



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, February 1, 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=tH4Hheinbzo>

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. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Isaiah Truymen	117 Orange Street	Wall sign	55/377	Self
2.	Erin Lindsay	5 Old South Rd	Wall sign	55/184	Sign Here
3.	Michelle Birmingham	15 Teasdale Circle	Wall sign	69/69	Sign Here

4.	Michelle Birmingham	15 Teasdale Circle	Wall sign	69/69	Sign Here
5.	Allan Bell	122 Pleasant St	Wall sign	55/160	Sign Here
6.	Jason Weisman	117 Pleasant St	Wall sign	55/267.6	Sign Here
7.	Jason Weisman	117 Pleasant St	Wall sign	55/267.6	Sign Here
8.	Al Souza	56 Pleasant St	Wall sign	56/342	Sign Here
9.	Philip Osley	23 South Water	Projecting sign	42.4.2/73	Sign Here

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Local Buoy LLC	39/41/43 Beach Grass	Retaining Wall	68/338	Local Buoy LLC

IV. 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

V. 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.	66 Easton LLC 12-5417	66 Easton St	Fence	42.4.1/62	Toni Yacobin
2.	Courtney Arnot	8 New St	Fence	55.4.1/35	Courtney Arnot

VI. 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.	Faith Breen 11-5147	19 Broadway	Roof replacement	73.1.3/111	Steven Stockigt
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
2.	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>				
3.	Anne M Rose 10-4998	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>				
4.	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>				
5.	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>				
6.	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>				
7.	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>				
8.	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>				
9.	Geradi Prolopop 11-5187	80 Surfside Rd	New dwelling	67/194	DTA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
10.	Geradi Prolopop 12-5328	80 Surfside Rd	Hardscape & pool	67/194	DTA
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None</i>				
11.	Jonathan Jacoby 12-5435	3 Tautemo Way	New garage revision	83/22	EMDA
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
12.	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>				
13.	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>				
14.	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>				

VII. 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 & Spa	82/401	Christopher Hall
4.	Thomas Sleeper 01-5530	8 Osprey Way	New 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	L.W/ Topham Designs
16. 20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	L.W/ Topham Designs
17. 20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	L.W/ Topham Designs
18. 20B Bishop Rise Inv.	20b Bishops Rise	New dwelling	40/127	L.W/ Topham Designs
19. 20B Bishop Rise Inv.	20b Bishops Rise	New garage	40/127	L.W/ Topham Designs
20. 20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	L.W/ 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 Pond 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. Nancy Mack	4 Tautemo Way	Garage move on & addition	83/28	Nancy Mack
26. Nancy Mack	4 Tautemo Way	Shed demo	83/28	Nancy Mack
27. NIR Retail 01-5488	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
28. NIR Retail 01-5489	4 Harbor Square	Roof replacement	42.2.4/5	T & T Roofing
29. Zero India St LLC 01-5514	1 Cambridge St	Reduce foot print & roof replacement & fenestration	42.3.1/130.2	Emeritus
30. Jeremy Trottier 01-5513	4 Windsor Rd	Roof massing & height change & add dormer	49/193	Emeritus
31. Sheila & Carmine Giardini	7a Clifford St	New dwelling	79/19	McMullen & Assoc.
32. Sheila & Carmine Giardini	7a Clifford St	New garage/studio	79/19	McMullen & Assoc.
33. Sheila & Carmine Giardini	7a Clifford St	New pool & hardscape	79/19	McMullen & Assoc.
34. Sheila & Carmine Giardini	7a Clifford St	New gazebo	79/19	McMullen & Assoc.
35. Salty Dogz LLC 01-5503	9 Tashama Lane	New front door & add bench front stoop	55/471	LINK
36. Self J Douglas 01-5517	3 Martins Lane	New shutters & 2 new windows	42.3.2/133	LINK
37. Ali & Zach Smith	232 Madaket Rd	New dwelling	59.4/120.1	JN Design
38. Ali & Zach Smith	232 Madaket Rd	New garage	59.4/120.1	JN Design
39. Amy Mignone	10 Angola St.	Window & door replacement & alt.	55.4.4/79	Val Oliver

VIII. 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	30 Main St Sconset	Relocate garage & addition	73.3.1/46	Concept Design
• <i>Commissioners: Pohl, Camp, Coombs, Dutra; Alternates: None; Recused: None</i>				
2. Marshall & Holly Pagon 11-5250	28 & 32 Baxter Rd	Pool house & pergola	49.23/29	Design Associates
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
3. 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>				
4. LeSelect Properties 11-5144	1 Ash St.	Fenestration changes	42.4.2/85	Normand Residential
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
5. Trogoh Nominee Trust 05-3640	26 Easy St.	Mixed Use- Retail & Residential	42.4.2/23	Emeritus
• <i>Commissioners: Pohl, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
6. Cindy Helfrich 12-5354	37 Fair St.	Roof & fenestration changes	42.3.2/121	Emeritus
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
7. BC Sconset LLC 07-4226	9 Hawks Circle	Hardscape	74/37.1	Ahern
• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
8. Brett Fodiman 12-5374	3 Tetawkimo Dr	New dwelling	53/41	CWA
• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
9. Brett Fodiman 10-4969	27 Cato Ln	New dwelling	55/118	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
10. Brett Fodiman 10-	27 Cato Ln	Garage	55/118	CWA
• <i>Commissioners: to be added</i>				
11. Theodorakos Vaios Trust	79 Pocomo rd.	New dwelling	15/5	CWA
• <i>Commissioners: to be added</i>				
12. Anthony Noto 11-5270	10 Lincoln Ave	Addition & reno	30/184	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>				

13. 450 Green Park LLC 11-5272 2 Stone Alley Adtn, Alter, & Foundation 42.3.1/103 Emeritus
 • Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None

