



**Updated Meeting Posting**  
**MEETING POSTING**  
 Original Posting Time: 2022 JAN 13 AM 08:56  
 Original Posting Number: T 044

**RECEIVED**  
 2022 JAN 13 AM 10:26  
 NANTUCKET TOWN CLERK  
 Posting Number: T 047

**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, January 18, at 5:00PM **Remote Participation**
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	Ray Pohl, Chairman
<b>Please note:</b>	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: Esmeralda Martinez, Administrative 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 meeting, click here: <https://www.youtube.com/watch?v=J2MOY6kmSNM>

**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, 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.**

**II. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/ Parcel</u>	<u>Agent</u>
1. Dale Kevin F Trustee	26 Easy Street	Projecting sign	42.4.2/23	Daniel Lemaitre
2. Isaiah Truyma	117 Orange Street	Wall sign	55/377	Self
3. Nantucket Land Bank	101/103 Hummock Pd Rd	Sign	56/67.1&307	Robert Newman
4. Sherburne Commons	1 43 Sherburne Commons Ln	Wall Sign	80/1	Liz Busted
5. Al Souza	56 Pleasant St	Wall Sign	55/342	Daiva Utariene
6. Mass Audubon	Polpis/ Quidnet	Boundary Signs		Sam Kefferson

**III. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/ Parcel</u>	<u>Agent</u>
1. Dexter Group LLC	8 Winn St	Revision & add window	41/51.2	EMDA
2. Helene Patterson Trust	19 Brewster Rd	Fenestration rev -4768	54/175.1	Gryphon Architects
3. 3 Raceway LLC	3 Raceway Dr	Corner board change	66/281	M. Tomaiolo
4. Neil Glynn	23 Ellen's Way	Studio rev2020-12-2394	81/182	Meerbergen Designs
5. Neil Glynn	23 Ellen's Way	Main house rev2020-12-2452	81/182	Meerbergen Designs
6. Chris Ruggeri	11 Sandpiper Rd	Outdoor kitchen	76/83	NAG
7. Henry McNamara	8 Polliwog Rd	Basement window	55/423.5	Thornewill Designs
8. Mindee Blanco	8 Ackermuck Way	Fenestration chg. & outdoor shower	41/618	Olson Twombly
9. Robert Goldrich	41 Crooked Lane	Window & door replacement	41/202	Brant Point Building
10. Arthur & Page Gosnell	4 Pond View Drive	Add pergola & fenestration rev	81/13	Botticelli + Pohl
11. Maple Lane LLC	10 Rugged Rd	Move MH off to Lot #9 Maple Ln	67/303	LINK
12. Maple Lane LLC	Lot #9 Maple Lane	Move MH on from Rugged Rd	67/303	LINK

**IV. CONSENTS WITH CONDITIONS**

1. Leslie Snell	23 Woodland Dr	New pool	68/261	Leslie Snell
• Not to be visible at time of inspection or thereafter				
2. Hightide Partners LLC	10 Ackermuck Way	Add spa & Hardscape coa rev.	41/618.1	Atlantic Landscaping
• Spa not to be visible at time of inspection or thereafter				

**V. 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.

**VI. 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. 3 Beaver St LLC 12-5316	3A Beaver St	Dormers, raise foundation	55.1.4/97	Polly Walldorf

**VII. 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. Kim Wentworth 11-5168	14 Lincoln Ave	Move & increase pool	30/182	Mark Cutone
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None				
2. NIR Retail LLC 11-5041	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None				
3. 22 Easton LLC 06-4026	22 Easton St.	Pool & hardscape	42.1.1/12	Ahern Design
• Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None				
4. Okay Okay House 10-4821	10 Union St.	Parking & patio	42.3.1/43	BPC Architecture
• Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None				
5. Family Ties Ack LLC 11-5125	11 Alliance Lane	Pool, court, hardscape	39/24.1	Atlantic Landscaping
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None				
6. Family Ties Ack LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
• Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None				

**VIII. 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. Faith Breen 11-5147	19 Broadway Sconset	Roof change c1750	73.1.3/111	Steven Stockigt
2. Michael Robinson	13 Fayette St.	Roof walk	42.3.2/28	Sanne Payne
3. Mayberry NT	9 Fair St	Roof change garage	42.3.2/4	Linda Williams
4. Mayberry NT	9 Fair St	Roof change roof walk skirt	42.3.2/4	Linda Williams
5. Chandra Miller	9 Magnolia Ave	Change windows	73.3.1/85	Chandra Miller
6. Brett Fodiman 12-5374	3 Tetawkimo Dr.	New dwelling	53/41	CWA
7. John Wolff 12-5385	32 Woodbine Rd	New 2 <sup>nd</sup> dwelling	80/18	MCA

