



# Updated Meeting Posting MEETING POSTING

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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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, &amp; Time</b>	Tuesday March 21, 2023, at 4:00pm *HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM  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>	<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.</b>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person:</b>	<b>Esmeralda Martinez, Land Use Specialist</b>

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=Q5ZU3mQ-qGw>

**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 & VOTE

- Vote On April- June 2023 HDC Schedule.

## IV. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	7 Starbuck Ct LLC	7 Starbuck Ct	Historic Determination M.H.	42.3.3/80	Todd Burns	HB
2.	7 Starbuck Ct LLC	7 Starbuck Ct	Historic Determination G	42.3.3/80	Todd Burns	HB
3.	Mark Kooreny	7.5 Back St	Arbor & gate	55/653	Linda Williams	EM
4.	Harvey Jones	78 Main St	Fence	42.3.1/55	Normand Residential	DC
5.	David & Susan Brownlee	81 Main St	Add dormers	42.3.4/11	Wilson Co.	DC
6.	Sankaty Head Golf	100 Sankaty Rd	New dwelling	49/163	NAG	DC
7.	Waste Options/Town of Nantucket	188 Madaket Rd	Commercial building	58/38.1	Whitney Hall	DC
8.	Henry Spitzer	1 Sconset Ave	Door, window chng, porch	73.4.1/8	EMDA	DC
9.	Gerald Platt	2 Nobadeer Way	New duplex	68/113	Reid Yenor	DC
10.	Jennifer Diamond	3 Lincoln Ave	Addition rev 10-4994	30/140	NAG	DC
11.	4 The Kids Realty	79 Pocomo Rd	New garage	15/5	CWA	DC
12.	Chris O’Connell	3 Upper Tawpawshaw	Mh Rev 01-7679	53/41	EMDA	SW
13.	Chris O’Connell	3 Upper Tawpawshaw	New garage	53/41	EMDA	SW
14.	NIR Retail LLC	4 Harbor Square	Infill & bulkhead rev	42.24/1	WAPD	SW
15.	Gregory Hughes	6 Walbang Ave	New shed	82/144	John Schaefer	SW
16.	Holdgate W Donald TR.	42 Old South Rd	New 2 <sup>nd</sup> Dwelling	68/17	Emeritus LTD	SW
17.	5 Amelia Drive LLC	5 Amelia Drive	Covered porch	57/435	Emeritus LTD	SW
18.	Peter Brooke	70 Sankaty Rd	Addition to garage	42/81	Val Oliver	DC
19.	Delphine Sourian	Madaquecham valley	New dwelling	88/25	Val Oliver	DC
20.	Nick Pappas	7 Beaver St	Extend porch	55.1.4/82	Val Oliver	SW
21.	Conservation Foundation	220 Milestone Rd	Demo structure building	51/1	Val Oliver	DC
22.	Keegan Hodges	163 Orange St	New garage	55/176.5	Thornewill Design	DC
23.	Carro & Taylor	21A Pine grove Ln	Move off/ demo site shed	67/420.2	Thornewill Design	SW
24.	Carro & Taylor	21A Pine grove Ln	New dwelling	67/420.2	Thornewill Design	SW
25.	3 Sherburne Turnpike LLC	3 Sherburne Turnpike	Fenestration rev 04-3596	30/114	Botticelli + Pohl	DC
26.	Squam Holdings	25 Squam Rd	New guest house	21/5	Botticelli + Pohl	SW

## V. 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.	29 Center St LLC	4 Chestnut St	Fence & gate	42.3.1/68.1	D. Kinsella	SW
			<ul style="list-style-type: none"> <li>• Move proposed fence/gate back at least to between the windows on the adjacent wall of 4 Chestnut, add grate over window well; at the adjacent picket fence (at 31 Center, adjacent the service entry) add painted-white pickets and cap to the Chestnut (end) and 4 Chestnut (side) to enclose the post and rails exposed to Chestnut St.</li> </ul>			
2.	GoldenEye LLC	5 Grant Ave	Pool & hardscape	30/143	Patrick Ahern	SW

- 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.