IX. NEW BUSINESS 02/01/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joseph Marchese	8 Winn St	Pool Revisions to 08-4861	41/51.2	Waterscapes
2.	Glenn Lajeunesse	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
3.	34B Walsh St N.T.	34B Walsh St	Addition	29/104	Studio Ppark
4.	Peter Michalowski	34 Dukes Rd	Hardscape Revisions to 72768	56/187	Linda Williams
5.	BPC 4 Dolphin Ct. LLC	4 Dolphin Ct	Addition	42.4.1/65.2	Linda Williams
6.	BPC 8 N. Beach St. LLC	8 N. Beach St	Addition	42.4.1/65.1	Linda Williams
7.	S & R Island Dev.	26 Woodland Dr	Demo Dwelling	68/260	Linda Williams
8.	6 Grey Lady LLC	6 Grey Lady Ln	Shed/ Attached to House	66/703	Val Oliver
9.	Sam Nicholson	22 Brewster Rd	Addition	54/196.1	Val Oliver
10.	Steve Theroux	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
11.	Steve & Kim Schaefer	86 Cliff Rd	Shed/ Fence	30/74.2	Robert Newman
12.	All Vines LLC	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
13.	Steve & Kim Schaefer	86 Cliff Rd	New Dwelling	30/74.2	Robert Newman
14.	Gary & Kim Creem	4-8 Hydrangea Ln	New Shed	73/87-88	Val Oliver
15.	The Sandbar	4 Bathing Beach Rd	Roof Overhang	29/1	Val Oliver
16.	36 Easton St. Corp.	36 Easton St	Move AC to West Rev	42.1.4/19	EMDA
17.	Paula McQuaid	26 Pine Crest	Rotate Shed Rev	68/426	EMDA
18.	B16ACK LLC	8 Meadowview Dr	New Dwelling – Garage	56/147	EMDA
19.	71 N. Liberty Trust	71 N. Liberty St	Hardscape	41/141.1	NAG
20.	ACK86QR LLC	86 Quidnet Rd	Windows/Doors/Room Rev.	21/402	NAG
21.	Kim & Pete Parent	11 Skyline Dr	Add Cupola	79/136.1	Thornewill Designs
22.	Searle Cheryl Maureen TR	10 Angola St	Alterations	55.4.4/79	Val Oliver
23.	Robert Veghte & Robin Rednor	2 Ann’s Ln	New Roof Walk	49/59.1	DTA
24.	Adam Troso	18 Chuck Hollow	Pool & Hardscape	72/26	Waterscapes
25.	William Schultz	23 Friendship Ln	Garage Demo/ Move Off	56/347	David Pekarck
26.	William Schultz	23 Friendship Ln	Garage Move on Site	56/347	David Pekarck
27.	Glenn Lajeunesse	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
28.	Lyubenor Lyubomir	7 Toombs Ct	Solar Roof Array	68/153.1	Ack Smart
29.	Robert & Ann Stock Trust	50 Squam Rd	Rooftop Solar	13/31	Karen A. Cotuit Solar
30.	Vlatko Pesnacki	10 Lewis Ct	New Dwelling	67/155	Val Oliver
31.	Hamling Deirdre TR	6 Lowell Pl	Addition Rev to 02-2951	41/167	Joseph Topham
32.	Ben Normand	11.5 Grey Ave	Front Door & Stoop	67/910	Normand Residential
33.	Anne Bazos	1 Melville Ct	Pergola/ Deck/ Shower/ Rel. Rev	82/98	Julie Jordin
34.	Guy Wisiniski	13 Arkansas Ave	Add Door & Outside Shower	59.4/158	NAG
35.	James Pignato	40 Appleton Rd	Add Deck/ Swap Window/ Rev	66/43	Gryphon Architect
36.	Maureen & Howard Blitman TR	54 Squam Rd	Amend extst. COA & Extend Deck	13/32	Seth Gottlieb
37.	King Fisher Realty TR	278 Polpis Rd	Roof Wlk & Fenes. Rev COA	25/2	Gryphon Architect
38.	Stone Barn Home Owners	5 Stone Barn Way	Re-roof	29/901	Steven Stockigt
39.	Fine Luxury Homes	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
40.	Jay Cohen	24 Medouie Creek Rd	Pool & Hardscape	20/2	Studio Landscape
41.	Jay Cohen	24 Medouie Creek Rd	New Shed	20/2	Smith & Hutton
42.	Jay Cohen	24 Medouie Creek Rd	Main House Alteration	20/2	Smith & Hutton
43.	Christ Heather Helle	32 Morey Ln	Add 1 Window in Rear	73.3.2/61.1	Win Freed
44.	Lloyd Realty LLC	7 Heather Ln	New Dwelling	30/24.2	S. Metz
45.	Svargaloka Nominee TR	5 Elbow Ln	Renewal of COA – As prev app.	73.2.4/43	McMullen & Ass.
46.	Samuel Aloisi	19 Quaker Rd	Revisions to 05-3620	41/42	Thornewill
47.	David Bernard	70 Hummock Pond Rd	Window & door replacement	56/73	David Bernard
48.	Karen & Timothy DeMasi	3 Gladlands Ave	Fenestration	80/234	Emeritus
49.	Jonathan Jacoby	3 Tautemo Way	Pool/ Hardscape	83/22	Atlantic Landscaping
50.	Darren Beylouni	6 Sandwich Rd	Pool/ Hardscape	54/233	Atlantic Landscaping
51.	Hulbert Ack LLC	2 Hulbert Ave	Hardscape	42.1.4/21	Atlantic Landscaping
52.	Nantucket 62 Walsh LLC	62 Walsh St	Rev to 08-4379	29/85 + 85.2	Botticelli + Pohl
53.	Taco 1 LLC	22 Bartlett Rd (To Be 24 Bart)	New Dwelling	65/86	BPC
54.	Ocean Dojo LLC	20 Bartlett Rd (To Be 22 Bart)	New Dwelling	65/76	BPC

55. Hollis Webb	30 Dukes Rd	Demolition	56/189	Hollis Webb
56. Mike & Jackie Raso	82 Centre St	Alteration	42.4.3/62	Mike & Jackie Raso

Approved Minutes -	January 18 & 20, 2022
Review Minutes -	January 25 & 27, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday, February 3 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	