APD
39. 11 India St LLC	29 Center Street	Rev 03-3240 fenestration	42.3.1/22.2	Emeritus
40. Brian + Toni Franz	10 Cannonbury Lane	Rev 02-2901 fenestration	74/9	Workshop/APD
41. Glen M Shriberg	60 W Chester Street	Resite shed on lot	41/374	CWA
42. Deva LLC ETAL	36 Okorwaw Ave	Roof change	79/170	James Lydon
43. William Scannell	119R Eel Point Road	220 sf garage	33/17.1	BPC
44. Doc Ryder LLC	1 Doc Ryder	Addition	66/209	BPC
45. Mark Adam 05-3649	3 Daffodil Lane	Renew COA 70259	68/727	Permits Plus
46. 61 Fairgrounds LLC	61 Fairgrounds Rd Lot A	Cobble apron/bluestone wlkwy	67/173	Linda Williams
47. 61 Fairgrounds LLC	61 Fairgrounds Rd Lot B	Cobble apron/bluestone wlkwy	67/173	Linda Williams
48. 61 Fairgrounds LLC	61 Fairgrounds Rd Lot C	Cobble apron/bluestone wlkwy	67/173	Linda Williams
49. 61 Fairgrounds LLC	61 Fairgrounds Rd Lot D	Cobble apron/bluestone wlkwy	67/173	Linda Williams
50. Jason Libby	17 Miacomet Avenue	Hardscape – fence	67/212	Linda Williams
51. 218 Cliff Road Assoc LLC	218 Cliff Road	Rev 12-2459 extend deck	40/61.1	Workshop APD

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. Daonal Fornes	12 Wannacommet Road	Rev 3198; ground array	40/103	ACK Smart
• Ground array solar panels must not be visible at time of inspection and in perpetuity				
2. Randy Sharp	76 Polpis Road	8 x 8 spa	43/177	Thornewill Design
• Spa must not be visible at time of inspection and in perpetuity				
3. Anne Delaney	41 Wauwinet Road	Ground solar array	20/7	ACK Smart
• Solar array must not be visible at time of inspection and in perpetuity				

4.	William Coffin	6 Monohansett Road	Rev 3477; garage	79/151.1	Brook Meerbergen
	• Due to lack of visibility				
5.	Olof Clausson	30 Eel Point Road	Ground solar array	40/44.1	ACK Smart
	• Solar array must not be visible at time of inspection and in perpetuity				
6.	John Esposito	14 Eat Fire Spring Road	Ground solar array	20/61	Cotuit Solar
	• Solar array must not be visible at time of inspection and in perpetuity				
7.	Hans Dalgaard	84 Millbrook Road	Pool	40/79.4	Thornewill Design
	• Pool must not be visible at time of inspection and in perpetuity				
8.	Daniel Omstead	9 Quaise Pasture Road	Pool	26/20.1	SMRD
	• Pool must not be visible at time of inspection and in perpetuity				
9.	Sea Realty Trust	25 Squam Road	House fenestration	21/5	Botticelli + Pohl
	• Due to lack of visibility				
10.	Sea Realty Trust	25 Squam Road	Garage fenestration	21/5	Botticelli + Pohl
	• Due to lack of visibility				
11.	Randy Sharp	49A Meadow View Drive	Pool and hardscape	56/113	Thornewill Design
	• Pool must not be visible at time of inspection and in perpetuity				
12.	Randy Sharp	49 Meadow View Drive	Pool and hardscape	56/390	Thornewill Design
	• Pool must not be visible at time of inspection and in perpetuity				
13.	Randy Sharp	49 Meadow View Drive	Pool cottage	56/390	Thornewill Design
	• Due to lack of visibility				
14.	Gunner Wilmot	3 Summer Street	Rev 2050 add + fenest	42.3.3/115	Gryphon Architects
	• Due to lack of visibility				
15.	Seth + Maya Kearns	30 Miacomet Ave	Deck/steps/fenestration	67/195.3	JB Studios
	• Due to lack of visibility				
16.	Acosta Juan METAL	23 Wappossett Circle	ODS and patio	67/577	JB Studios
	• Outdoor shower to be 1x6 T&G vertical board, 6' tall				
17.	Donald Bursch	16 Flintlock Road	Mini-split HVAC	76/43	Claude Smith
	• Due to lack of visibility				
18.	44 Pocomo NT	44 Pocomo Road	Pool- hardscape	15/22	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
19.	18 Rabbit Run Rd Trst	18 Rabbit Run Rd	Demo/move shed	43/176	Emeritus
	• Due to limited visibility				
20.	One Folger Rd LLC	1 Folger Road	Rev 2136; reloc otdr kit	30/195.1	Atlantic Landscaping
	• Due to lack of visibility				