3.	Quaker Project LLC	16 Quaker Dr	Windows doors rev 12-7610	41/176	Linda Williams	SW
	<ul style="list-style-type: none"> <li>Proposed East and West Elevations (and EXG?) are switched; TO BE correct.</li> </ul>					
4.	Tack3 LLC	26 Washington St	Alterations rev 10-4865	42.3.2/23	CWA	SW
	<ul style="list-style-type: none"> <li>No changes to exterior stairs</li> </ul>					
5.	Bluefin Partners	27 Ellen's Way	add roofwalk rev 11-5194	81/180	Brook Meerbergen	SW
	<ul style="list-style-type: none"> <li>Roof Walk: i) Reduce to no greater than 1/3 of roof width (parallel to front door), ii) NTW finish</li> </ul>					

#### VI. 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.	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.	Darlene Demichele	2 Birdsong Lane	Hardscape	55.4.4/80.2	Linda Williams	
4.	Pact LLC	41 Orange St	Window rev	42.3.2/224	Linda Williams	

#### VII. 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.	K225 LLC 03-5944	126 Main St.	Main House revision	42.3.2/98	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill Recused: none.</li> </ul>					
2.	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"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten Recused: none.</li> </ul>					
3.	The Brant LLC	6 & 8 N Beach/4 Dolphin	Hardscape	42.4.1/65.1	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten Recused: none.</li> </ul>					
4.	Doherty Ack LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</li> </ul>					
5.	Doherty Ack LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</li> </ul>					
6.	Doherty Ack LLC 08-6941	4 Mariner Way	New garage/apt	55.1.4/72	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</li> </ul>					
7.	Doherty Ack LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</li> </ul>					
8.	Doherty Ack LLC 08-6937	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</li> </ul>					
9.	Doherty Ack LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</li> </ul>					
10.	Doherty Ack LLC 08-6931	6 Mariner Way	Pool & Hardscape	55.1.4/72.2	Linda Williams	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</li> </ul>					
11.	Mike Romano 01-7815	55 Easton St	Rev 05-6245 windows	42.4.1/86	Shelter 7	
	<ul style="list-style-type: none"> <li>Commissioners: Welch, Coombs, Camp; Alternates: None Recused: Dutra.</li> </ul>					
12.	13 Commercial LLC 09-6996	13 Commercial Wharf	Rev- shorten structure	42.2.4/10	NAG	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Cap, Oliver; Alternates: Dutra, Thornewill, Patten. Recused: none.</li> </ul>					
13.	Kathryn Cook 10-7257	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</li> </ul>					
14.	Kathryn Cook 10-7217	85 Low Beach Rd	New Garage	75/31.3	Michael Bard	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</li> </ul>					
15.	Kathryn Cook 10-7746	85 Low Beach Rd	Pool house	75/31.3	Michael Bard	
	<ul style="list-style-type: none"> <li>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</li> </ul>					
16.	4 The Kids Realty 07-6708	79 Pocomo Rd	Widows walk rev	15/5	CWA	
	<ul style="list-style-type: none"> <li>Commissioners: Camp, Welch, Coombs, Oliver, Thornewill; Alternates: None Recused: None.</li> </ul>					
17.	41 Hulbert LLC 11-7516	41 Hulbert Ave	Mh Raise/ mass/ fenestration	29/18	Botticelli + Pohl	
	<ul style="list-style-type: none"> <li>Commissioners: Welch, Camp, Oliver, Dutra, Thornewill; Alternates: None Recused: Pohl.</li> </ul>					
18.	32 Hulbert Trust 01-7704	32 Hulbert Ave	Fenestration revisions	29/72	Botticelli + Pohl	
	<ul style="list-style-type: none"> <li>Commissioners: Welch, Coombs, Camp, Oliver, Patten; Alternates: None Recused: None.</li> </ul>					
19.	1010 Wins LLC 10-7136	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD	
	<ul style="list-style-type: none"> <li>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</li> </ul>					
20.	1010 Wins LLC 10-7317	10 Lincoln Ave	New garage	30/184	Emeritus LTD	
	<ul style="list-style-type: none"> <li>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</li> </ul>					
21.	Harold Brothers Realty, LLC 01-7685	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD	
	<ul style="list-style-type: none"> <li>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra Patten; Recused: Pohl.</li> </ul>					

