



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 MARCH 10 PM 02:07
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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices & agenda** 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 March 14, 2023, at 4:00pm via Zoom
Location / Address	REMOTE PARTICIPATION VIA ZOOM *Due to impending adverse weather, the meeting has been changes to full remote participation only* 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: Esmeralda Martinez, Land Use Specialist	

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

<https://us06web.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=gfq46RCU7R0>

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

Associate Commissioners: Jesse Dutra, Carrie Thornewill, Constance Patten

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.

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. PUBLIC COMMENT

II. COMMISSIONER’S COMMENTS

III. DISCUSSION

- Discussion of the brick walkways in town being replaced.

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Residence Sherburne Commons	1 43 Sherburne Commons	Wall sign	80/1	Plymouth Sign Co.
2. Blue Flag Development	12 Federal St	Projecting Sign	42.3.1/127	Plymouth Sign Co.
3. Kathleen Souza	15 Back St	Wall Sign	55/342	Daiva Utariene
4. NIR Retail LLC	18A Federal St	Projecting Sign	42.3.1/72	Carolyn Butler
5. NIR Retail LLC	18B Federal St	Projecting Sign	42.3.1/42	Sign Here Nantucket
6. 18 Broad St LLC	18 Broad St	Projecting Sign	42.4.2/32	Sign Here Nantucket
7. NIR Retail LLC	7 S Beach St	Projecting Sign	42.4.2/57.2	Sign Here Nantucket
8. NIR Retail LLC	4 Federal St	Projecting Sign	42.3.1/173	Sign Here Nantucket
9. The Brant • <i>Not Anticipated within 48 hours</i>	6 8 North Beach St & 4 Dolphin Ct.	Master sign Plan	42.4.1/65	Linda Williams

V. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	<u>INITIALS</u>
1. James Starr	9A Hussey Farm Rd	Parking area	56/96.1	James Starr	EM
2. Four Day Beans	21 Macy’s Lane	Add bsmt egress window	68/494	Sanne Payne	EM
3. 8 Hickory Meadow LLC	8 Hickory Meadow Ln	New gazebo	41/902	Normand Residential	EM
4. Once Apon A Tide LLC	56r Madaquecham	Garage alterations	88/65	NAG	EM
5. Brook Meerbergen	9 Lewis Court	Addition, Alterations rev	67/35	Brook Meerbergen	EM
6. AF12 LLC	26 Naushon Way	MH rev Chng windows 2/2	80/190	Val Oliver	EM
7. AF12 LLC	26 Naushon Way	GH rev Chng windows 2/2	80/190	Val Oliver	EM
8. Josh Morash	8 Bayberry Lane LotA	Porch Rev 05-3886	67/72	Val Oliver	EM
9. Vlatko Peschnaki	10 Lewis Ct	Move off shed	67/155	Val Oliver	EM
10. Kris Megna	2a Blueberry Lane	Move on shed from 10 lewis ct	80/178.1	Val Oliver	EM
11. Jim & Kip Hughes	2 Lewis Ct	Replace bulkhead	55/75	Val Oliver	EM
12. Richmond Great Point	30A Evergreen way	Window Color chng rev	68/711.2	KOH	EM
13. Bluefin Partners	27 Ellen’s Way	New pavilion	81/180	Brook Meerbergen	EM
14. NFI Rt	169 Eel Point Rd	Deck & porch addition	33/5	MCA+	EM
15. Patricia Planche	3 Kite Hill	Roof replacement	42.4.4/64	Stegra Corp	EM
16. Island Living LLC	4a Wamasquid Pl.	Fenestration chng rev05-6342	56/113.9	JB Studio	EM
17. Richard Wolfe	68 Washington St	Historic Determination	42.2.3/15	Val Oliver	HB

VI. CONSENT WITH CONDITION

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Bluefin Partners	27 Ellen's Way	Pool rev 01-5626	81/180	Brook Meerbergen EM
<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. 				

