



MEETING POSTING

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NANTUCKET TOWN CLERK
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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 22, 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=fMJIDhheYeg>

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. Mass Audubon | Polpis/Quidnet | Boundary Signs | | Sam Kefferstan |

III. CONSENTS

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|---------------------------------|-----------------------|---------------------------------|-------------------|---------------------|
| 1. Callen Miller 02-5684 | 117 Orange St. | Minisplit heat pump rev 10-2156 | 55/377 | South Shore Climate |
| 2. Susan Bartkowiak | 57 Somerset Rd. | Demo Cottage | 66/91 | Susan Bartkowiak |
| 3. Klinck Ruth Hill | 301 Madaket Rd | Demo shed | 60.2.1/55 | NAG |

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. Trish Bridier | 50 Vestal St | Pool Revision 10-2160 | 41/56 | LINK |
| • Pool must not be visible at time of inspection and in perpetuity | | | | |
| 2. Brewster 35 LLC | 35 Brewster Rd | Pool cabana | 54/86 | LINK |
| • Due to lack of visibility | | | | |

V. 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. Ali & Zach Smith 12-5313 | 232 Madaket Rd | New Garage | 59.4/120.1 | JN Design |
| 2. Zero India St LLC 01-5514 | 1 Cambridge St | Reduce foot print & roof replacement & fenestration | 42.3.1/130.2 | Emeritus |

VI. 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. BC Sconset LLC 07-4226 | 9 Hawks Circle | Hardscape | 74/37.1 | Ahern |
| • <i>Commissioners: Camp, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i> | | | | |
| 2. 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> | | | | |

VII. 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. BPC 4 Dolphin Ct. LLC 01-5574 | 4 Dolphin Ct | Addition | 42.4.1/65.2 | Linda Williams |
| 4. BPC 8 N. Beach St. LLC 01-5572 | 8 N. Beach St | Addition | 42.4.1/65.1 | Linda Williams |
| 5. Sam Nicholson 01-5534 | 22 Brewster Rd | Addition | 54/196.1 | Val Oliver |
| 6. Steve Theroux 01-5536 | 25 Broadway | Storage/ Garbage Bins | 73.1.3/108 | NAG |
| 7. Steve & Kim Schaefer 01-5526 | 86 Cliff Rd | Shed/ Fence | 30/74.2 | Robert Newman |
| 8. Steve & Kim Schaefer 01-5525 | 86 Cliff Rd | New Dwelling | 30/74.2 | Robert Newman |
| 9. All Vines LLC 01-5537 | 9 Prospect St | Roof Shingle Change | 55.4.4/41 | T & T Roofing |
| 10. Hollis Webb 01-5586 | 30 Dukes Rd | Demolition | 56/189 | Hollis Webb |
| 11. The Sandbar 01-5527 | 4 Bathing Beach Rd | Roof Overhang | 29/1 | Val Oliver |
| 12. 36 Easton St. Corp. 01-5520 | 36 Easton St | Move AC to West Rev | 42.1.4/19 | EMDA |
| 13. B16ACK LLC 01-5524 | 8 Meadowview Dr | New Dwelling – Garage | 56/147 | EMDA |
| 14. 71 N. Liberty Trust 01-5539 | 71 N. Liberty St | Hardscape | 41/141.1 | NAG |
| 15. R.Veghte/R. Rednor 01-5545 | 2 Ann's Ln | New Roof Walk | 49/59.1 | DTA |
| 16. William Schultz 01-5550 | 23 Friendship Ln | Garage Demo/ Move Off | 56/347 | David Pekarcik |
| 17. William Schultz 01-5551 | 23 Friendship Ln | Garage Move on Site | 56/347 | David Pekarcik |
| 18. Glenn Lajeunesse 01-5553 | 4 Mioxes Way | Solar Roof Array | 65/87 | Ack Smart |
| 19. Vlatko Pesnacki 01-5557 | 10 Lewis Ct | New Dwelling | 67/155 | Val Oliver |
| 20. Hamling Deirdre TR 01-5559 | 6 Lowell Pl | Addition Rev to 02-2951 | 41/167 | Joseph Topham |
| 21. King Fisher Realty TR 01-5596 | 278 Polpis Rd | Roof Wlk & Fenes. Rev COA | 25/2 | Gryphon Architect |
| 22. Fine Luxury Homes 01-5601 | 10 Beaver St | Re-roof | 55.1.4/80 | Steven Stockigt |
| 23. Jay Cohen 01-5570 | 24 Medouie Creek Rd | Main House Alteration | 20/2 | Smith & Hutton |
| 24. Lloyd Realty LLC 01-5600 | 7 Heather Ln | New Dwelling | 30/24.2 | S. Metz |
| 25. Hulbert Ack LLC 01-5565 | 2 Hulbert Ave | Hardscape | 42.1.4/21 | Atlantic Landscaping |
| 26. Nantucket 62 Walsh LLC 01-5588 | 62 Walsh St | Rev to 08-4379 | 29/85 + 85.2 | Botticelli + Pohl |
| 27. Taco 1 LLC 01-5569 | 22 Bartlett Rd (To Be 24 Bart) | New Dwelling | 65/86 | BPC |
| 28. Ocean Dojo LLC 01-5567 | 20 Bartlett Rd (To Be 22 Bart) | New Dwelling | 65/76 | BPC |
| 29. Mike & Jackie Raso | 82 Centre St | Alteration | 42.4.3/62 | Mike & Jackie Raso |

