



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 8, 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=kXk8einzXUU>

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

- Update on discussion Finance Commission Article 80, Amend HDC Special Act.

III. NEW BUSINESS 10/26/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Land Bank 10-4995	19 Wauwinet Rd	Move off barn	20/35	Val Oliver
• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
2. NISDA 10-4996	23 & 25 Wauwinet Rd	Move on barn	20/36&80	Val Oliver
• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				

IV. 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. 6 Lincoln St LLC 12-5462	6 Lincoln St	Addition 2 nd fl dormer	73.4.2/86	Val Oliver
6. Vanessa Halper 12-5449	73 Burnell St	New dwelling	49.3.2/1.2	Topham Designs
7. Vanessa Halper 12-5448	73 Burnell St	New pool	49.3.2/1.2	Topham Designs
8. Eleven Lincoln Ave Trust 12-5451	32 Jefferson Ave	MH addition	30/132	Botticelli + Pohl
9. Lot 27 N Mill LLC 12-5466	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
10. Lot 27 N Mill LLC 12-5465	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
11. Lot 27 N Mill LLC 12-5457	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
12. Arline Bartlett 12-5454	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK
13. Richard Snowden 12-5455	11 Massachusetts Ave	Fences	60/80	LINK
14. 20A Bishop Rise Inv.	20a Bishops Rise	New dwelling	40/127	L.W/ Topham Designs
15. 20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	L.W/ Topham Designs
16. 20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	L.W/ Topham Designs
17. 20B Bishop Rise Inv.	20b Bishops Rise	New dwelling	40/127	L.W/ Topham Designs
18. 20B Bishop Rise Inv.	20b Bishops Rise	New garage	40/127	L.W/ Topham Designs
19. 20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	L.W/ Topham Designs
20. 8 Walsh LLC 12-5475	8 Walsh St	Addition	42.4.1/83	Meerbergen Designs
21. Nantucket Land Bank 01-5479	168 Hummock Pond Rd	Gate	65/13.2	J. Kuszpa
22. Rich Oneslager 01-5497	8 Cliff Rd	L/k window replacement	42.4.4/23	Rick Johnston
23. NIR Retail 01-5488	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
24. Zero India St LLC 01-5514	1 Cambridge St	Reduce foot print & roof replacement & fenestration	42.3.1/130.2	Emeritus
25. Jeremy Trottier 01-5513	4 Windsor Rd	Roof massing & height change & add dormer	49/193	Emeritus
26. Sheila & Carmine Giardini	7a Clifford St	New dwelling	79/19	McMullen & Assoc.
27. Sheila & Carmine Giardini	7a Clifford St	New garage/studio	79/19	McMullen & Assoc.
28. Sheila & Carmine Giardini	7a Clifford St	New pool & hardscape	79/19	McMullen & Assoc.
29. Sheila & Carmine Giardini	7a Clifford St	New gazebo	79/19	McMullen & Assoc.
30. Self J Douglas 01-5517	3 Martins Lane	New shutters & 2 new windows	42.3.2/133	LINK
31. Ali & Zach Smith 12-5313	232 Madaket Rd	New dwelling	59.4/120.1	JN Design
32. Ali & Zach Smith 12-5315	232 Madaket Rd	New garage	59.4/120.1	JN Design
33. Amy Mignone 01-5547	10 Angola St.	Window & door replacement & alt.	55.4.4/79	Val Oliver

V. 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. 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>				
4. 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>				
5. 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>				
6. BC Sconset LLC 07-4226	9 Hawks Circle	Hardscape	74/37.1	Ahern
• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
7. Brett Fodiman 12-5374	3 Tetawkimo Dr	New dwelling	53/41	CWA
• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				

8.	Brett Fodiman 10-4969	27 Cato Ln	New dwelling	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
9.	Brett Fodiman 10-	27 Cato Ln	Garage	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
10.	Theodorakos Vaios Trust	79 Pocomo rd.	New dwelling	15/5	CWA
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
11.	Anthony Noto 11-5270	10 Lincoln Ave	Addition & reno	30/184	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>				
12.	450 Green Park LLC 11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				

