



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2022 MAR 15 AM 10:00
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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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Thursday March 17, 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: Esmeralda Martinez, 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=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

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, Holly Backus, Esmeralda Martinez, and Adrian Rodriguez

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

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Peter & Jennifer Garran	36 Pocomo Rd.	Pergola door & steps revisions	14/79	NAG

2.	Matthew Fee	2 Rugged Rd	Color change trim	67 302	Peter Fernandes
3.	Jill Cobbs	72 Union St	New shed	55.1.4/94	Jill Cobbs
4.	4.5 Cathcart LLC	4.5 Cathcart Rd	Windows Walk, Outdoor Kitchen	54/82	Russell Preston
5.	4.5 Cathcart LLC	4.5 Cathcart Rd	Gazebo Alteration	54/82	Russell Preston
6.	4.5 Cathcart LLC	4.5 Cathcart Rd	New Shed	54/82	Russell Preston
7.	Anthony Valero	8 Goldstar Dr	Greenhouse	55/187	Val Oliver
8.	Back 41 LLC	105 Tom Nevers	New Shed	91/25	Jesse Beacon
9.	Colm Oriordan and Kathleen L.	51 Madaket Rd	Addition rev 07-4125	41/325	Val Oliver
10.	Trevor Smith	2 Little Isle Ln	Roof Change	68/756	Linda Williams
11.	Rock Byrne LLC	30 Pocomo Rd	Addition of Patio and Fire Pit	14/76	LINK
12.	Rock Byrne LLC	30 Pocomo Rd	New Shed	14/76	LINK

IV. 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. Dennis and Tracey Meehan • Not to be visible at time of inspection and perpetuity.	6 Nickanoose Way.	New Spa	55/552	McMullen and Assoc.
2. 4.5 Cathcart LLC • Not to be visible at time of inspection and perpetuity.	4.5 Cathcart Rd	Pool and Hardscape	54/82	Russell Preston
3. 3 Raceway LLC • Not to be visible at time of inspection and perpetuity.	2 Clara Dr.	Pool and Hardscape	66/281	Atlantic Landscaping
4. Brian Rice • Not to be visible at time of inspection and perpetuity.	2 Reacher St	Pool and Hardscape	66/337	Waterscapes

V. OLD BUSINESS 02/22/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jessica Millard 06-4017 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>	5 Cudweed Rd.	Window changes		Val Oliver

VI. NEW BUSINESS 03/01/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Pacific Natural 02-5715	65 Main St	Exterior Lighting	42.3.1/197	Bruce Bisbano
2. Pacific Natural 02-5717	15 Sparks Ave	Exterior Lighting & Roof Replacement	55/177	Bruce Bisbano
3. Van Den Born 02-5725	2 Center St (Sconset)	Roofing, Paint Trim	73.2.4/2	Mark Avery
4. Van Den Born 02-5724	6 Center St (Sconset)	Roofing, Paint Trim	71.1.3/31	Mark Avery
5. Julie Killian 02-5736	159 A/B Main St	Add Basement Windows (2)	41/288.2	LINK
6. Brewster 35 LLC 02-5740	35 Brewster Rd	Move off/Demo Existing Dwelling	54/86	LINK/ JB Studio
7. Brewster 35 LLC 02-5741	35 Brewster Rd	New Primary Dwelling	54/86	LINK/ JB Studio
8. C and S Cordts – Peace 02-5742	76 Pleasant St	Addition to Existing Dwelling	55/367	JB Studio
9. David and Janet Prill 02-5733	82 Pocomo Rd	New Barn	15/35	Botticelli + Pohl
10. Faro Strada LLC 02-5731	20 Sankaty Rd	New Bike Shed	48/31	Botticelli + Pohl
11. Sankaty Bluff Grp. 02-5753	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
12. 12 Federal St LLC 02-5752	12 Federal St	Hardscape and Gate	42.3.1/127	Ahern
13. RGPD 02-5761	49 Beach grass Rd	New Dwelling	68/338	KOH
14. RGPD 02-5760	47 Beach grass Rd	New Dwelling	68/338	KOH
15. India and Rose Trust 02-5776	28 India St	Addition	42.3.4/108	Botticelli + Pohl
16. Cannonbury Ln Partners LLC 02-5765	3 Reaper Circle	New MH	73/44	Workshop / APD
17. Cannonbury Ln Partners LLC 02-5764	3 Reaper Circle	New Garage	73/44	Workshop / APD
18. 1 Caroline Way LLC 02-5759	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
19. N.T. Historical Association 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams
20. Teal Szilkas Colliton Trust 02-5784	44 Fair St	Window Replacement	42.3.2/155	Linda Williams
21. K22S LLC	126 Main St.	Move on Site and Renovation	42.3.3/98	Linda Williams
22. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
23. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams
24. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
25. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
26. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture

VII. OLD BUSINESS 03/08/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 450 Green Park LLC • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
2. Zero India LLC • <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>	1 Cambridge St	Rdc footprint & change roof	42.3.1/130.2	Emeritus
3. James Gribbell 07-4236 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill, McLaughlin</i>	2 Mulberry Lane	New garage studio	55.4.1/20	Thornewill Designs
4. 20A Bishop Rise LLC • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>	20A Bishop Rise LLC	Main house revisions 01-5592	40/127	Topham Designs

5.	20A Bishop Rise LLC • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>	20A Bishop Rise LLC	Garage/Apt revision 01-5590	40/127	Topham Designs
6.	20A Bishop Rise LLC • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>	20A Bishop Rise LLC	Pool & hardscape	40/127	Topham Designs
7.	20B Bishop Rise LLC • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp.</i>	20B Bishop Rise LLC	Main house revision 01-5591	40/127	Topham Designs
8.	20B Bishop Rise LLC • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp.</i>	20B Bishop Rise LLC	Garage/Apt revision 01-559?	40/127	Topham Designs
9.	20B Bishop Rise LLC • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp.</i>	20B Bishop Rise LLC	Pool & hardscape	40/127	Topham Designs
10.	4 Dolphin Ct LLC 01-5574 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>	4 Dolphin Court	Addition revision	42.4.1/65.2	Topham Designs
11.	36 Easton St Corp. 01-5520 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>	36 Easton St	2 nd floor deck rail change	42.1.4/19	EMDA
12.	Michael Robinson • <i>Commissioners: to be added</i>	13 Fayette St.	Roof walk	42.3.2/28	Sanne Payne
13.	Bluefin LLC 11-5194 • <i>Commissioners: to be added</i>	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
14.	Melissa Spruce 12-5439 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>	21 Bank St	Renovation/Addition	73.1.3/57	Gryphon Architects
15.	Ocean Dojo LLC • <i>Commissioners: to be added</i>	22 Bartlett Rd	New dwelling fenestration	65/76.1	BPC
16.	Taco 1 LLC • <i>Commissioners: to be added</i>	20 Bartlett Rd	New dwelling fenestration	65/76	BPC
17.	Lloyd Realty LLC 01-5600 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>	7 Heather Lane	New dwelling	30/24.2	Sophie Metz
18.	Andrew & Brooke Roger 01-5607 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>	7E Lincoln Ave	Driveway/Hardscape	42.4.1/18	Jardins Intl.
19.	Vlatko Pesnacki 01-5557 • <i>Commissioners: to be added</i>	10 Lewis Ct	New 2 nd Dwelling	67/155	Val Oliver
20.	25 Broadway 01-5536 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG

VIII. NEW BUSINESS 03/15/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ben DeRuyter	12 Academy Ln	Addition	42.4.3/87	Thornewill Design
2. Ben DeRuyter	12 Academy Ln	Shed Extension	42.4.3/87	Thornewill Design
3. Pickard	7B Grove Ln	Addition	41/522	Thornewill Design
4. Cabko Inc	18B Bartlett Rd	New Woodwork Shop	67/113.1	NAG
5. 3 Beaver St LLC	3 Beaver St	Landscape/Hardscape	55.1.4/97	Polly Waldorf
6. Nantucket Land Bank	Washington St	Fencing	55/415	John Kuszpa
7. 4170 and Down LLC/ Tellie LLC	107 Tom Nevers	Utility Barn	91/25	Jesse Beacon
8. SAB LLC	11 Cliff Rd	Type II Fence As-Built	42.4.4/72	EMDA
9. D.D. Culbertson	53 Tennessee	New Shed	59.4/362	Structures Unlimited
10. Arthur Reader Jr Trust	57 Union St	Like Kind Window Replacement	55.1.4/90	LINK
11. Maxwell House LLC	15 Cliff Rd	Move or Demo Garage	42.4.4/56	MCA+
12. Maxwell House LLC	15 Cliff Rd	Addition, Full Reno, Foundation	42.4.4/56	MCA+
13. Ian McCarthy	3 Cherry St	Basement Egress Windows	55/911	NAG
14. Richard Phillips Trust	19 E. Tristram	Gates and Fencing	31/4.1	Jardins Intl.
15. Mark Abbott	8 Hulbert Ave.	Revisions to 12-0262 and 05-0904	29.2.3/7.2	MCA+
16. Rosenberg	15 Hedgebury Ln	New Dwelling	41/602	Val Oliver
17. David and Delia Biddison	22 Cannonbury Ln	Paint Chimney	74/15	Val Oliver
18. Edward Sanford	12 Doc Ryder Dr.	New Garage	66/216	EMDA
19. 15 Flintrock Rd LLC	15 Flintrock Rd	New Guest House	75/90	Liz Konetchy
20. 36 Essex Ack LLC	36 Essex Rd	Tertiary Dwelling	67/262	Val Oliver
21. Taco 1 LLC	24 Bartlett Farm Rd	Pool and Hardscape	65/76.1	Atlantic Landscaping
22. Taco 1 LLC	22 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
23. Ocean Dojo LLC	20 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
24. Jennifer Broadbent	2B White Whale Ln	Build Bluestone Patio	66/538	Jennifer Broadbent
25. Charles Phillips	4 Swain St	Roof Shingles Change	42.4.1/82.3	T and T Roofing
26. Salty Dogz LLC	9 Tashama Ln	New Shed	55/471	Structures Unlimited
27. Allan H. Schwartz Trust	5 Capaum Pond Rd	Extend 2 nd Floor Rear Deck	40/112-117	Allan H. Schwartz TR
28. Bomeisler Stuart B. TR	28 Crooked Ln	New Dwelling	41/333	Val Oliver
29. Bomeisler Stuart B. TR	28 Crooked Ln	Gazebo	41/333	Val Oliver