VIII. 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 |

- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*
- 3. Elizabeth Powell **12-5445** 71 Cliff Rd. Hardscape 30/160 Atlantic Landscaping
- *Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill*
- 4. Elizabeth Powell 12-5440 71 Cliff Rd. Cabana 30/160 Thornewill Designs
- *Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill*
- 5. Matt O'Connor 16 Tashama Lane Retaining wall 55/481 KM Designs
- *Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver, Dutra*
- 6. 1 Caroline Way LLC **12-5439** 1 Caroline Way Main house & Guest House Rev 85/58 & 59 Vincente Burin Arch.
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Dutra, Thornewill; Recused: None*
- 7. 1 Caroline Way LLC **12-5414** 1 Caroline Way Pool & hardscape 85/58 & 59 Ahern
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None*
- 8. 22 Easton St LLC **06-4026** 22 Easton St Pool & hardscape 42.1/12 Ahern
- *Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None*
- 9. Island Living LLC **11-5151** 4a Wamasquid Place Pool & hardscape 56/113.9 Ahern
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None*
- 10. 33 North Mill St LLC **11-5051** 7 North Mill St Garage & studio 55.4.4/77 Sophie Metz
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill Alternates: None; Recused: None*
- 11. 33 North Mill St LLC **11-5126** 7 North Mill St Hardscape 55.4.4/77 Atlantic Landscaping
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None*
- 12. 23 Broad St LLC **10-4843** 23 Broad St Fenestration & addition 42.4.2/77 Emeritus
- *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None*
- 13. Family Ties ACK LLC **11-5159** 11 Alliance Lane New Dwelling 39/24.1 Studio Ppark
- *Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: Welch; Recused: None*