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	9 Petticoat Row, LLC	9 Centre Street	Projecting sign	42.3.1-203.1	Dalton Frazier
2.	Chris Keogan	1 Freedom Square	Wall sign	55/702.1	LINK
3.	David Cox	58B Main Street	Wall sign	42.3.1/219.2	Antonio Aransaenz
4.	David Cox	58 Main Street	Relocating proj sign	42.3.1/219.1	Self
5.	Town of Nantucket	15 Harbor View Way	Educational panel	42.4.2/9	Janet Schulte
6.	S. Water Assoc. RT	50 S Water Street	Projecting sign	42.3.1/274	Anna Magliozzi
7.	Chris McDermott	34 Center Street	Projecting sign	42.3.1/120	Lynnette Mautner
8.	Samuel Furrow	87 Baxter Road	Freestanding sign	49/8	Cottage & Castle
9.	29 Center St LLC	4 Chestnut Street	Rev-Gate House - wall sign	42.3.1/68.1	Plymouth Sign Co
10.	29 Center St LLC	11 India Street	Rev-Roberts Hse wall sign	42.3.1/122.1	Plymouth Sign Co
11.	29 Center St LLC	11 India Street	Roberts House wall sign	42.3.1/122.1	Plymouth Sign Co
12.	29 Center St LLC	31 Center Street	Rev- Manor House wall sign	42.3.1/68	Plymouth Sign Co
13.	29 Center St LLC	29 Center Street	Rev -Meeting Hse-wall sign	42.3.1/122.2	Plymouth Sign Co
14.	29 Center St LLC	29 Center Street	Rev- Faraway wall sign	42.3.1/122.2	Plymouth Sign Co
15.	29 Center St LLC	29 Center Street	Rev- Faraway canvas flag	42.3.1/122.2	Plymouth Sign Co
16.	29 Center St LLC	29 Center Street	Rev- Sister Ship - fence sign	42.3.1/122.2	Plymouth Sign Co
17.	29 Center St LLC	29 Center Street	Rev- Coffee - wall sign	42.3.1/122.2	Plymouth Sign Co

V. NEW BUSINESS 4/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richmond Great Point	2 Wildflower Drive	Apartment building	68/335	KOH Architecture
2.	Richmond Great Point	1 Pimpernel Place	Apartment building	68/335	KOH Architecture
3.	Richmond Great Point	2 Pimpernel Place	Apartment building	68/335	KOH Architecture
4.	Larry Castellani 04-3597	50 Brewster Road	New dwelling	43/96	EMDA