8.	Grace Hull 12-5397	27 Beach Grass Rd	New dwelling	68/380	Topham Design
9.	Christian Brunet 12-5377	4 Quidnet Rd	M.H. alterations	20/709	Permit Plus
10.	Christian Brunet 12-5376	4 Quidnet Rd	Cottage alterations	20/709	Permit Plus
11.	Paul Darrah 12-5393	28 N Water St	Dormer, door & window chg.	42.4.3/22	EMDA
12.	Barbara VonDerGorben 12-5388	132 Main St	Hardscape	42.3.3/45	Grady Murtagh
13.	John Barry 12-5398	22 Eel Point Rd	Demo or move off garage	40/45	Emeritus
14.	Don Russell 12-5422	14 Brewster Rd	New 3 <sup>rd</sup> dwelling	54/236	Don Russell
15.	LBC Sconset LLC 12-5413	9 Hawks Circle	Hardscape revision	74/37.1	Ahern LLC
16.	Eric Savetsky 12-5418	12B Oak Hollow	Pool & hardscape	56/128.2	Ahern LLC
17.	Johnson Charles Trust 12-5415	24 Bassett Rd	Driveway & hardscape	26/61	Ahern LLC
18.	1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82/59	Ahern LLC
19.	Tallat LLC 12-5423	14 Union St	Addition & fenestration	42.3.2/17	Meerbergen Designs
20.	Olsen Family 12-5425	28 Prospect St	New Dwelling	55.4.4/77.1	Val Oliver
21.	66 Easton LLC 12-5417	66 Easton St	Fence	42.4.1/62	Toni Yacobin
22.	Elizabeth Powell 12-5445	71 Cliff Rd	Hardscape & retaining wall	30/160	Atlantic Landscaping
23.	Elizabeth Powell 12-5440	71 Cliff Rd	New cabana	30/160	Thornewill Design
24.	Melissa Spruce 12-5433	21 Bank St	Addition rev 72714	73.1.3/57	Gryphon Architects
25.	NIR Retail LLCV 12-5442	27 Old South Wharf	Widen dormer	42.2.4/2	Emeritus
26.	Eleven Lincoln Trust 12-5444	32 Jefferson Ave	Demo or move off studio	30/132	Botticelli + Pohl
27.	Eleven Lincoln Trust 12-5447	32 Jefferson Ave	Demo or move off guest house	30/132	Botticelli + Pohl
28.	Eleven Lincoln Trust 12-5443	32 Jefferson Ave	New guest house	30/132	Botticelli + Pohl
29.	1 Caroline Way LLC 12-5439	1 Caroline Way	Main house revisions	82/59	Vicente Burne
30.	Ali & Zach Smith	232 Madaket Rd	New Dwelling	59.4/120.1	JN Design
31.	Ali & Zach Smith	232 Madaket Rd	New Garage	59.4/120.1	JN Design
32.	Courtney Arnot	8 New St	Fence	55.4.1/35	Courtney Arnot
33.	Larry Maury	23 Washington St	Like Kind window replacement	42.3.1/39	Larry Maury

#### IX. OLD BUSINESS 01/11/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/ Parcel</u>	<u>Agent</u>
1.	Darlene DeMichelle 11-5252	Lot 26- Birdsong	New dwelling	55.4.4/ 80.2	Meerbergen Designs
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None</i>				
2.	Darlene DeMichelle 11-5254	Lot 26- Birdsong	New 2 <sup>nd</sup> dwelling	55.4.4/ 80.2	Meerbergen Designs
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None</i>				
3.	Darlene DeMichelle 11-5255	Lot 26- Birdsong	New garage	55.4.4/ 80.2	Meerbergen Designs
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None</i>				
4.	Prickly Pear 11-5155	17 Broadway- Sconset	Storage containers	73.1.3/112	Val Oliver
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver</i>				
5.	Anne M Rose 10-4998	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
	• <i>Commissioners: to be added</i>				
6.	32 Hulbert Ave Trust 11-5220	32 Hulbert Ave	New Dwelling	29/72	Botticelli + Pohl
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>				
7.	Harborside Partners 11-5242	5 York St	Fenestration & pergola revisions	55.1.4/ 162	Gryphon Architects
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: Oliver</i>				
8.	33 North Mill St LLC	7 North Mill St	New Shed	55.4.4/77	Sophie Metz
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
9.	33 North Mill St LLC	7 North Mill St	New Garage/Studio	55.4.4/77	Sophie Metz
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
10.	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: Welch, Dutra, Thornewill; Recused: None</i>				
11.	Geradi Prolopov 11-5187	80 Surfside Rd	New dwelling	67/194	DTA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
12.	Geradi Prolopov 12-5328	80 Surfside Rd	Hardscape & pool	67/194	DTA
	• <i>Commissioners: to be added</i>				
13.	Jonathan Jacoby 12-5435	3 Tautemo Way	New garage revision	83/22	EMDA
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
14.	Hoehn- Saric 10-4865	34 Easton St	New dwelling	41.1.4/ 18	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				

15. Tack3 LLC	26 Washington St	Roofwalk, entry, Rev to previous	42.3.2/23	CWA
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
16. Tack3 LLC	26 Washington St	Move off/demo	42.3.2/23	CWA
• <i>Commissioners: Camp, McLaughlin, Coombs, Welch, Thornewill; Alternates: None; Recused: None</i>				