VII. NEW BUSINESS 02/07/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 256 Polpis LLC 02-7967	256 Polpis Rd	Move, reno, additions	25/25	Botticelli + Pohl
2. 36 Lily St LLC 02-7864 <i>Not Anticipated within 48 hours</i>	36B Lily St	Demo studio	42.4.3/94	Botticelli + Pohl
3. 36 Lily St LLC 02-7865 <i>Not Anticipated within 48 hours</i>	36B Lily St	New studio	42.4.3/94	Botticelli + Pohl

VIII. OLD BUSINESS 02/14/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. M. Hanley 02-7973	86 Main St	Window sash color	42.3.3/66	LINK
<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Coombs Dutra; Alternates: Patten Recused: Oliver, Thornewill. 				
2. Elizabeth Grace 12-7595	211 Polpis rd.	Screened porch	26/31	Val Oliver
<ul style="list-style-type: none"> Commissioners: Pohl, Welch, Camp, Dutra, Thornewill; Alternates: None Recused: Oliver. 				
3. K225 LLC 03-5944	126 Main St.	Main House revision	42.3.2/98	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none. 				
4. K225 LLC 11-7483	126 Main St.	Driveway	42.3.2/98	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten Recused: none 				
5. The Brant LLC 12-7612	6 & 8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten Recused: none. 				
6. The Brant LLC	6 & 8 N Beach/4 Dolphin	Hardscape & pool	42.4.1/65.1	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten Recused: none. 				
7. Edward Gilberth 10-7346	51 Walsh St	New roofwalk & stairs	29/61	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none. 				
8. Doherty Ack LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None. 				
9. Doherty Ack LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None. 				
10. Doherty Ack LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None. 				
11. Doherty Ack LLC 08-6941	4 Mariner Way	New garage/apt	55.1.4/72	Linda Williams
<ul style="list-style-type: none"> Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None. 				
12. Doherty Ack LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None. 				
13. Doherty Ack LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
<ul style="list-style-type: none"> Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None. 				
14. Doherty Ack LLC 08-6931	6 Mariner Way	Pool & Hardscape	55.1.4/72.2	Linda Williams
<ul style="list-style-type: none"> Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None. 				
15. Sachem Corner LLC	1 E Hallowell St	Demo garage	30/100	Linda Williams
<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Dutra, Thornewill; Alternates: Patten, Welch, Oliver Recused: None. 				
16. Mike Romano 01-7815	55 Easton St	Rev 05-6245 windows	42.4.1/86	Shelter 7
<ul style="list-style-type: none"> Commissioners: Welch, Coombs, Camp; Alternates: None Recused: Dutra. 				
17. 13 Commercial LLC 09-6996	13 Commercial Wharf	Rev- shorten structure	42.2.4/10	NAG
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Cap, Oliver; Alternates: Dutra, Thornewill, Patten. Recused: none. 				
18. Kathryn Cook 10-7257	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None. 				
19. Kathryn Cook 10-7217	85 Low Beach Rd	New Garage	75/31.3	Michael Bard
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None. 				
20. Kathryn Cook 10-7746	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
<ul style="list-style-type: none"> Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None. 				
21. 4 The Kids Realty 07-6708	79 Pocomo Rd	Widows walk rev	15/5	CWA
<ul style="list-style-type: none"> Commissioners: Camp, Welch, Coombs, Oliver, Thornewill; Alternates: None Recused: None. 				
22. 41 Hulbert LLC 11-7516	41 Hulbert Ave	Mh Raise/ mass/ fenestration	29/18	Botticelli + Pohl
<ul style="list-style-type: none"> Commissioners: Welch, Camp, Oliver, Dutra, Thornewill; Alternates: None Recused: Pohl. 				
23. 32 Hulbert Trust 01-7704	32 Hulbert Ave	Fenestration revisions	29/72	Botticelli + Pohl

