



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	Tuesday, January 25, at 5:00PM **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://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=MMCaTaxfFag>

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. OML COMPLAINT DISCUSSION

1. Open Meeting Law complaint from Margaret Van Deusen, dated December 30, 2021: acknowledgement of the Open Meeting Law complaint against the Historic District Commission, discussion and response to same; votes may be taken.

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Diane Catino ETAL 12-5459	11 D St	Door change rev05-3892	60.2.1/17	EMDA
2.	58 Squam LLC	58 Squam Rd	Window rev 71342	13/33	Steven Boukus
3.	Cherrington Hart	25a Evergreen Way	Window wells basement	68/761.2	Cherrington Hart
4.	41 Beach Grass LLC	41 Beach Grass Rd	Revision to prev COA	68/367	Tim Trudel
5.	Local Buoy Prp. LLC	39 Beach Grass Rd	Revision to prev COA	68/368	Tim Trudel
6.	George McClellan	30 Macy's Lane	Window wells basement	68/105	Val Oliver
7.	Marcus Mignone	10 Angola St	Alterations	55.4.4/79	Val Oliver

IV. 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>				

V. 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
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
2.	John Manera	4 Larrabee Lane	New dwelling	55/102.7	Linda Williams
3.	Sam Shamoun	9 Field Ave	New dwelling	80/162.1	Linda Williams

VI. 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.	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>				
2.	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>				
3.	Matt O'Connor	16 Tashama Lane	Add spa & retaining wall	55/481	KM Designs
	• <i>Commissioners: to be added</i>				

VII. 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.	Barbara VonDerGorben 12-5388	132 Main St	Hardscape	42.3.3/45	Grady Murtagh
2.	Brad Henke 12-5409	14 Oak Hollow Lane	Roof top solar	56/114	Cotuit Solar
3.	1 Caroline Way LLC 12-5439	1 Caroline Way	Main house revisions	82/59	Vicente Burne
4.	1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82/59	Ahern LLC
5.	Johnson Charles Trust 12-5415	24 Bassett Rd	Driveway & hardscape	26/61	Ahern LLC
6.	66 Easton LLC 12-5417	66 Easton St	Fence	42.4.1/62	Toni Yacobin
7.	Eleven Lincoln Trust 12-5444	32 Jefferson Ave	Demo or move off studio	30/132	Botticelli + Pohl
8.	Eleven Lincoln Trust 12-5447	32 Jefferson Ave	Demo or move off guest house	30/132	Botticelli + Pohl
9.	Eleven Lincoln Trust 12-5443	32 Jefferson Ave	New guest house	30/132	Botticelli + Pohl
10.	Ali & Zach Smith	232 Madaket Rd	New Dwelling	59.4/120.1	JN Design
11.	Ali & Zach Smith	232 Madaket Rd	New Garage	59.4/120.1	JN Design
12.	Courtney Arnot	8 New St	Fence	55.4.1/35	Courtney Arnot
13.	Larry Maury	23 Washington St	Like Kind window replacement	42.3.1/39	Larry Maury