30. NIR Retail LLC	2 Harbor Square	Alteration	42.2.4/1	GF
31. Young Bracebridge Trust	7 Shawkemo Rd	Addition	43/5	Botticelli + Pohl
32. CMR 11 Osprey LLC	11 Osprey Way	Move on House from 8 Osprey	82/3	Linda Williams
33. Roy and Shelly Weedon	9 Twin St	Revisions to Foundation	55.4.1/7.1	Linda Williams
34. Joseph Arno	31 Easy St	Demo or Move off Commercial Bld.	42.4.2/16	Linda Williams
35. Kim Glowacki	3 Miller Ln	Move On dwelling from 20 Gladlands	68/120	Linda Williams
36. Kim Glowacki	3 Miller Ln	Move On garage from 20 Gladlands	68/120	Linda Williams
37. Nantucket Property Owner LLC	11 Honeysuckle Dr (Lot 75)	New Dwelling	68/872	Linda Williams
38. Nantucket Property Owner LLC	13 Honeysuckle Dr (Lot 76)	New Dwelling	68/873	Linda Williams
39. Nantucket Property Owner LLC	4 Indigo Dr. (Lot 80)	New Dwelling	68/880	Linda Williams
40. Nantucket Property Owner LLC	6 Indigo Dr (Lot 79)	New Dwelling	68/876	Linda Williams
41. Nantucket Property Owner LLC	8 Indigo Dr (Lot 78)	New Dwelling	68/875	Linda Williams
42. Nantucket Property Owner LLC	10 Indigo Dr (Lot 77)	New Dwelling	68/874	Linda Williams
43. Nantucket Property Owner LLC	3 Indigo Dr (Lot 83)	New Dwelling	68/861	Linda Williams
44. Nantucket Property Owner LLC	5 Indigo Dr (Lot 84)	New Dwelling	68/862	Linda Williams
45. Nantucket Property Owner LLC	7 Indigo Dr (Lot85)	New Dwelling	68/863	Linda Williams
46. Nantucket Property Owner LLC	15 Honeysuckle Dr (Lot 86)	New Dwelling	68/864	Linda Williams
47. 1641 Development	Lot 10 – Maple Ln	New Dwelling	67/303	Brook Meerbergen
48. 1641 Development	Lot 10 – Maple Ln	New 2 nd Dwelling	67/303	Brook Meerbergen
49. 1641 Development	Lot 10 – Maple Ln	Pool and Hardscape	67/303	Brook Meerbergen
50. 1641 Development	Lot 10 – Maple Ln	Gazebo	67/303	Brook Meerbergen
51. 71 N. Liberty Trust	71 N. Liberty St	Addition	41/141.1	NAG
52. Mike and Gina Dubois	5 Lilac Ct	New Dwelling	68/361	McMullen and Assoc.
53. Mike and Gina Dubois	5 Lilac Ct	New Garage	68/361	McMullen and Assoc.
54. Mike and Gina Dubois	5 Lilac Ct	Hardscape	68/361	McMullen and Assoc.
55. Danielle DeBenedictus Trust	1 Magnolia Ave	Accessible Egress (Ramp/Steps)	73.3.1/123	Gryphon Architects
56. Milestone Property Management	28A Evergreen Way	Secondary Dwelling	68/713.2	BPC
57. 88 Pocomo LLC	88 Pocomo Rd	New Dwelling	14/42	Emeritus
58. 41 Monomoy LLC	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
59. OHOM LLC	28 Main St	Roof Walk (Decorative)	73.3.1/47	Emeritus
60. Stephen Frowin	32 N. Liberty St	Addition	41/1159	Emeritus
61. Sherburne TP LLC	7 Sherburne TP	Landscape Amenities/ Pool and Spa	30/112	Jardin's Intl.
62. Robert Hockeeday	3 New St (Sconset)	Roof Color Change	73.1.3/37	Thornwill Designs
63. Lions Foot LLC	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
64. Lions Foot LLC	9 Sherburne Way	Move off of Demo Garage	30/37	Topham Designs
65. Nantucket Lifesaving M.	158 Polpis Rd	Replace All Windows (Like Kind)	27/28	LINK
66. Leonard Waldman	241 Hummock Pond Rd	Roof Replacement	82/42	Philip Patterson

Approved Minutes -	
Review Minutes -	March 8 & 10, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday, March 22th 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	