						• <i>Commissioners: Welch, Coombs, Camp, Oliver, Patten; Alternates: None Recused: None.</i>
24.	1010 Wins LLC 10-7136	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD	
						• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>
25.	1010 Wins LLC 10-7317	10 Lincoln Ave	New garage	30/184	Emeritus LTD	
						• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>
26.	Harold Brothers Realty, LLC 01-7685	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD	
						• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra Patten; Recused: Pohl.</i>
27.	Harold Brothers Realty, LLC 01-7684	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD	
						• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra Patten; Recused: Pohl.</i>
28.	Tigerlily Nom Tr. 107289	7 Barnabas Lane	New dwelling	30/132	Studio PPark	
						• <i>Commissioners- Welch, Coombs, Camp, Pohl, Oliver; Alternates: None; Recused; None.</i>
29.	Tigerlily Nom Tr. 01-7689	7 Barnabas Lane	New garage	30/132	Studio PPark	
						• <i>Commissioners- Welch, Coombs, Camp, Oliver; Alternates: None; Recused; None.</i>
30.	Tigerlily Nom Tr. 01-7671	7 Barnabas Lane	Hardscape & pool	30/132	Ahern	
						• <i>Commissioners- Welch, Coombs, Camp, Pohl, Oliver; Alternates: None; Recused; None</i>
31.	Lions Foot 02-7909	9 Sherburne Way	Demo/ move off to Millbrook	30/37	Topham Designs	
						• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i>
32.	Marty McGowan 01-7822	25 Millbrook Rd	move on from 9 Sherburne	56/67.2	Topham Designs	
						• <i>. Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i>

IX. NEW BUSINESS 02/21/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brett Fodiman	27 Cato Lane	Main house Revision	55/18	CWA
2. Brett Fodiman	27 Cato Lane	Guest house Rev 10-4968	55/18	CWA
3. Michael Kane	38 Vestal St	Alterations to Main house	41/50	Val Oliver
4. Greg Ferguson	50 Hulbert Ave	Add window revision	29/62	Normand Residential
5. Darlene Demichele	2 Birdsong Lane	Hardscape	55.4.4/80.2	Linda Williams
6. Pact LLC	41 Orange St	Window rev	42.3.2/224	Linda Williams
7. Stilson 27 LLC	2a Copper Lane	Windows, new porch	42.3.3/191	Normand Residential
8. Bob Constable	3 Barrett Farm Rd	New garage	40/80.1	Thornewill Design
9. Mark Hubbard	45 Milk St	New studio	56/20	Mark Hubbard
10. Stark Point LLC	16 Easton St	fenestration Rev22-04-6121	42.1.4/11	Botticelli + Pohl
11. 4 Bailey Rd LLC	4 Bailey Rd	Add egress window & door	55/106.6	Sanne Payne
12. 5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
13. Kimberly. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA

Approved Minutes -	February 14 & 21, 2023
Review Minutes -	February 23 & March 7, 2023
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- March 16th at 1pm *HYBRID & IN-PERSON @ 2 FAIRGROUND RD. -CONFERENCE RM.
Future Action Items-	<ul style="list-style-type: none"> • 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 • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves

Additional Future Action Items-

(Not to be acted on current meeting.)

X. NEW BUSINESS 02/21/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NT Property Owner LLC	5 Indigo Dr Lot 84	Hardscape,patio, fence,driveway	68/862	Linda Williams
2.	NT Property Owner LLC	7 Indigo Dr Lot 85	Hardscape,patio, fence,driveway	68/863	Linda Williams
3.	NT Property Owner LLC	3 Indigo Dr Lot 83	Hardscape,patio, fence,driveway	68/861	Linda Williams
4.	NT Property Owner LLC	6 Beach Grass Rd Lot 82	Hardscape,patio, fence,driveway	68/860	Linda Williams
5.	NT Property Owner LLC	2 Indigo Dr Lot 81	Hardscape,patio, fence,driveway	68/881	Linda Williams
6.	NT Property Owner LLC	4 Indigo Dr Lot 80	Hardscape,patio, fence,driveway	68/880	Linda Williams
7.	NT Property Owner LLC	6 Indigo Dr Lot 79	Hardscape,patio, fence,driveway	68/876	Linda Williams
8.	NT Property Owner LLC	8 Indigo Dr Lot 78	Hardscape,patio, fence,driveway	68/875	Linda Williams
9.	NT Property Owner LLC	10 Indigo Dr Lot 77	Hardscape,patio, fence,driveway	68/874	Linda Williams
10.	NT Property Owner LLC	13 Honey Suckle Dr Lot 76	Hardscape,patio, fence,driveway	68/873	Linda Williams
11.	NT Property Owner LLC	9 Honey Suckle Dr Lot 74	Hardscape,patio, fence,driveway	68/877	Linda Williams
12.	NT Property Owner LLC	7 Honey Suckle Dr Lot 73	Hardscape,patio, fence,driveway	68/878	Linda Williams
13.	NT Property Owner LLC	15 Honey Suckle Dr Lot 86	Hardscape,patio, fence,driveway	68/864	Linda Williams
14.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
15.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
16.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
17.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
18.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK

XI. OLD BUSINESS 03/07/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	36 Lily St LLC 02-7866	36B Lily St	MH Rev04-3416	42.4.3/94	Botticelli + Pohl
	• <i>Commissioners: TO BE ADDED LATER</i>				
2.	Salisbury Cottage LLC	13 Academy Ln	House renovations	42.4.3/112	Gryphon Architects
	• <i>Commissioners: TO BE ADDED LATER</i>				
3.	Salisbury Cottage LLC	13 Academy Ln	New shed	42.4.3/112	Gryphon Architects
	• <i>Commissioners: TO BE ADDED LATER</i>				
4.	Nicole Tirapelli 01-7714	18 Center St- Sconset	Driveway	73.1.6/105	Nicole Tirapelli
	• <i>Commissioners: TO BE ADDED LATER</i>				
5.	Cynthia Nelson 01-7808	30 King St Sconset	New studio	73.42/113	Gryphon Architects
	• <i>Commissioners: TO BE ADDED LATER</i>				
6.	Bob Risika 01-7714	18 Maclean Lane	Pool & hardscape	55/448	Atlantic Landscape
	• <i>Commissioners: TO BE ADDED LATER</i>				
7.	8 Maple Lane LLC	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
8.	8 Maple Lane LLC	Maple Lane Lot 8	Garage	67/303	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
9.	Dave Yeager	2 Howard Ct	Addition	42.3.4/36	Brook Meerbergen
	• <i>Commissioners: TO BE ADDED LATER</i>				
10.	*Balaji Gandhi	9 New Jersey Ave	Addition to main house	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
11.	*Balaji Gandhi	9 New Jersey Ave	Fenestration chng garage	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
12.	*Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				
13.	*Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				

XII. NEW BUSINESS 03/14/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Waste Options/Town of Nantucket	188 Madaket Rd	Commercial building	58/38.1	Whitney Hall