5.	Siasconset Casino Assoc. 04-3598	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
6.	Siasconset Casino Assoc. 04-3599	15 New Street, Sias	Lift, fenest, deck, shingles	73.4.2/68	Val Oliver Design
7.	Grey Lady Lane LLC 04-3600	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
8.	Prickly Pear 04-3601	17 Broadway	Color change	73.1.3/112	Val Oliver Design
9.	Fish Tales LLC 04-3602	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
10.	Gary Creem 04-3603	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
11.	Gary Creem 04-3604	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
12.	Josh Gregg	2 Sandplain Drive	Pool	68/356	Swimming Pool/Spa
13.	Carol Anne Surface 04-3605	47 Warrens Landing	New dwelling	38/54	BPC
14.	Carol Anne Surface 04-3606	47 Warrens Landing	Studio	38/54	BPC
15.	Carol Anne Surface 04-3607	47 Warrens Landing	Pool	38/54	BPC
16.	Nant. 62 Walsh LLC 04-3608	62 Walsh Street	Rev 12-2551 siding chng	29/85 + 85.2	Botticelli + Pohl
17.	Brian Franz 04-3609	10 + 12 Cannonbury	Pool and hardscape	74/9 + 10	Ahern LLC
18.	OHOM LLC 04-3610	28 Main Street, Sias	Rev 01-2749 fenestration	73.3.1/47	Emeritus
19.	Charles Lenhart 04-3611	25 Dukes Road	Solar panels on shed roof	41/530.3	Self
20.	Charles Lenhart 04-3612	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
21.	3 Waterview LLC 04-3613	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
22.	3 Waterview LLC 04-3594	3 Waterview Drive	Pool	79/117.1	Linda Williams
23.	Peter Garren 04-3615	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
24.	Jane Pierre De Villeme 04-3616	18 Gladlands Ave	30 x 30 sports court	80/221	LINK
25.	Nantucket G+S R.T 05-3617	81 Vestal Street	Retaining wall	56/254	Mark Cutone Architecture
26.	Nant. 62 Walsh LLC 05-3618	62 Walsh Street	Shift structure + addition	29/85 + 85.2	Botticelli + Pohl
27.	16 Western Pres. Trust 05-3619	16 Western Ave	Rev 12-2395 fenestration	87/72	Botticelli + Pohl
28.	Sam Aloisi 05-3620	19 Quaker Road	New dwelling	41/42	Thornewill Design
29.	Doug Meyer 05-3621	18 Gardner Road	Demo/move off dwelling	43/135	Emeritus
30.	Mark Finnegan 05-3622	36 Warren's Landing	Garage	38/44	BPC
31.	Mark Finnegan 05-3623	36 Warren's Landing	Gazebo/cabana	38/44	BPC
32.	Mark Finnegan 05-3624	36 Warren's Landing	Pool	38/44	BPC
33.	Kristina Amendolare 05-3625	8 Bank Street	Addition	73.1.3/69	Angus Macleod
34.	Sharon Lefevre 05-3626	30 Pine Street	Rev 2302 ODS/AC/ skylight	42.3.2/46	Angus Macleod
35.	72 Pocomo Road LLC 05-3628	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
36.	72 Pocomo Road LLC 05-3629	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
37.	72 Pocomo Road LLC 05-3630	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
38.	Anne Delaney 05-3631	4 Old Quidnet Milk Road	Rooftop solar - house	20/53	ACK Smart
39.	Anne Delaney 05-3632	4 Old Quidnet Milk Road	Rooftop solar - cottage	20/53	ACK Smart
40.	Jane Stoddard 05-3633	6 Quaker Road	Rooftop solar	41/522	ACK Smart
41.	Conway Family Trust 05-3634	11 Western Ave	Mveoff/prt demo17Hooper Farm	87/117	Permits Plus
42.	Terry Noyes 05-3635	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
43.	Westmoor Club 05-3636	105/109 W Chester Street	Dorm "A"	41/805	Graham Goldsmith Arch
44.	Westmoor Club 05-3637	105 W Chester Street	Dorm "B"	41/805	Graham Goldsmith Arch
45.	Westmoor Club 05-3638	105 W Chester Street	Addition	41/805	Graham Goldsmith Arch
46.	Greg Raiff 04-3564	100 Low Beach Road	Rev 09-1845 pergola + ODS	75/27	Emeritus
47.	Trogoh NT 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
48.	Jeffrey Krupa 05-3641	95 W Chester Street	Shed	41/93.1	Emeritus
49.	One Folger Road LLC 05-3642	1 Folger Road	Studio	30/195.1	Studio Ppark
50.	22 Easton Street, LLC 05-3643	22/24 Easton St	Main house	42.1.4/12 + 12.1	Workshop APD
51.	22 Easton Street, LLC 05-3644	22/24 Easton St	East garage	42.1.4/12 + 12.1	Workshop APD
52.	22 Easton Street, LLC 05-3645	22/24 Easton St	West garage	42.1.4/12 + 12.1	Workshop APD
53.	22 Easton Street, LLC 05-3646	22/24 Easton St	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

VI. OLD BUSINESS (05/03/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eliza Silva 04-3391	16 Helen's Drive	Roof top solar	66/53	ACK Smart
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
2.	Michael Robinsn 03-3088	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: Coombs</i>				
3.	Back 41, LLC 03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i>				
4.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
5.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping

- *Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: Welch; Recused: Oliver, McLaughlin (not responding)*
- 6. George Balboa **03-3087** 71R Cliff Road New dwelling 30/160.1 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None*
- 7. George Balboa **03-3102** 71R Cliff Road New dwelling 30/160.1 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None*
- 8. Zero India St **03-3268** 1 Cambridge Street Addition 42.3.1/130.2 Emeritus
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None*
- 9. Andrew Reger **03-3241** 7 E Lincoln Ave Garage/apartment 42.4.1/8 Emeritus
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver*
- 10. 7 New Street **03-3290** 7 New Street MH + garage connector 55.4.1/37 Workshop APD
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None*
- 11. 7 New Street **03-3286** 7 New Street New Studio 55.4.1/37 Workshop APD
- *Commissioners: Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: Pohl (signing in)*
- 12. Chris Skehel **03-3239** 61A Cato Lane Garage/apartment 56/49 LINK
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
- 13. Thomas Keegan **04-3328** 41B Cliff Road Pool and hardscape 29/40 Linda Williams/JB Studio
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
- 14. Mark Norris **04-3415** 14A Lowell Place Cottage-resite/additions 41/164 Linda Williams/Emeritus
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: McLaughlin not responding*
- 15. 14 MVR LLC **04-3420** 14 Madequecham Valley Road New dwelling 89/13 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
- 16. Richard Hohlt **04-3384** 121 Madaket Road Pool-spa 40/60.1 Botticelli & Pohl
- *Commissioners: Coombs (acting Chair), McLaughlin, Camp, Oliver, Thornewill; Alternates: Welch; Recused: Pohl*

VII. NEW BUSINESS (05/18/21)

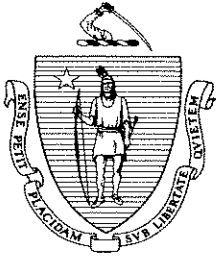
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. ACKKL, LLC	5 Chestnut Street	Temporary door change	42.3.1/4	Willem Learn
2. Jennifer Khoury	27 W. Chester Street	Spa	42.4.3/2	David Troast
3. Phillip Bloom	9 Lily Street	Rev 3247; a/c units/wins	42.3.4/49	Linda Williams
4. Melissa Druley	10 Candle House Lane	Firepit/patio/pergola	55.4.4/51	LINK
5. Adair Prall	3 Sylvia Lane	Shed addition	42.4.4/11	LINK
6. VTT 48 Center St	48 Center Street	Color change	42.3.1/1	LINK
7. Kevin Bates	28 Norwood (Portion of)	New dwelling	71.3.3/109	Linda Williams
8. Kim Taylor	76 Easton Street	Demo garage	42.4.1/33	Linda Williams
9. Kim Taylor	76 Easton Street	New shed	42.4.1/33	Linda Williams
10. Kim Taylor	76 Easton Street	Replace deck and steps	42.4.1/33	Linda Williams
11. Kim Taylor	76 Easton Street	Fence	42.4.1/33	Linda Williams
12. Dawn Holdgate	26 Monomoy Road	Like kind + change roof	54/146	Linda Williams
13. 251 Hummock Pond LLC	251 Hummock Pond Rd	Pool and hardscape	83/26	LFW/Mark Lombardi
14. 251 Hummock Pond LLC	251 Hummock Pond Rd	Cabana	83/26	LFW/Mark Lombardi
15. 251 Hummock Pond LLC	251 Hummock Pond Rd	Shed	83/26	LFW/Mark Lombardi
16. 86 Cliff Road	84/86 Cliff Road	Move off to 86 Cliff	30/74	Robert Newman
17. 86 Cliff Road	84/86 Cliff Road	Move on frm 84 Cliff/part demo/addi	30/74	Robert Newman
18. Elizabeth Powell	71 Cliff Road	Pool	30/160	Atlantic Landscaping
19. Ron Winters	6B Essex Road	Rooftop solar	67/598	ACK Smart
20. Village Way R.T.	6 Village Way	New dwelling	14/42	Workshop APD
21. Grey Lady Lane	6 Grey Lady Lane	New dwelling	66/703	Val Oliver Design
22. Nancy Digiulio Trust	35 Dartmouth Street	Shed	76.4.2/304	Topham Design
23. Milton Rowland	18 Mt Vernon Street	Addition	55.4.4/32.1	Self
24. Nantucket Land Bank	168 Hummock Pond Road	Relocate shed on site	65/13.2	Linda Williams
25. Nantucket Land Bank	168 Hummock Pond Road	Shed	65/13.2	Linda Williams
26. Nantucket Land Bank	168 Hummock Pond Rd	Cool storage "D" unit	65/13.2	Linda Williams
27. Nantucket Land Bank	168 Hummock Pond Rd	Cool storage "E" unit	65/13.2	Linda Williams
28. Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #1	65/13.2	Linda Williams
29. Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #2	65/13.2	Linda Williams
30. Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #3	65/13.2	Linda Williams
31. Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #4	65/13.2	Linda Williams
32. Nantucket Land Bank	168 Hummock Pond Rd	New greenhouse #5	65/13.2	Linda Williams
33. Nantucket Land Bank	168 Hummock Pond Rd	Move greenhouse #6 on site	65/13.2	Linda Williams
34. Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #7	65/13.2	Linda Williams