IX. 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. | Ocean Heath LLC | 9 Falmouth Ave | Fenestration and Decks | 82/423 | JN Designs |
| 4. | Ocean Heath LLC | 9 Falmouth Ave | Shed | 82/423 | JN Designs |
| 5. | 9 Beach Grass LLC | 9 Beach Grass Rd | New Duplex | 68/859 | Linda Williams |
| 6. | Pebbe Nicholson | 24 Brewster Rd | New Barn/ Apt | 54/169.3 | Val Oliver |
| 7. | 50 Brewster Rd LLC | 50 Brewster Rd | Reduce Building revision | 43/96 | EMDA |
| 8. | Wallace Ack LLC | 45 Hulbert Ave | Boardwalk/ Gate | 29/16 | Jardins Intl. |
| 9. | Andrew and Brooke Roger | 7E Lincoln Ave | Driveway/ Hardscape | 42.4.1/18 | Jardins Intl. |
| 10. | One Bloom LLC | 1 Bloom St | Driveway/ Hardscape/ Fence | 42.3.3/140 | Jardins Intl. |
| 11. | 11 Beach Grass LLC | 11 Beach Grass | Change Trim Rev. | 68/855 | Linda Williams |
| 12. | Michael & Jaqueline Raso | 82 Center St | Replace Front Wall and Install | 42.4.3/62 | Mike & Jackie Raso |
| 13. | Jean Moran | 4 Washington Ave | New Pool | 60.2.4/65 | Jon Paul Couture |
| 14. | Jean Moran | 4 Washington Ave | Window Well | 60.2.4/65 | Jon Paul Couture |
| 15. | Jean Moran | 4 Washington Ave | New Garage | 60.2.4/65 | Jon Paul Couture |
| 16. | Robert & Daryl Westbrook | 16 Baxter Rd | Rooftop Solar | 49.2.3/16 | Cotuit Solar |
| 17. | 10 Hydrangea Ln No 3 LLC | 10 Hydrangea Ln | Rooftop Solar | 73/89 | Cotuit Solar |
| 18. | Caesara Wendin Family TR | 1 W Chester St | Roof Replacement | 42.4.3/15.2 | T & T Roofing |
| 19. | Scott Dehm and Amy Hauk | 8 Ash St | Addition; Gate | 42.4.2/94 | Sandcastle Const. Inc |
| 20. | Scott Dehm and Amy Hauk | 8 Ash St | Demo Shed | 42.4.2/94 | Sandcastle Const. Inc |
| 21. | Klinck Ruth Hill | 301 Madaket Rd | New shed | 60.2.1/55 | NAG |
| 22. | Lloyd Realty LLC | 7 Heather Ln | New Guest House | 30/24.2 | S. Metz |
| 23. | N. Liberty LLC | 74 N. Liberty | Shed | 41/236 | Val Oliver |
| 24. | Gail Johnson | 21 S. Water St. | New Front Door | 42.4.2/102 | Lucas Velle |
| 25. | Ack Weatherly Pl | 3 Weatherly Pl | Move Exs. Shed on Same Lot | 67/950 | Plamen Dimitov |
| 26. | Ack Weatherly Pl | 3 Weatherly Pl | New Second Dwelling | 67/950 | Plamen Dimitov |
| 27. | John Holt | 14 Clifton St | Lower Building Height | 73.4.1/39.1 | Emeritus |
| 28. | Lindsay Torpey | 7 Green Ln | Rebuild and Revise Exs. Deck | 42.3.3/86 | Emeritus |
| 29. | L.B.C Sconset LLC | 9 Hawks Cir | New shed | 74/37.1 | J. Graham Goldsmith |
| 30. | L.B.C Sconset LLC | 9 Hawks Cir | New garage | 74/37.1 | J. Graham Goldsmith |
| 31. | Kerry Propper | 9 Hawks Cir | Solar Ground Array | 74/37.1 | Ack Smart |
| 32. | Lloyd Realty LLC | 7 Heather Ln | Pool/ Hardscape | 30/24.2 | Atlantic Landscaping |
| 33. | 7 King St Nom Trust | 7 King St. | MH Revisions | 73.1.3/41 | Botticelli + Pohl |
| 34. | 7 King St Nom Trust | 7 King St. | New Shed | 73.1.3/41 | Botticelli + Pohl |

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|------------------------------|------------------|----------|----------|-------------------|
| 35. Still Dock Nantucket LLC | 14 Oakland St. | Addition | 59.4/255 | Botticelli + Pohl |
| 36. Still Dock Nantucket LLC | 40 Tennessee Ave | Addition | 59.4/84 | Botticelli + Pohl |

