



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2022 FEB 11 AM 10:34
Original Posting Number: T 147

RECEIVED
2022 FEB 14 PM 02:25
NANTUCKET TOWN CLERK
Posting Number:T 157

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) – New Business
Day, Date, and Time	Tuesday, February 15, 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=I6sAJyNvnjU>

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.	Nt Maria Mitchell 10-4890	59 Milk st	Move sign	56/209	Jascin Finger
2.	Alan Bell 01-5630	122 Pleasant St	Wall sign	55/160	Sign Here
3.	Isaiah Truymen	117 Orange Street	Wall sign	55/377	Isaiah Truymen
4.	Erin Lindsay	5 Old South Rd	Wall sign	55/184	Sign Here
5.	Jason Weisman	117 Pleasant St	Wall sign	55/267.6	Sign Here
6.	Michael O'Reilly	3 Ariel Ave	New Sign	67/399	Sign Here
7.	Gwendolyn Perkins	Stone barn way	Street sign	29/901	Gwendolyn Perkins

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Parizeau Nantucket Realty TR	10 Fulling Mill	Resite Revs. to 06-4078	27/31	Botticelli + Pohl
2.	Parizeau Nantucket Realty TR	10 Fulling Mill	Re-site Fenest. Revs. to 06-4079	27/31	Botticelli + Pohl
3.	Chris Roach & Corey Costa	5 Hull Ln	Alterations to deck	67/179.1	Chris Roach
4.	Eric Shurm	21 Woodland Dr.	Window wells	68/262	Eric Schurm
5.	Johnson Irrev. TR.	28 Longwood Rd	Secondary Dwelling	71/38	Linda Williams
6.	Kim Glowacki	3B Miller Ln	Move on Shed from 4 W. Miacomet	68/120	Structures Unlimited
7.	Barry Lyden	4 W. Miacomet Rd	Move off Shed to 3B Miller Lane	81/160	Structures Unlimited
8.	Murray – Ment	18 Gardner Rd	Portico and Window	43/135	Val Oliver
9.	Graham Burton	37 Tomahawk Rd	Window Change rev-68176	69/326	Graham Burton
10.	James and Zelda Cahill	5 Austin Farm Rd	Garage	56/984	EMDA
11.	Gierke Vera TRST.	4 Polliwog Pond Rd	Change Windows	55/423.7	Sean Higgins
12.	Gregg Tivnan	13 Maclean Ln	Rear Door Instl/ Win. Dr. Swap	55/483	Gregg Tivnan
13.	Kristen Engle TR	90 Pocomo Rd	Hardscape	15/43	CWA
14.	Frederich Hahn	50 Eel Point Rd	Door Change revision 06-4094	32/25.1	EMDA
15.	John and Lori Kann	8 Okorwaw Ave	Replace Garage Win. and Door	79/132	Mark Cutone Archt.
16.	Jay Cohen 01-5587	24 Medouie Creek Rd	New Shed	20/2	Smith & Hutton

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.	Joseph Marchese 11-5158	8 Winn St	Pool Revisions to 08-4861	41/51.2	Waterscapes
	• Pool not to be visible at time of inspection or thereafter.				
2.	Lyubenor Lyubomir 01-5552	7 Toombs Ct	Solar Roof Array	68/153.1	Ack Smart
	• Due to lack of visibility				
3.	Young Bracebridge TR	7 Shawkemo Rd	Ground Solar Array rev.	43/5	Sunwind LLC
	• Due to lack of visibility				
4.	Chris Roach and Corey Costa	5 Hull Ln	Pool	67/179.1	Chris Roach
	• Pool not to be visible at time of inspection or thereafter.				
5.	Courtney Cotter	19 Ellens Way	Spa	81/184	Courtney Cotter
	• Due to lack of visibility				
6.	6 Whitetail Circle LLC	6 Whitetail Cir	Pool	71/24	Thornwill Design
	• Pool not to be visible at time of inspection or thereafter.				
7.	Bluefin LLC	27 Ellens (Lot 29)	Pool/Hardscape	81/180	Brook Meerbergen
	• Pool not to be visible at time of inspection or thereafter.				
8.	Barry and Robert Ang	11 Jonathan Way	Add shed & ac unit Rev10-4929	75/42	McMullen and Assoc
	• Due to lack of visibility				
9.	Van and Michelle Velle	10 Maxey Pond Rd	Gable/ Door Height rev 10-1949	40/100	Lucas Velle
	• Due to lack of visibility				
10.	Chris and Bridget Montgomery	3 Pinkham Cir	Rooftop Solar	56/178	Cotuit Solar
	• Due to lack of visibility				
11.	Eileen Oakford	29B Brewster Rd	Door, Window Changes	54/173.1	SMRD
	• Due to lack of visibility				
12.	14 MVR LLC	14 Madequecham Vly Rd	Pool/ Hardscape	89/13	Atlantic Landscaping
	• Pool not to be visible at time of inspection or thereafter.				
13.	Rich Meisenberg	86 Polpis Rd	Solar Ground Array	44/25.4	Ack Smart
	• Due to lack of visibility				
14.	Chris & Susan Mitchell	10 Skyline Dr	Window Replace	79/7.1	Chris & Susan Mitchell
	• Due to lack of visibility				
15.	Chris & Susan Mitchell	10 Skyline Dr	Garage Window and Door Repl.	79/7.1	Chris & Susan Mitchell
	• Due to lack of visibility				
16.	Patrick Cairns	6 Nichols Rd	Additions/ Renovations	92.4/65	MCA