2.	Carro & Taylor	21A Pine grove Ln	Move off/ demo site shed	67/420.2	Thornewill Design
3.	Carro & Taylor	21A Pine grove Ln	New dwelling	67/420.2	Thornewill Design
4.	Harvey Jones	78 Main St	Fence	42.3.1/55	Normand Residential
5.	Quaker Project LLC	16 Quaker Dr	Windows doors rev 12-7610	41/176	Linda Williams
6.	Delphine Sourian	Madaquecham valley	New dwelling	88/25	Val Oliver
7.	Sankaty Head Golf	100 Sankaty Rd	New dwelling	49/163	NAG
8.	Sweet Meadow Sylvia Ln	74 West Chester	New shed	41/478	NAG
9.	Jennifer Diamond	3 Lincoln Ave	Addition rev 10-4994	30/140	NAG
10.	Keegan Hodges	163 Orange St	New garage	55/176.5	Thornewill Design
11.	Karsten Reinemo	14 Roberts Lane	Rooftop solar	56/24	Cotuit Solar
12.	3 Sherburne Turnpike LLC	3 Sherburne Turnpike	Fenestration rev 04-3596	30/114	Botticelli + Pohl
13.	Gray Dinghy LLC	25 Willard St	Alterations/ raise structure	29/33	Emeritus LTD
14.	Holdgate W Donald TR.	42 Old South Rd	New 2 nd Dwelling	68/17	Emeritus LTD
15.	Peter Kaizer	43 Millbrook Rd	New garage	56/233	Peter Kaizer
16.	29 Center St LLC	4 Chestnut St	Fence & gate	42.3.1/68.1	D. Kinsella
17.	Janice Burke	36 N liberty St	Downsize add rev 68662	41/265	Val Oliver
18.	Conservation Foundation	220 Milestone Rd	Demo structure building	51/1	Val Oliver
19.	Robert Sarkisian	8 North Mill St	New dwelling	55.4.4/78.2	Topham Design
20.	Bluefin Partners	27 Ellen's Way	add roofwalk rev 11-5194	81/180	Brook Meerbergen
21.	Beach Nut LLC	16 Cannonbury Lane	Pool & hardscape	74/12	Adam Davis
22.	Brownlee	81 Main St	Add dormers	42.3.4/11	Wilson Co.
23.	Gregory Hughes	6 Walbang Ave	New shed	82/144	John Schaefer
24.	Chris O'Connell	3 Upper Tawpawshaw	Mh Rev 01-7679	53/41	EMDA
25.	Chris O'Connell	3 Upper Tawpawshaw	New garage	53/41	EMDA
26.	Denise Schwed	32 Vestal St	Post fire alterations	41/46	Val Oliver
27.	NIR Retail LLC	4 Harbor Square	Infill & bulkhead rev	42.24/1	WAPD
28.	Tack LLC	26 Washington St	Reduce size	42.3.2/	CWA
29.	4 The Kids Realty	79 Pocomo Rd	New guest house	15/5	CWA
30.	Mark Kooreny	7.5 Back St	Arbor & gate	55/653	Linda Williams
31.	Gerald Platt	2 Nobadeer Way	New duplex	68/113	Reid Yenor
32.	Henry Spitzer	1 Sconset Ave	Door, window chng, porch	73.4.1/8	EMDA
33.	Nick Pappas	7 Beaver St	Extend porch	55.1.4/82	Val Oliver
34.	Kelly Burke	11 Spring St	Addition	55.1.4/108	BPC
35.	Naïve Melody LLC	3 Tetawkimmo Drive	New dwelling	53/30	BPC
36.	Naïve Melody LLC	3 Tetawkimmo Drive	Pool	53/30	BPC
37.	Amy & Ian Flinn	35 Morey Lane	Color chng, door & window	73.3.2/37.1	Sanne Payne
38.	Peter Brooke	70 Sankaty Rd	Addition to garage	42/81	Val Oliver
39.	Squam Holdings	25 Squam Rd	New guest house	21/5	Botticelli + Pohl
40.	5 Amelia Drive LLC	5 Amelia Drive	Covered porch	57/435	Emeritus LTD
41.	David Butler	50 Walsh St	Renovation	29/100	CWA
42.	First Congregation	62 Centre st	Door replacement & trim repairs	42.4.3/16	JH Stover
43.	C Barg Tr.	19 W Chester st	Hardscape	42.4.3/7.2	Ahern
44.	Tyler Albright	11 Cannonbury Ln	Pool & hardscape	74/22	Ahern
45.	Back East Lot62 LLC	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern
46.	Sea Hero LLC	12 Pilgrim Rd	Alterations	41/476	Cordtsen Design



NANTUCKET HISTORIC DISTRICT COMMISSION Conduct of Application Hearings (adopted 11/17/22)

The HDC's role is to review and deliberate on the appropriateness of structures and architectural elements (consistent with its mission under its Act, its guidelines including Building with Nantucket in Mind, and its established policies). With respect to consistently functional meetings: i) the HDC functions under Robert's Rules and all meeting participants are expected to act accordingly, and ii) applicants and their agents are expected to provide application materials timely (to allow Commissioner preview and for abutter and public viewing). In addition, the following protocols shall be observed:

- 1) The Chairperson opens the application hearing and announces the sitting board.
- 2) Subject to a time allotment (2 minutes for applicant and their agent, 1 minute per for 1st three abutters randomly selected; thereafter, 30 seconds per):
 - a) Applicant or agent provides a description of matters in front of the Commission.
 - b) The Commissioners, through the Chair, may ask questions to solidify their understanding of matters at hand.
 - c) Commission receives staff comments.
 - d) Abutters and public may then speak for or against the matters at hand.
 - e) The applicant or agent is allowed a rebuttal.
- 3) The Commissioners deliberate on the merits only. Note: Except for questions arising of the Commission's deliberations, no further applicant, agent nor public comments are received by the Commission.
- 4) Through the Chair, Commission makes its determination; where applicable, its decision is recorded on the application (including as fitting, through use of an Exhibit).
- 5) In each of the foregoing, comments of Commissioners, applicants, agents, abutters, and the public, are reserved to the *merits of the design with respect to appropriateness*. And, unless as a Point of Information through the Chair, no comments (Commissioner, applicant, agent, abutters, or public) are to involve policy or procedure—under Robert's Rules, such matters are properly addressed as separate, noticed agenda items. *And, throughout each hearing, both off-topic and redundant comments are strongly discouraged.*