35.	Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #8	65/13.2	Linda Williams
36.	Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #9	65/13.2	Linda Williams
37.	Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #10	65/13.2	Linda Williams
38.	Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #11	65/13.2	Linda Williams
39.	Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse #12	65/13.2	Linda Williams
40.	Nantucket Land Bank	168 Hummock Pond Rd	Greenhouse B	65/13.2	Linda Williams
41.	Nantucket Land Bank	168 Hummock Pond Rd	The "Green" greenhouse	65/13.2	Linda Williams
42.	Randy Sharp	76 Polpis Road	Spa	43/177	Thornewill Design
43.	Judy Greenburg	2 Gorhams Court	Roof change	42.3.2/204	James Lydon
44.	Hope Poor	Tuckernuck "Over the Hill"	Rooftop solar	96/2.1	John Phinney
45.	Hams Tucker NT	Tuckernuck "Far Out"	Rooftop solar	94/23	John Phinney
46.	Dakota 5W LLC	5 Westerwick Drive	Pool and hardscape	73/36	Ahern
47.	Cannonbury Lane Partners	14 Cannonbury Lane	Pool and hardscape	74/111	Ahern
48.	33 N Mill LLC	7 N Mill St	New dwelling	55.44/77	Sophie Metz Design
49.	Olof Claussion	30 Eel Point Road	Ground solar array	40/44.1	ACK Smart
50.	Kelly Carrero	8 Walnut Lane	Driveway/apron	42.3.4/69	Robert Newman
51.	William Hokkanen Trust	73 N Liberty St	Foundation + addition	41/141	NAG
52.	Hugh Davis	112 Main Street	Rev 58361 add + reno	42.3.3/104	Gryphon Architects
53.	Jennifer Fraker	1 H Street	Rev 37091 mass + fenest	60.1.2/65	Gryphon Architects
54.	Kingfisher R.T.	278 Polpis Road	Rev 2488 relocate on site	25/2	Gryphon Architects
55.	Mark Wilmot	35 Monomoy Road	Rev 15851 fenest + dormer	54/74	Gryphon Architects
56.	PFox Nantucket LLC	20 Orange Street	Addition + fenestration	42.3.2/70	Botticelli + Pohl
57.	Cheryl Gilbert ETAL	16 D Street	Addition + fenestration	60.2.1/2	EMDA
58.	Cheryl Gilbert ETAL	16 D Street	GH foundation/color chg/fenes	60.2.1/2	EMDA
59.	Frederick Hahn	50 Eel Point Road	Garage	32/25.1	EMDA
60.	Wendzicki C. ETAL	13 Equator Drive	Pool	66/261	JB Studios
61.	Wendzicki C. ETAL	13 Equator Drive	Cabana	66/261	JB Studios
62.	Dolores Martin	80 Easton Street	Spa	42.4.2/6	Self
63.	Frederick Hahn	50 Eel Point Road	Pool and hardscape	32/25.1	Atlantic Landscaping
64.	Stephen Slosek	40 Polpis Road	Rooftop solar	54/265	Karen Alence
65.	John Esposito	14 Eat Fire Spring Road	Ground mount solar	20/61	Karen Alence
66.	Daniel Omstead	9 Quaise Pasture Road	Garage/studio	26/20.1	SMRD
67.	ACK 2 I Do LLC	5 Old Mill Court	Rev 3034 + 3407 pool alts	55/926	Brook Meerbergen
68.	ACK 2 I Do LLC	5 Old Mill Court	Rev 3035 + 3322 studio alts	55/926	Brook Meerbergen
69.	ACK 2 I Do LLC	5 Old Mill Court	Rev 3036 + 3049 house alts	55/926	Brook Meerbergen
70.	Alex Karis	11 Mill Hill Lane	Rev 11-2356 fenes + pergola	55/924	Brook Meerbergen
71.	Ack11 Pleasant LLC	11 Pleasant Street	Replace windows	42.3.3/121	Linda Williams
72.	37 Pocomo Road RT	37 Pocomo Road	Pool and hardscape	14/38	Ahern
73.	37 Pocomo Road RT	37 Pocomo Road	Cabana	14/38	Workshop/APD
74.	11 India Street LLC	11 India + 31 Center	Bike bollards	42.3.1/122 + 68	Ahern
75.	11 India Street LLC	11 India Street	Fence	42.3.1/122.2	Ahern
76.	Cannonbury Lane Partners	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
77.	Cannonbury Lane Partners	14 Cannonbury Lane	Shed	74/11	Workshop APD
78.	Gifford Whitney A Trst	6 Lily Street	Window and door change	42.3.4/45	CWA
79.	8 Walsh LLC	8 Walsh Street	Addition	42.4.1/83	Brook Meerbergen
80.	Dakota 5W LLC	5 Westerwick Drive	New dwelling	73/26	Workshop APD
81.	Barry + Robert Ang	11 Jonathan Way	New dwelling	75/42	McMullen + Assoc.
82.	Barry + Robert Ang	11 Jonathan Way	Cottage	75/42	McMullen + Assoc.
83.	Barry + Robert Ang	11 Jonathan Way	Shed	75/42	McMullen + Assoc.
84.	Barry + Robert Ang	11 Jonathan Way	Pool and hardscape	75/42	McMullen + Assoc.
85.	Ashelee Fredrickson	48 Skyline Drive	Pool and hardscape	79/45	Arthur Gasbarro
86.	LBC Sconset LLC	9 Hawk's Circle	Minor resite + bumpout	74/37.1	JGG Architects
87.	Beach Not LLC	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
88.	Beach Not LLC	16 Cannonbury Lane	Rev 02-3026 location + window	74/12	JGG Architects
89.	David D. Bursch	16 Flintlock Road	Minisplit HVAC	76/43	Claude Smith
90.	Thomas Kilgore	16 Berkeley	Shed	76.1.3/224	Self
91.	103 Main Street LLC	103 Main Street	Gate	42.3.3/153	Atlantic Landscaping
92.	Renehan Steven J. Trustee	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Landscaping
93.	Carr/86 Cliff Road LLC	84 Cliff Road	Move off dwelling	30/74.1	Robert Newman
94.	38 Prospect LLC	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	LFW/Mark Lombardi