• Due to lack of visibility					
17. Sea La Vie LLC	42 Dukes Rd	Rooftop Solar	56/249	Sunwind LLC	
• Due to lack of visibility					
18. Jay Cohen 01-5599	24 Medouie Creek Rd	Pool & Hardscape	20/2	Studio Landscape	
• Pool not to be visible at time of inspection or thereafter.					
19. 38 Monohansett LLC	38 Monohansett Rd	Pool	79/60	Val Oliver	
• Pool not to be visible at time of inspection or thereafter.					
20. 38 Monohansett LLC	38 Monohansett Rd	Cabana	79/60	Val Oliver	
• Due to lack of visibility					

V. OLD BUSINESS 12/21/21

1. 3 Beaver St LLC	3a Beaver st	Renovation rev	55.1.4/97	Linda Williams	
• <i>Commissioners: to be added; Alternates: None; Recused: None</i>					
2. Arline Bartlett 12-5454	21 Pleasant St	Windows, doors, sm addition	55.4.1/1	LINK	
• <i>Commissioners: to be added; Alternates: None; Recused: None</i>					

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. Amy Mignone 01-5547	10 Angola St.	Window & door replacement & alt.	55.4.4/79	Val Oliver
2. Ali & Zach Smith 12-5313	232 Madaket Rd	New dwelling	59.4/120.1	JN Design
3. Ali & Zach Smith 12-5315	232 Madaket Rd	New garage	59.4/120.1	JN Design
4. Zero India St LLC 01-5514	1 Cambridge St	Reduce foot print & roof replacement & fenestration	42.3.1/130.2	Emeritus

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. 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>				
2. 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>				
3. 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>				
4. BC Sconset LLC 07-4226	9 Hawks Circle	Hardscape	74/37.1	Ahern
• <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
5. Brett Fodiman 12-5374	3 Tetawkimo Dr	New dwelling	53/41	CWA
• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
6. Brett Fodiman 10-4969	27 Cato Ln	New dwelling	55/118	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
7. Brett Fodiman 10-4970	27 Cato Ln	Garage	55/118	CWA
• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
8. Theodorakos Vaios Trust 10-4971	79 Pocomo rd.	New dwelling	15/5	CWA
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
9. Anthony Noto 11-5270	10 Lincoln Ave	Addition & reno	30/184	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Dutra; Alternates: Welch; Recused: None</i>				
10. 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>				