22. Harold Brothers Realty, LLC <b>01-7684</b>	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>				
23. Tigerlily Nom Tr. <b>107289</b>	7 Barnabas Lane	New dwelling	30/132	Studio PPark
• <i>Commissioners- Welch, Coombs, Camp, Pohl, Oliver; Alternates: None; Recused; None.</i>				
24. Tigerlily Nom Tr. <b>01-7689</b>	7 Barnabas Lane	New garage	30/132	Studio PPark
• <i>Commissioners- Welch, Coombs, Camp, Oliver; Alternates: None; Recused; None.</i>				
25. Tigerlily Nom Tr. <b>01-7671</b>	7 Barnabas Lane	Hardscape & pool	30/132	Ahern
• <i>Commissioners- Welch, Coombs, Camp, Pohl, Oliver; Alternates: None; Recused; None</i>				
26. Lions Foot <b>02-7909</b>	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>				
27. Marty McGowan <b>01-7822</b>	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>				

**VIII. NEW BUSINESS 02/21/23**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Michael Kane	38 Vestal St	Alterations to Main house	41/50	Val Oliver
2. Greg Ferguson	50 Hulbert Ave	Add window revision	29/62	Normand Residential
3. Stilson 27 LLC	2a Copper Lane	Windows, new porch	42.3.3/191	Normand Residential
4. Bob Constable	3 Barrett Farm Rd	New garage	40/80.1	Thornewill Design
5. Mark Hubbard	45 Milk St	New studio	56/20	Mark Hubbard
6. Stark Point LLC	16 Easton St	fenestration Rev22-04-6121	42.1.4/11	Botticelli + Pohl
7. 4 Bailey Rd LLC	4 Bailey Rd	Add egress window & door	55/106.6	Sanne Payne
8. *5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
9. Kimberly Walin	56 Eel point rd.	Fenestration revision	32/27	CWA

**VII. OLD BUSINESS 03/07/23**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Salisbury Cottage LLC <b>01-7737</b>	13 Academy Ln	House renovations	42.4.3/112	Gryphon Architects
• <i>Commissioners- Pohl, Welch, Coombs, Camp, Patten; Alternates: Oliver, Thornewill. Recused; None.</i>				
2. Salisbury Cottage LLC <b>01-7734</b>	13 Academy Ln	New shed	42.4.3/112	Gryphon Architects
• <i>Commissioners- Pohl, Welch, Coombs, Camp, Patten; Alternates: Oliver, Thornewill. Recused; None.</i>				
3. Nicole Tirapelli <b>01-7714</b>	18 Center St- Sconset	Driveway	73.1.6/105	Nicole Tirapelli
• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
4. Cynthia Nelson <b>01-7808</b>	30 King St Sconset	New studio	73.42/113	Gryphon Architects
• <i>Commissioners- Pohl, Coombs, Oliver, Thornewill, Patten; Alternates: Camp, Dutra. Recused; None.</i>				
5. *Bob Risika <b>01-7714</b>	18 Maclean Lane	Pool & hardscape	55/448	Atlantic Landscape
• <i>Commissioners: TO BE ADDED LATER</i>				
6. 8 Maple Lane LLC <b>01-7795</b>	Maple Lane Lot 8	New dwelling	67/303	Emeritus LTD
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
7. 8 Maple Lane LLC <b>01-7799</b>	Maple Lane Lot 8	Garage	67/303	Emeritus LTD
• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: None. Recused; None.</i>				
8. Dave Yeager <b>01-7886</b>	2 Howard Ct	Addition	42.3.4/36	Brook Meerbergen
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Dutra; Alternates: None. Recused: Oliver, Thornewill.</i>				

Approved Minutes -	March 7, 2023
Review Minutes -	February 23, & March 9, 2023,
Other Business -	<ul style="list-style-type: none"> <li><b>Next HDC Meeting- March 28<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 2 FAIRGROUND RD. -CONFERENCE RM.</b></li> </ul>
Future Action Items-	<ul style="list-style-type: none"> <li>Classification of street trees &amp; vegetating mapping</li> <li>Discussion of Wind Turbines</li> <li>Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</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>