**X NEW BUSINESS 01/18/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Thomas Sleeper	8 Osprey Way	New dwelling	82/401	Christopher Hall
2. Thomas Sleeper	8 Osprey Way	New pool	82/401	Christopher Hall
3. Thomas Sleeper	8 Osprey Way	Move shed on site	82/401	Christopher Hall
4. 6 Lincoln St LLC	6 Lincoln St	Addition 2 <sup>nd</sup> fl dormer	73.4.2/86	Val Oliver
5. Vanessa Halper	73 Burnell St	New dwelling	49.3.2/1.2	Topham Designs
6. Vanessa Halper	73 Burnell St	New pool	49.3.2/1.2	Topham Designs
7. Edward Sanford	12 Doc Ryder Dr	New dwelling	66/217	EMDA
8. Richard & Susan O'Leary	7 Packet Dr	Window change & door rev.	74/18	EMDA
9. Eleven Lincoln Ave Trust	32 Jefferson Ave	MH addition	30/132	Botticelli + Pohl
10. Lot 27 N Mill LLC	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
11. Lot 27 N Mill LLC	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
12. Lot 27 N Mill LLC	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
13. Arline Bartlett	21 Pleasant St	Windows, doors, m addition	55.4.1/1	LINK
14. Richard Snowden	11 Massachusetts Ave	Fences	60/80	LINK
15. Diane Asche	6 Seikinnow Pl	Mini split pump condenser	67/536	South Shore Climate
16. 20A Bishop Rise Inv.	20a Bishops Rise	New Dwelling	40/127	Linda Williams
17. 20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	Linda Williams
18. 20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	Linda Williams
19. 20B Bishop Rise Inv.	20b Bishops Rise	New Dwelling	40/127	Linda Williams
20. 20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	Linda Williams
21. 8 Walsh LLC	8 Walsh St	Addition	42.4.1/83	Meerbergen Designs
22. Nantucket Land Bank	63 Madaket Rd	Boardwalks	41/480.1	J. Kuszpa
23. Nantucket Land Bank	168 Hummock Pn Rd	Gate	65/13.2	J. Kuszpa
24. Rich Oneslager	8 Cliff Rd	L/k window replacement	42.4.4/23	Rick Johnston
25. Gary Winn	25 N. Water	Fence	42.4.2/2.1	BPC
26. The Braes LLC	23 Baxter Rd	Add outdoor shower	49.2.3/12	Botticelli + Pohl
27. Christopher Maroney	9 Swift Rock	Basement alterations	40/69	Peter Fernandes
28. Nancy Mack	4 Tautemo Way	Garage move onsite & addition	83/28	Nancy Mack
29. Rebecca Moesinger	45 Surfside Rd	Add front steps to deck & color chg.	67/14.4	Portia Moesinger
30. Ashley & Jay Hirsh	15 Ellen's Way	Outdoor shower	81/186	Valeriya Keller
31. NIR Retail	33 Straight Wharf	Roof replacement	42.2.4/15	T & T Roofing
32. NIR Retail	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
33. NIR Retail	4 Harbor Square	Roof replacement	42.2.4/5	T & T Roofing
34. Siasconset LLC	27 W Sankaty Rd	Fenestration change	73.4.2/71	DTA
35. Charles & Sara St	3 Parson Lane	New spa	75/144	DTA
36. Zero India St LLC	1 Cambridge St	Reduce foot print & roof replacement & fenestration	42.3.1/130.2	Emeritus
37. Jeremy Trottier	4 Windsor Rd	Roof massing & height change & add dormer	49/193	Emeritus
38. Sheila & Carmine Giardini	7a Clifford St	New dwelling	79/19	McMullen & Assoc.
39. Sheila & Carmine Giardini	7a Clifford St	New garage/studio	79/19	McMullen & Assoc.
40. Sheila & Carmine Giardini	7a Clifford St	New pool & hardscape	79/19	McMullen & Assoc.
41. Sheila & Carmine Giardini	7a Clifford St	New gazebo	79/19	McMullen & Assoc.
42. Housing Nantucket	17 Irving St	Roof replacement	79/157	Stegra Corp
43. Brian Secia	4 Equator Drive	Replace all windows	66/244	LINK
44. Salty Dogz LLC	9 Tashama Lane	New front door & add bench front stoop	55/471	LINK
45. Self J Douglas	3 Martins Lane	New shutters & 2 new windows	42.3.2/133	LINK
46. GHYC	4 Cedar Circle	Add egress windows & extend bulkhead	67/4	LINK

Approved Minutes -	December 23, 28 & 30, 2021 and January 4 & 6, 2022
Review Minutes -	January 11 & 13, 2022

Other Business -	<ul style="list-style-type: none"><li>• Next HDC Meeting-<b>Thursday, January 20<sup>th</sup> at 1:00PM via ZOOM</b></li><li>• Discussion of Advisory Board review</li><li>• Section 106 – Sunrise Wind Farm Project, Intro</li><li>• Discussion of additions and new dwellings added to the consent agenda</li><li>• Review policy of Move/Demo hearings in relation to new dwellings</li><li>• Hardscaping</li><li>• Discussion of salvaging demos</li><li>• Discussion of options for house moves</li></ul>
Commission Comments	