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. Glenn Lajeunesse 01-5553	4 Mioxes Way	New Cabana	65/87	Thornewill Designs
2. 34B Walsh St N.T. 01-5568	34B Walsh St	Addition	29/104	Studio Ppark
3. Peter Michalowski 01-5573	34 Dukes Rd	Hardscape Revisions to 72768	56/187	Linda Williams
4. BPC 4 Dolphin Ct. LLC 01-5574	4 Dolphin Ct	Addition	42.4.1/65.2	Linda Williams
5. BPC 8 N. Beach St. LLC 01-5572	8 N. Beach St	Addition	42.4.1/65.1	Linda Williams
6. S & R Island Dev. 01-5576	26 Woodland Dr	Demo Dwelling	68/260	Linda Williams
7. Sam Nicholson 01-5534	22 Brewster Rd	Addition	54/196.1	Val Oliver
8. Steve Theroux 01-5536	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
9. Steve & Kim Schaefer 01-5526	86 Cliff Rd	Shed/ Fence	30/74.2	Robert Newman
10. Steve & Kim Schaefer 01-5525	86 Cliff Rd	New Dwelling	30/74.2	Robert Newman
11. All Vines LLC 01-5537	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
12. Hollis Webb 01-5586	30 Dukes Rd	Demolition	56/189	Hollis Webb
13. The Sandbar 01-5527	4 Bathing Beach Rd	Roof Overhang	29/1	Val Oliver
14. 36 Easton St. Corp. 01-5520	36 Easton St	Move AC to West Rev	42.1.4/19	EMDA

15. B16ACK LLC 01-5524	8 Meadowview Dr	New Dwelling – Garage	56/147	EMDA
16. 71 N. Liberty Trust 01-5539	71 N. Liberty St	Hardscape	41/141.1	NAG
17. R.Veghte/R. Rednor 01-5545	2 Ann’s Ln	New Roof Walk	49/59.1	DTA
18. William Schultz 01-5550	23 Friendship Ln	Garage Demo/ Move Off	56/347	David Pekarcik
19. William Schultz 01-5551	23 Friendship Ln	Garage Move on Site	56/347	David Pekarcik
20. Glenn Lajeunesse 01-5553	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
21. Vlatko Pesnacki 01-5557	10 Lewis Ct	New Dwelling	67/155	Val Oliver
22. Hamling Deirdre TR 01-5559	6 Lowell Pl	Addition Rev to 02-2951	41/167	Joseph Topham
23. King Fisher Realty TR 01-5596	278 Polpis Rd	Roof Wlk & Fenest. Rev COA	25/2	Gryphon Architect
24. Fine Luxury Homes 01-5601	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
25. Jay Cohen 01-5570	24 Medouie Creek Rd	Main House Alteration	20/2	Smith & Hutton
26. Lloyd Realty LLC 01-5600	7 Heather Ln	New Dwelling	30/24.2	S. Metz
27. Hulbert Ack LLC 01-5565	2 Hulbert Ave	Hardscape	42.1.4/21	Atlantic Landscaping
28. Nantucket 62 Walsh LLC 01-5588	62 Walsh St	Rev to 08-4379	29/85 + 85.2	Botticelli + Pohl
29. Taco 1 LLC 01-5569	22 Bartlett Rd (To Be 24 Bart)	New Dwelling	65/86	BPC
30. Ocean Dojo LLC 01-5567	20 Bartlett Rd (To Be 22 Bart)	New Dwelling	65/76	BPC
31. 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. Michael Koufakis 10-5042	6 Swain St.	Dormer addition	42.4.1/82.2	George Wing
• <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
2. Bluefin LLC 11-5194	27 Ellen’s way Lot 20	New Dwelling	81/180	Brook Meerbergen
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
3. Elizabeth Powell 12-5445	71 Cliff Rd.	Hardscape	30/160	Atlantic Landscaping
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill</i>				
4. Elizabeth Powell 12-5440	71 Cliff Rd.	Cabana	30/160	Thornewill Designs
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill</i>				
5. Matt O’Connor	16 Tashama Lane	Retaining wall	55/481	KM Designs
• <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver, Dutra</i>				
6. 1 Caroline Way LLC 12-5439	1 Caroline Way	Main house & Guest House Rev	85/58 & 59	Vincente Burin Arch.
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Dutra, Thornewill; Recused: None</i>				
7. 1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
8. 22 Easton St LLC 06-4026	22 Easton St	Pool & hardscape	42.1/12	Ahern
• <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>				
9. Island Living LLC 11-5151	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				
10. 33 North Mill St LLC 11-5051	7 North Mill St	Garage & studio	55.4.4/77	Sophie Metz
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill Alternates: None; Recused: None</i>				
11. 33 North Mill St LLC 11-5126	7 North Mill St	Hardscape	55.4.4/77	Atlantic Landscaping
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
12. 23 Broad St LLC 10-4843	23 Broad St	Fenestration & addition	42.4.2/77	Emeritus
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
13. Family Ties ACK LLC 11-5159	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
• <i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: Welch; Recused: None</i>				