95. Greg Raiff	100 Low Beach Road	Rev 10-21882 minor revs	75/27	Bernice Wahler
96. NIR Retail LLC	21 Old South Wharf	Rev 10-2170 add HVAC	42.2.4/2	Emeritus
97. Jim Helfrich	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
98. Earret LLC	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
99. John Berry	22 Eel Point Road	New dwelling	40/45	Emeritus
100. Bill Burke	54 Pochick Ave	Addition	79/128	Emeritus
101. Doug Meyer	18 Gardner Road	New dwelling	43/135	Emeritus
102. Doug Meyer	18 Gardner Road	Garage	43/135	Emeritus
103. Darrell Ferguson	28 Main St, Sias	Rev 02-2856 cupola + pergola	73.3.1/47	Emeritus
104. Eric Kraeutler	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
105. Eric Kraeutler	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
106. Hannah Gardner House	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
107. NISDA	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
108. NISDA	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
109. William Scannell	119R Eel Point Road	Rev 12-2446 cupola revs	33/17.1	BPC
110. Sweet Meadow Sylvia Ln	74 W Chester Street	Hardscape	41/478	NAG
111. Cathy Aguiar	7 Rhode Island Ave	Renew COAs 53286/47682/66670	60.3.1/348	Val Oliver Design
112.ABCET LLC	58 Baxter Road	New dwelling	49/54	Will Stephens
113.ABCET LLC	58 Baxter Road	Pool house	49/54	Will Stephens
114.ABCET LLC	58 Baxter Road	Pool	49/54	Will Stephens

VIII. OTHER BUSINESS

Approved Minutes -	April 27 & 29, 2021
Review Minutes -	April 30; May 3 & 6, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting New Business Thursday May 20, 2021 at 1:00pm – 2:30pm hard stop • Discussion of Resilient Nantucket meeting • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	



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CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

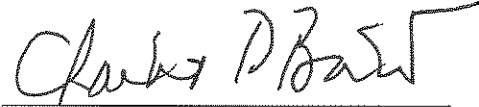
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts