



MEETING POSTING

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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) – Old Business
Day, Date, and Time	Thursday, January 13, 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, Administrative Specialist

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

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJlRC8vaHRWQT09>

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, 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.

I. PUBLIC COMMENT

II. DISCUSSION OF PRE-STAINED W.C. S

- Discussion of pre-stained white cedar shingles

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Delfmark LP	10 Rugged Rd	Building move off to 16 Somerset	67/303	Stephen Maury
2. 81 Low Beach Rd LLC	81 Low Beach Rd	Roof replacement	75/30	Ronan Bradley
3. Greenleaf	139 Surfside Rd	Addition, window chngs	80/143.1	LINK
4. Duane Jones 12-5360	21 Meader St	Fence	42.2.3/44	Val Oliver
5. Pat Augustine 12-5419	13 Woodbury Ln	Hardscape revision	41/549	Ahern LLC
6. Georgi Dimov 12-5383	15B Greglen Ave	New shed	68/187.1	Georgi Dimov
7. Georgi Dimov 12-5434	3 Miles Ct	Addition	68/187.2	Georgi Dimov
8. Galley West LLC 12-5396	1 Mothball Ave	Move on studio	83/424	SMRD
9. Terrence Carden 12-5378	7 Mayhew Dr.	Alterations	92.4/209	Permit Plus
10. Hightide Partners 12-5446	8 Ackermuck Way lot 29	Hardscape	41/618	Atlantic Landscaping
11. Tallat LLC 12-5424	14 Union St	New shed	42.3.2/17	Meerbergen Designs
12. 4170 & Down LLC 12-5416	107 Tom Nevers Rd	Hardscape	91/26	Ahern LLC
13. Peter Lisi 12-5407	2 Flintlock Rd	Dormer & window rev 05-1012	75/50	Shelter 7

IV. CONSENT WITH CONDITIONS

1. Koyote Realty Trust	4 Hickory Meadow Ln	Roof walk	41/900	Linda Williams
• Decrease width to 14'				

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.
2. Anthony Noto 11-5270	10 Lincoln Ave	Addition & renovation	30/184	Emeritus
3. 450 Green Park LLC 11-5272	2 Stone Alley	Addition/alteration/foundation	42.3.1/102	Emeritus

VI. OLD BUSINESS 12/14/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rich Gillis	38 Prospect St Lot 29	Hardscape		Linda Williams
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
2. 23 Broad St LLC	23 Broad St.	Fenestration & addition	42.4.2/77	Emeritus
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				

VII. 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
2. John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
3. 8 North Star NT	8 North Star	Roof walk	30/212	Linda Williams
4. Sam Shamoun	9 Field Ave	New dwelling	80/162.1	Linda Williams

VIII. 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. 13 Commercial Wf. LLC 09-4749	13 Commercial Wharf	Revise changes on addition	42.2.4/10	NAG
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
2. Matt O'Connor	16 Tashama Lane	Add spa & retaining wall	55/481	KM Designs
• HELD FOR VIEW				
3. Robert Meyer 10-4866	307 Polpis Rd.	New Dwelling	25/39	CWA
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: None</i>				
4. Nice to Be back LLC 11-5037	43 Kendrick St	New pool	76.4.3/31	CWA
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				
5. Kim Wentworth 11-5168	14 Lincoln Ave	Move & increase pool	30/182	Mark Cutone
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
6. NIR Retail LLC 11-5041	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
7. 22 Easton LLC 05-3644	22 Easton St.	Pool & hardscape	42.1.1/12	Ahern Design
• <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>				
8. Okay Okay House 10-4821	10 Union St.	Parking & patio	42.3.1/43	BPC Architecture
• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None</i>				
9. Family Ties Ack LLC 11-5125	11 Alliance Lane	Pool, court, hardscape	39/24.1	Atlantic Landscaping
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
10. Family Ties Ack LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				

IX. 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. Michael Robinson	13 Fayette St.	Roof walk	42.3.2/28	Sanne Payne
2. Mayberry NT	9 Fair St	Roof change garage	42.3.2/4	Linda Williams
3. Mayberry NT	9 Fair St	Roof change roof walk skirt	42.3.2/4	Linda Williams
4. Chandra Miller	9 Magnolia Ave	Change windows	73.3.1/85	Chandra Miller
5. Faith Breen 11-5147	19 Broadway Sconset	Roof change c1750	73.1.3/111	Steven Stockigt
6. Brett Fodiman 12-5374	3 Tetawkimo Dr.	New dwelling	53/41	CWA
7. John Wolff 12-5385	32 Woodbine Rd	New 2 nd 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 chng	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 rd 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. 66 Easton LLC 12-5417	66 Easton St	Fence	42.4.1/62	Toni Yacobin
21. Elizabeth Powell 12-5445	71 Cliff Rd	Hardscape & retaining wall	30/160	Atlantic Landscaping
22. Elizabeth Powell 12-5440	71 Cliff Rd	New cabana	30/160	Thornewill Design
23. Melissa Spruce 12-5433	21 Bank St	Addition rev 72714	73.1.3/57	Gryphon Architects
24. NIR Retail LLCV 12-5442	27 Old South Wharf	Widen dormer	42.2.4/2	Emeritus
25. Eleven Lincoln Trust 12-5444	32 Jefferson Ave	Demo or move off studio	30/132	Botticelli + Pohl
26. Eleven Lincoln Trust 12-5447	32 Jefferson Ave	Demo or move off guest house	30/132	Botticelli + Pohl
27. Eleven Lincoln Trust 12-5443	32 Jefferson Ave	New guest house	30/132	Botticelli + Pohl
28. 1 Caroline Way LLC 12-5439	1 Caroline Way	Main house revisions	82/59	Vicente Burne
29. Ali & Zach Smith	232 Madaket Rd	New Dwelling	59.4/120.1	JN Design
30. Ali & Zach Smith	232 Madaket Rd	New Garage	59.4/120.1	JN Design
31. Courtney Arnot	8 New St	Fence	55.4.1/35	Courtney Arnot
32. Larry Maury	23 Washington St	Like Kind window replacement	42.3.1/39	Larry Maury

X. 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 nd 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

- *Commissioners: to be added*
13. Patrick DePalma **10-5025** 3 Westerwick Rd New dwelling 73/37 Concept Designs
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None*
14. Patrick DePalma **10-5023** 3 Westerwick Rd Garage/ studio 73/37 Concept Designs
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: None*
15. Jonathan Jacoby **12-5435** 3 Tautemo Way New garage revision 83/22 EMDA
- *Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*
16. Hoehn- Saric **10-4865** 34 Easton St New dwelling 41.1.4/18 CWA
- *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*
17. Tack3 LLC 26 Washington St Roofwalk, entry, Rev to previous 42.3.2/23 CWA
- *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*

Approved Minutes -	December 21
Review Minutes -	December 23,28, & 30, 2021 and January 4 & 6, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday, January 18th 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	