X. NEW BUSINESS 02/15/22

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Bean	2 Candle House Ln	New Dwelling	55.4.1/1	TJ Waterson
2. Peter Barrett	40 Maryann Dr.	Remove and Rel. Garage Door	68/965	Topham Designs
3. Philip Garufi	6 West Way	Additions	38/134	Val Oliver
4. Ocean Heath LLC	9 Falmouth Ave	Fenestration and Decks	82/423	JN Designs
5. Ocean Heath LLC	9 Falmouth Ave	Shed	82/423	JN Designs
6. 9 Beach Grass LLC	9 Beach Grass Rd	New Duplex	68/859	Linda Williams
7. Pebbe Nicholson	24 Brewster Rd	New Barn/ Apt	54/169.3	Val Oliver
8. 50 Brewster Rd LLC	50 Brewster Rd	Reduce Building revision	43/96	EMDA
9. Wallace Ack LLC	45 Hulbert Ave	Boardwalk/ Gate	29/16	Jardins Intl.
10. Andrew and Brooke Roger	7E Lincoln Ave	Driveway/ Hardscape	42.4.1/18	Jardins Intl.

11. One Bloom LLC	1 Bloom St	Driveway/ Hardscape/ Fence	42.3.3/140	Jardins Intl.
12. 11 Beach Grass LLC	11 Beach Grass	Change Trim Rev.	68/855	Linda Williams
13. Michael & Jaqueline Raso	82 Center St	Replace Front Wall and Install	42.4.3/62	Mike & Jackie Raso
14. Jean Moran	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
15. Jean Moran	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
16. Jean Moran	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
17. Robert and Daryl Westbrook	16 Baxter Rd	Rooftop Solar	49.2.3/16	Cotuit Solar
18. 10 Hydrangea Ln No 3 LLC	10 Hydrangea Ln	Rooftop Solar	73/89	Cotuit Solar
19. Caesara Wendin Family TR	1 W Chester St	Roof Replacement	42.4.3/15.2	T & T Roofing
20. Scott Dehm and Amy Hauk	8 Ash St	Addition; Gate	42.4.2/94	Sandcastle Const. Inc
21. Scott Dehm and Amy Hauk	8 Ash St	Demo Shed	42.4.2/94	Sandcastle Const. Inc
22. Klinck Ruth Hill	301 Madaket Rd	Demo shed	60.2.1/55	NAG
23. Klinck Ruth Hill	301 Madaket Rd	New shed	60.2.1/55	NAG
24. Lloyd Realty LLC	7 Heather Ln	New Guest House	30/24.2	S. Metz
25. N. Liberty LLC	74 N. Liberty	Shed	41/236	Val Oliver
26. Gail Johnson	21 S. Water St.	New Front Door	42.4.2/102	Lucas Velle
27. Ack Weatherly Pl	3 Weatherly Pl	Move Exs. Shed on Same Lot	67/950	Plamen Dimitov
28. Ack Weatherly Pl	3 Weatherly Pl	New Second Dwelling	67/950	Plamen Dimitov
29. PFox Nantucket LLC	20 Orange St	Remove portion pergola Rev10-5015	42.3.2/70	Botticelli + Pohl
30. John Holt	14 Clifton St	Lower Building Height	73.4.1/39.1	Emeritus
31. Lindsay Torpey	7 Green Ln	Rebuild and Revise Exs. Deck	42.3.3/86	Emeritus
32. Kerry Propper	9 Hawks Cir	Solar Ground Array	74/37.1	Ack Smart
33. Lloyd Realty LLC	7 Heather Ln	Pool/ Hardscape	30/24.2	Atlantic Landscaping
34. 7 King St Nom Trust	7 King St.	MH Revisions	73.1.3/41	Botticelli + Pohl
35. 7 King St Nom Trust	7 King St.	New Shed	73.1.3/41	Botticelli + Pohl
36. Still Dock Nantucket LLC	14 Oakland St.	Addition	59.4/255	Botticelli + Pohl
37. Still Dock Nantucket LLC	40 Tennessee Ave	Addition	59.4/84	Botticelli + Pohl

Approved Minutes -	February 1 & 3, 2022
Review Minutes -	February 8 & 10, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday, February 17 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	