## Additional Future Action Items- (*Not to be acted on current meeting.*)

### IX. 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.	Sweet Meadow Sylvia Ln	74 West Chester	New shed	41/478	NAG
2.	Karsten Reinemo	14 Roberts Lane	Rooftop solar	56/24	Cotuit Solar
3.	Gray Dinghy LLC	25 Willard St	Alterations/ raise structure	29/33	Emeritus LTD
4.	Peter Kaizer	43 Millbrook Rd	New garage	56/233	Peter Kaizer
5.	Janice Burke	36 N liberty St	Downsize add rev 68662	41/265	Val Oliver
6.	Robert Sarkisian	8 North Mill St	New dwelling	55.4.4/78.2	Topham Design
7.	Beach Nut LLC	16 Cannonbury Lane	Pool & hardscape	74/12	Adam Davis
8.	Denise Schwed	32 Vestal St	Post fire alterations	41/46	Val Oliver
9.	Kelly Burke	11 Spring St	Addition	55.1.4/108	BPC
10.	Naïve Melody LLC	3 Tetawkimmo Drive	New dwelling	53/30	BPC
11.	Naïve Melody LLC	3 Tetawkimmo Drive	Pool	53/30	BPC
12.	Amy & Ian Flinn	35 Morey Lane	Color chng, door & window	73.3.2/37.1	Sanne Payne
13.	David Butler	50 Walsh St	Renovation	29/100	CWA
14.	First Congregation	62 Centre st	Door replacement & trim repairs	42.4.3/16	JH Stover
15.	C Barg Tr.	19 W Chester st	Hardscape	42.4.3/7.2	Ahern
16.	Tyler Albright	11 Cannonbury Ln	Pool & hardscape	74/22	Ahern
17.	Back East Lot62 LLC	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern
18.	Sea Hero LLC	12 Pilgrim Rd	New dwelling	41/476	Cordtsen Design
19.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
20.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
21.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
22.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
23.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK

### IX. OLD BUSINESS 03/21/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Laura Bench	17 Pleasant St	New garage studio	42.3.3/17	Gryphon Architects
	• <i>Commissioners: TO BE ADDED LATER</i>				
2.	Max Bent	4 South Valley Rd	New dwelling	42/165	EMDA
	• <i>Commissioners: TO BE ADDED LATER</i>				
3.	Robert Leaf	43 Kendrick Rd	Reduce ridge structure	76.4.3/31	CWA
	• <i>Commissioners: TO BE ADDED LATER</i>				
4.	Chris Tofalli	122 Main St	Fence replacement	42.3.3/100	Frank Daily
	• <i>Commissioners: TO BE ADDED LATER</i>				
5.	Little Nauti LLC	1 Smooth Hummock	Fenestration & massing	66/177	JB Studio
	• <i>Commissioners: TO BE ADDED LATER</i>				
6.	Little Nauti LLC	1 Smooth Hummock	Pool & hardscape	66/177	JB Studio
	• <i>Commissioners: TO BE ADDED LATER</i>				
7.	Dafoe Carleton	102 Quidnet Rd	Fenestration & outdoor stairs	21/74	JB Studio
	• <i>Commissioners: TO BE ADDED LATER</i>				
8.	Brett Fodiman	111 Surfside Rd	Asbuilt MH shingles	80/70	Slacktide
	• <i>Commissioners: TO BE ADDED LATER</i>				
9.	Brett Fodiman	111 Surfside Rd	Asbuilt GH shingles	80/70	Slacktide
	• <i>Commissioners: TO BE ADDED LATER</i>				
10.	Brett Fodiman	111 Surfside Rd	Asbuilt garage shingles	80/70	Slacktide
	• <i>Commissioners: TO BE ADDED LATER</i>				
11.	63 Hulbert LLC	63 Hulbert Ave	Foundation, siding, windows	29/9	Emeritus LTD
	• <i>Commissioners: TO BE ADDED LATER</i>				
12.	*Balaji Gandhi	9 New Jersey Ave	Addition to main house	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				
13.	*Balaji Gandhi	9 New Jersey Ave	Fenestration chng garage	60.3.1/408	Shelter 7
	• <i>Commissioners: TO BE ADDED LATER</i>				

14.	*Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	• <i>Commissioners: TO BE ADDED LATER</i>				
15.	*Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Linda Williams



## 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 1<sup>st</sup> 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.*