



# MEETING POSTING

**RECEIVED**  
2022 FEB 08 AM 10:22  
NANTUCKET TOWN CLERK  
Posting Number:T 131

## 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Thursday, February 10, at 1:00PM <b>**Remote Participation**</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> 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>	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

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

### III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 6 Grey Lady LLC <b>01-5533</b>	6 Grey Lady Ln	Shed/Attchd. to House Revision	66/703	Val Oliver
2. Paula McQuaid <b>01-5523</b>	26 Pine Crest	Rotate Shed Rev	68/426	EMDA
3. Kim & Pete Parent <b>01-5538</b>	11 Skyline Dr	Add Cupola Rev 07-3117	79/136.1	Thornewill Designs
4. David Bernard <b>01-5584</b>	70 Hummock Pond Rd	Window & door replacement	56/73	David Bernard
5. ACK86QR LLC <b>01-5541</b>	86 Quidnet Rd	Windows/Doors Rev.8-4345	21/402	NAG
6. Karen & Timothy DeMasi <b>01-5589</b>	3 Gladlands Ave	Fenestration rev 08-4472	80/234	Emeritus

### IV. 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. Adam Troso <b>01-5549</b> <ul style="list-style-type: none"><li>• Due to lack of visibility</li></ul>	18 Chuck Hollow	Pool & Hardscape	72/26	Waterscapes
2. Anne Bazos <b>01-5583</b> <ul style="list-style-type: none"><li>• Due to lack of visibility</li></ul>	1 Melville Ct	Pergola/ Deck/ Shower/ Rel. Rev	82/98	Julie Jordin
3. Jonathan Jacoby <b>01-5579</b> <ul style="list-style-type: none"><li>• Not to be visible of time of inspection or thereafter</li></ul>	3 Tautemo Way	Pool/ Hardscape	83/22	Atlantic Landscaping
4. Darren Beylouni <b>01-5578</b> <ul style="list-style-type: none"><li>• Not to be visible of time of inspection or thereafter</li></ul>	6 Sandwich Rd	Pool/ Hardscape	54/233	Atlantic Landscaping

### V. NEW BUSINESS 10/26/2021

<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 <b>10-4995</b> <ul style="list-style-type: none"><li>• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i></li></ul>	19 Wauwinet Rd	Move off barn	20/35	Val Oliver
2. NISDA <b>10-4996</b> <ul style="list-style-type: none"><li>• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i></li></ul>	23 & 25 Wauwinet Rd	Move on barn	20/36&80	Val Oliver

### VI. 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 <b>01-5484</b>	45 Surfside Rd	Add front steps to deck & color chg.	67/14.4	Portia Moesinger
2. Thomas Sleeper <b>01-5529</b>	8 Osprey Way	New dwelling	82/401	Christopher Hall
3. Thomas Sleeper <b>01-5532</b>	8 Osprey Way	New pool & Spa	82/401	Christopher Hall
4. Thomas Sleeper <b>01-5531</b>	8 Osprey Way	New cabana	82/401	Christopher Hall
5. 6 Lincoln St LLC <b>12-5462</b>	6 Lincoln St	Addition 2 <sup>nd</sup> fl dormer	73.4.2/86	Val Oliver
6. Vanessa Halper <b>12-5449</b>	73 Burnell St	New dwelling	49.3.2/1.2	Topham Designs
7. Vanessa Halper <b>12-5448</b>	73 Burnell St	New pool	49.3.2/1.2	Topham Designs
8. Eleven Lincoln Ave Trust <b>12-5451</b>	32 Jefferson Ave	MH addition	30/132	Botticelli + Pohl
9. Lot 27 N Mill LLC <b>12-5466</b>	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
10. Lot 27 N Mill LLC <b>12-5465</b>	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
11. Lot 27 N Mill LLC <b>12-5457</b>	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
12. Arline Bartlett <b>12-5454</b>	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK
13. Richard Snowden <b>12-5455</b>	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 <b>12-5475</b>	8 Walsh St	Addition	42.4.1/83	Meerbergen Designs
21. Nantucket Land Bank <b>01-5479</b>	168 Hummock Pond Rd	Gate	65/13.2	J. Kuszpa
22. Rich Oneslager <b>01-5497</b>	8 Cliff Rd	L/k window replacement	42.4.4/23	Rick Johnston
23. NIR Retail <b>01-5488</b>	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
24. Zero India St LLC <b>01-5514</b>	1 Cambridge St	Reduce foot print & roof replacement & fenestration	42.3.1/130.2	Emeritus
25. Jeremy Trottier <b>01-5513</b>	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 <b>01-5517</b>	3 Martins Lane	New shutters & 2 new windows	42.3.2/133	LINK
31. Ali & Zach Smith <b>12-5313</b>	232 Madaket Rd	New dwelling	59.4/120.1	JN Design
32. Ali & Zach Smith <b>12-5315</b>	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