VIII. 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

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>				

IX. 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.	Rebecca Moesinger 01-5484	45 Surfside Rd	Add front steps to deck & color chg.	67/14.4	Portia Moesinger
2.	Thomas Sleeper 01-5531	8 Osprey Way	New dwelling	82/401	Christopher Hall
3.	Thomas Sleeper 01-5532	8 Osprey Way	New pool	82/401	Christopher Hall
4.	Thomas Sleeper 01-5530	8 Osprey Way	Cabana	82/401	Christopher Hall
5.	Thomas Sleeper 01-5530	8 Osprey Way	Move shed on site	82/401	Christopher Hall
6.	6 Lincoln St LLC 12-5462	6 Lincoln St	Addition 2 nd fl dormer	73.4.2/86	Val Oliver
7.	Vanessa Halper	73 Burnell St	New dwelling	49.3.2/1.2	Topham Designs
8.	Vanessa Halper	73 Burnell St	New pool	49.3.2/1.2	Topham Designs
9.	Eleven Lincoln Ave Trust	32 Jefferson Ave	MH addition	30/132	Botticelli + Pohl
10.	Lot 27 N Mill LLC 12-5466	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
11.	Lot 27 N Mill LLC 12-5465	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
12.	Lot 27 N Mill LLC 12-5457	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
13.	Arline Bartlett 12-5454	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK
14.	Richard Snowden 12-5455	11 Massachusetts Ave	Fences	60/80	LINK
15.	20A Bishop Rise Inv.	20a Bishops Rise	New Dwelling	40/127	Linda Williams/ Topham Designs
16.	20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	Linda Williams/ Topham Designs
17.	20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	Linda Williams/ Topham Designs
18.	20B Bishop Rise Inv.	20b Bishops Rise	New Dwelling	40/127	Linda Williams/ Topham Designs
19.	20B Bishop Rise Inv.	20b Bishops Rise	New garage	40/127	Linda Williams/ Topham Designs
20.	20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	Linda Williams/ Topham Designs
21.	8 Walsh LLC 12-5475	8 Walsh St	Addition	42.4.1/83	Meerbergen Designs
22.	Nantucket Land Bank 01-5479	168 Hummock Pn Rd	Gate	65/13.2	J. Kuszpa
23.	Rich Oneslager 01-5497	8 Cliff Rd	L/k window replacement	42.4.4/23	Rick Johnston
24.	The Braes LLC 01-5496	23 Baxter Rd	Add outdoor shower	49.2.3/12	Botticelli + Pohl
25.	Jon Jacoby	3 Tautemo Way	Garage move off to 3 Tautemo	83/28	Nancy Mack
26.	Nancy Mack	4 Tautemo Way	Garage move on & addition	83/28	Nancy Mack
27.	Nancy Mack	4 Tautemo Way	Shed demo	83/28	Nancy Mack
28.	NIR Retail 01-5488	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
29.	NIR Retail 01-5489	4 Harbor Square	Roof replacement	42.2.4/5	T & T Roofing
30.	Zero India St LLC 01-5514	1 Cambridge St	Reduce foot print & roof replacement & fenestration	42.3.1/130.2	Emeritus
31.	Jeremy Trottier 01-5513	4 Windsor Rd	Roof massing & height change & add dormer	49/193	Emeritus
32.	Sheila & Carmine Giardini	7a Clifford St	New dwelling	79/19	McMullen & Assoc.
33.	Sheila & Carmine Giardini	7a Clifford St	New garage/studio	79/19	McMullen & Assoc.

34. Sheila & Carmine Giardini	7a Clifford St	New pool & hardscape	79/19	McMullen & Assoc.
35. Sheila & Carmine Giardini	7a Clifford St	New gazebo	79/19	McMullen & Assoc.
36. Salty Dogz LLC 01-5503	9 Tashama Lane	New front door & add bench front stoop	55/471	LINK
37. Self J Douglas 01-5517	3 Martins Lane	New shutters & 2 new windows	42.3.2/133	LINK

X. OLD BUSINESS 01/25/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rich Peterson • <i>Commissioners: Pohl, Camp, Coombs, Dutra; Alternates: None; Recused: None</i>	30 Main St Sconset	Relocate garage & addition	73.3.1/46	Concept Design
2. Marshall & Holly Pagon 11-5250 • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	28 & 32 Baxter Rd	Pool house & pergola	49.23/29	Design Associates
3. 3 Beaver St LLC 12-5316 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	3A Beaver St	Dormers, raise foundation	55.1.4/97	Polly Walldorf
4. LeSelect Properties 11-5144 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>	1 Ash St.	Fenestration changes	42.4.2/85	Normand Residential
5. Trogoh Nominee Trust 05-3640 • <i>Commissioners: Pohl, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	26 Easy St.	Mixed Use- Retail & Residential	42.4.2/23	Emeritus
6. Cindy Helfrich 12-5354 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	37 Fair St.	Roof & fenestration changes	42.3.2/121	Emeritus
7. BC Sconset LLC 07-4226 • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	9 Hawks Circle	Hardscape	74/37.1	Ahern
8. Brett Fodiman 12-5374 • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>	3 Tetawkimo Dr	New dwelling	53/41	CWA
9. Brett Fodiman 10-4969 • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	27 Cato Ln	New dwelling	55/118	CWA
10. Brett Fodiman 10- • <i>Commissioners: to be added</i>	27 Cato Ln	Garage	55/118	CWA
11. Theodorakos Vaios Trust • <i>Commissioners: to be added</i>	79 Pocomo rd.	New dwelling	15/5	CWA
12. Anthony Noto 11-5270 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>	10 Lincoln Ave	Addition & reno	30/184	Emeritus
13. 450 Green Park LLC 11-5272 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus

Approved Minutes -	January 11, 2022
Review Minutes -	January 18 & 20, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday, January 27th at 1:00PM 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	