VI. 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 11-5158	8 Winn St	Pool Revisions to 08-4861	41/51.2	Waterscapes
2.	Glenn Lajeunesse 01-5553	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
3.	34B Walsh St N.T. 01-5568	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 01-5533	6 Grey Lady Ln	Shed/ Attached to House	66/703	Val Oliver
9.	Sam Nicholson 01-5534	22 Brewster Rd	Addition	54/196.1	Val Oliver
10.	Steve Theroux 01-5536	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
11.	Steve & Kim Schaefer 01-5526	86 Cliff Rd	Shed/ Fence	30/74.2	Robert Newman
12.	All Vines LLC 01-5537	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
13.	Steve & Kim Schaefer 01-5525	86 Cliff Rd	New Dwelling	30/74.2	Robert Newman
14.	Hollis Webb 01-5586	30 Dukes Rd	Demolition	56/189	Hollis Webb
15.	The Sandbar 01-5527	4 Bathing Beach Rd	Roof Overhang	29/1	Val Oliver
16.	36 Easton St. Corp. 01-5520	36 Easton St	Move AC to West Rev	42.1.4/19	EMDA
17.	Paula McQuaid 01-5523	26 Pine Crest	Rotate Shed Rev	68/426	EMDA
18.	B16ACK LLC 01-5524	8 Meadowview Dr	New Dwelling – Garage	56/147	EMDA
19.	71 N. Liberty Trust 01-5539	71 N. Liberty St	Hardscape	41/141.1	NAG
20.	ACK86QR LLC 01-5541	86 Quidnet Rd	Windows/Doors/Room Rev.	21/402	NAG
21.	Kim & Pete Parent 01-5538	11 Skyline Dr	Add Cupola	79/136.1	Thornewill Designs
22.	Searle Cheryl Maureen TR 01-5547	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 01-5549	18 Chuck Hollow	Pool & Hardscape	72/26	Waterscapes
25.	William Schultz 01-5550	23 Friendship Ln	Garage Demo/ Move Off	56/347	David Pekarcik
26.	William Schultz 01-5551	23 Friendship Ln	Garage Move on Site	56/347	David Pekarcik
27.	Glenn Lajeunesse 01-5553	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
28.	Lyubenor Lyubomir 01-5552	7 Toombs Ct	Solar Roof Array	68/153.1	Ack Smart
29.	Vlatko Pesnacki 01-5557	10 Lewis Ct	New Dwelling	67/155	Val Oliver
30.	Hamling Deirdre TR 01-5559	6 Lowell Pl	Addition Rev to 02-2951	41/167	Joseph Topham
31.	Anne Bazos 01-5583	1 Melville Ct	Pergola/ Deck/ Shower/ Rel. Rev	82/98	Julie Jordin
32.	King Fisher Realty TR 01-5596	278 Polpis Rd	Roof Wlk & Fenest. Rev COA	25/2	Gryphon Architect
33.	Fine Luxury Homes 01-5601	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
34.	Jay Cohen 01-5599	24 Medouie Creek Rd	Pool & Hardscape	20/2	Studio Landscape
35.	Jay Cohen 01-5587	24 Medouie Creek Rd	New Shed	20/2	Smith & Hutton
36.	Jay Cohen 01-5570	24 Medouie Creek Rd	Main House Alteration	20/2	Smith & Hutton
37.	Lloyd Realty LLC 01-5600	7 Heather Ln	New Dwelling	30/24.2	S. Metz
38.	David Bernard 01-5584	70 Hummock Pond Rd	Window & door replacement	56/73	David Bernard
39.	Karen & Timothy DeMasi 01-5589	3 Gladlands Ave	Fenestration	80/234	Emeritus
40.	Jonathan Jacoby 01-5579	3 Tautemo Way	Pool/ Hardscape	83/22	Atlantic Landscaping
41.	Darren Beylouni 01-5578	6 Sandwich Rd	Pool/ Hardscape	54/233	Atlantic Landscaping
42.	Hulbert Ack LLC 01-5565	2 Hulbert Ave	Hardscape	42.1.4/21	Atlantic Landscaping
43.	Nantucket 62 Walsh LLC 01-5588	62 Walsh St	Rev to 08-4379	29/85 + 85.2	Botticelli + Pohl
44.	Taco 1 LLC 01-5569	22 Bartlett Rd (To Be 24 Bart)	New Dwelling	65/86	BPC
45.	Ocean Dojo LLC 01-5567	20 Bartlett Rd (To Be 22 Bart)	New Dwelling	65/76	BPC
46.	Mike & Jackie Raso	82 Centre St	Alteration	42.4.3/62	Mike & Jackie Raso

VII. OLD BUSINESS 02/08/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Bluefin LLC 11-5194 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	27 Ellen's way Lot 20	New Dwelling	81/180	Brook Meerbergen
2. Elizabeth Powell 12-5445 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill</i>	71 Cliff Rd.	Hardscape	30/160	Atlantic Landscaping
3. Elizabeth Powell 12-5440 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill</i>	71 Cliff Rd.	Cabana	30/160	Thornewill Designs
4. Matt O'Connor • <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver, Dutra</i>	16 Tashama Lane	Retaining wall	55/481	KM Designs
5. 1 Caroline Way LLC 12-5439 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Dutra, Thornewill; Recused: None</i>	1 Caroline Way	Main house & Guest House Rev	85/58 & 59	Vincente Burin Arch.
6. 1 Caroline Way LLC 12-5414 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
7. 22 Easton St LLC 06-4026 • <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>	22 Easton St	Pool & hardscape	42.1/12	Ahern
8. Island Living LLC 11-5151 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
9. 33 North Mill St LLC 11-5051 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill Alternates: None; Recused: None</i>	7 North Mill St	Garage & studio	55.4.4/77	Sophie Metz
10. 33 North Mill St LLC 11-5126 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>	7 North Mill St	Hardscape	55.4.4/77	Atlantic Landscaping
11. 23 Broad St LLC 10-4843 • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>	23 Broad St	Fenestration & addition	42.4.2/77	Emeritus

Approved Minutes -	January 25 & 27, 2022
Review Minutes -	February 1 & 3, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday, February 10 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	