**VII. 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 <b>11-5250</b> • <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. LeSelect Properties <b>11-5144</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>	1 Ash St.	Fenestration changes	42.4.2/85	Normand Residential
4. Trogoh Nominee Trust <b>05-3640</b> • <i>Commissioners: Pohl, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	26 Easy St.	Mixed Use- Retail & Residential	42.4.2/23	Emeritus
5. Cindy Helfrich <b>12-5354</b> • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	37 Fair St.	Roof & fenestration changes	42.3.2/121	Emeritus
6. BC Sconset LLC <b>07-4226</b> • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	9 Hawks Circle	Hardscape	74/37.1	Ahern
7. Brett Fodiman <b>12-5374</b> • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>	3 Tetawkimo Dr	New dwelling	53/41	CWA
8. Brett Fodiman <b>10-4969</b> • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	27 Cato Ln	New dwelling	55/118	CWA
9. Brett Fodiman <b>10-</b> • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	27 Cato Ln	Garage	55/118	CWA
10. Theodorakos Vaios Trust • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	79 Pocomo rd.	New dwelling	15/5	CWA
11. Anthony Noto <b>11-5270</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>	10 Lincoln Ave	Addition & reno	30/184	Emeritus
12. 450 Green Park LLC <b>11-5272</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus

**VIII. 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 <b>11-5158</b>	8 Winn St	Pool Revisions to 08-4861	41/51.2	Waterscapes
2. Glenn Lajeunesse <b>01-5553</b>	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
3. 34B Walsh St N.T. <b>01-5568</b>	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. Sam Nicholson <b>01-5534</b>	22 Brewster Rd	Addition	54/196.1	Val Oliver
9. Steve Theroux <b>01-5536</b>	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
10. Steve & Kim Schaefer <b>01-5526</b>	86 Cliff Rd	Shed/ Fence	30/74.2	Robert Newman
11. Steve & Kim Schaefer <b>01-5525</b>	86 Cliff Rd	New Dwelling	30/74.2	Robert Newman
12. All Vines LLC <b>01-5537</b>	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
13. Hollis Webb <b>01-5586</b>	30 Dukes Rd	Demolition	56/189	Hollis Webb
14. The Sandbar <b>01-5527</b>	4 Bathing Beach Rd	Roof Overhang	29/1	Val Oliver
15. 36 Easton St. Corp. <b>01-5520</b>	36 Easton St	Move AC to West Rev	42.1.4/19	EMDA
16. B16ACK LLC <b>01-5524</b>	8 Meadowview Dr	New Dwelling – Garage	56/147	EMDA
17. 71 N. Liberty Trust <b>01-5539</b>	71 N. Liberty St	Hardscape	41/141.1	NAG
18. Robert Veghte & Robin Rednor	2 Ann’s Ln	New Roof Walk	49/59.1	DTA
19. William Schultz <b>01-5550</b>	23 Friendship Ln	Garage Demo/ Move Off	56/347	David Pekarcik
20. William Schultz <b>01-5551</b>	23 Friendship Ln	Garage Move on Site	56/347	David Pekarcik
21. Glenn Lajeunesse <b>01-5553</b>	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
22. Lyubenor Lyubomir <b>01-5552</b>	7 Toombs Ct	Solar Roof Array	68/153.1	Ack Smart
23. Vlatko Pesnacki <b>01-5557</b>	10 Lewis Ct	New Dwelling	67/155	Val Oliver
24. Hamling Deirdre TR <b>01-5559</b>	6 Lowell Pl	Addition Rev to 02-2951	41/167	Joseph Topham
25. King Fisher Realty TR <b>01-5596</b>	278 Polpis Rd	Roof Wlk & Fenest. Rev COA	25/2	Gryphon Architect
26. Fine Luxury Homes <b>01-5601</b>	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
27. Jay Cohen <b>01-5587</b>	24 Medouie Creek Rd	New Shed	20/2	Smith & Hutton
28. Jay Cohen <b>01-5570</b>	24 Medouie Creek Rd	Main House Alteration	20/2	Smith & Hutton
29. Jay Cohen <b>01-5599</b>	24 Medouie Creek Rd	Pool & Hardscape	20/2	Studio Landscape

30. Lloyd Realty LLC <b>01-5600</b>	7 Heather Ln	New Dwelling	30/24.2	S. Metz
31. Hulbert Ack LLC <b>01-5565</b>	2 Hulbert Ave	Hardscape	42.1.4/21	Atlantic Landscaping
32. Nantucket 62 Walsh LLC <b>01-5588</b>	62 Walsh St	Rev to 08-4379	29/85 + 85.2	Botticelli + Pohl
33. Taco 1 LLC <b>01-5569</b>	22 Bartlett Rd (To Be 24 Bart)	New Dwelling	65/86	BPC
34. Ocean Dojo LLC <b>01-5567</b>	20 Bartlett Rd (To Be 22 Bart)	New Dwelling	65/76	BPC
35. Mike & Jackie Raso	82 Centre St	Alteration	42.4.3/62	Mike & Jackie Raso

### IX. 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 <b>11-5194</b> • <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 <b>12-5445</b> • <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 <b>12-5439</b> • <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 <b>12-5414</b> • <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 <b>06-4026</b> • <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>	22 Easton St	Pool & hardscape	42.1/12	Ahern
8. Island Living LLC <b>11-5151</b> • <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 <b>11-5051</b> • <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 <b>11-5126</b> • <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 <b>10-4843</b> • <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"> <li>• Next HDC Meeting-<b>Tuesday, February 15 at 5:00PM via ZOOM</b></li> <li>• Discussion of Advisory Board review</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro</li> <li>• Discussion of additions and new dwellings added to the consent agenda</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>
Commission Comments	