X. OLD BUSINESS 02/18/22

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|---|-----------------------|----------------------------|-------------------|-------------------|
| 1. | 32 Hulbert Trust 11-5220 | 32 Hulbert Ave | New Dwelling | 29/72 | Botticelli + Pohl |
| | • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl</i> | | | | |
| 2. | 6 Lincoln St LLC 12-5462 | 6 Lincoln St. | Alterations & Color change | 73.4.2/86 | Val Oliver |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: Oliver</i> | | | | |
| 3. | Jessica Millard 06-4017 | 5 Cudweed Rd. | Window changes | | Val Oliver |
| | • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i> | | | | |
| 4. | Okay Okay House LLC 10-4821 | 10 Union St. | Parking & patio | 42.3.1/43 | BPC |
| | • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None</i> | | | | |
| 5. | Eleven Lincoln Ave. 12-5451 | 32 Jefferson Ave | Main house addition | 30/132 | Botticelli + Pohl |
| | • <i>Commissioners: Camp, McLaughlin, Coombs, Dutra, Thornewill; Alternates: Welch; Recused: Pohl, Oliver</i> | | | | |
| 6. | 8 Walsh St LLC 12-5475 | 8 Walsh St | Studio | 42.4.1/83 | Brook Meerbergen |
| | • <i>Commissioners: to be added</i> | | | | |
| 7. | Taccat LLC 12-5423 | 14 Union St | Addition | 42.3.2/17 | Brook Meerbergen |
| | • <i>Commissioners: to be added</i> | | | | |
| 8. | 7 North Mill St 12-5457 | Lot 27B- Birdsong | Shed | 55.4.4/80.3 | Brook Meerbergen |
| | • <i>Commissioners: to be added</i> | | | | |
| 9. | 7 North Mill St 12-5465 | Lot 27A- Birdsong | Garage | 55.4.4/80.3 | Brook Meerbergen |
| | • <i>Commissioners: to be added</i> | | | | |
| 10. | 7 North Mill St 12-5466 | Lot 27A- Birdsong | Shed | 55.4.4/80.3 | Brook Meerbergen |
| | • <i>Commissioners: to be added</i> | | | | |
| 11. | Carmine/Sheila Giardini 01-5507 | 7a Clifford St. | New dwelling | 79/19 | McMullen & Assoc. |
| | • <i>Commissioners: to be added</i> | | | | |
| 12. | Carmine/Sheila Giardini 01-5508 | 7a Clifford St. | Pool & hardscape | 79/19 | McMullen & Assoc. |
| | • <i>Commissioners: to be added</i> | | | | |
| 13. | Carmine/Sheila Giardini 01-5509 | 7a Clifford St. | Gazebo | 79/19 | McMullen & Assoc. |
| | • <i>Commissioners: to be added</i> | | | | |
| 14. | Arline Bartlett 12-5454 | 21 Pleasant St. | Fenestration & sm addition | 55.4.1/1 | LINK |
| | • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i> | | | | |
| 15. | James Davison 09-4803 | 8B North Water St. | Fenestration changes | 42.4.2/92.1 | LINK |
| | • <i>Commissioners: Camp, Coombs, Welch, Thornewill; Alternates: None Recused: None</i> | | | | |
| 16. | Hoehn- Saric 12-5435 | 34 Easton St. | New Structure | 42.1.4/18 | CWA |
| | • <i>Commissioners: to be added</i> | | | | |
| 17. | Tack3 LLC | 26 Washington St. | New structure | 42.3.2/23 | CWA |
| | • <i>Commissioners: to be added</i> | | | | |
| 18. | Brett Fodiman 10-4969 | 27 Cato Lane | Main house dwelling | 55/118 | CWA |
| | • <i>Commissioners: to be added</i> | | | | |
| 19. | Brett Fodiman 10-4968 | 27 Cato Lane | Guest house dwelling | 55/118 | CWA |
| | • <i>Commissioners: to be added</i> | | | | |
| 20. | Brett Fodiman 10-4969 | 27 Cato Lane | Garage | 55/118 | CWA |
| | • <i>Commissioners: to be added</i> | | | | |
| 21. | Trogoh Nominee Trust 05-3640 | 26 Easy St. | Mixed Used building | 42.4.2/23 | Emeritus |
| | • <i>Commissioners: to be added</i> | | | | |
| 22. | Anthony Noto 11-5270 | 10 Lincoln Ave | Addition & renovation | 30/184 | Emeritus |
| | • <i>Commissioners: to be added</i> | | | | |

Approved Minutes -

Review Minutes -

February 8 & 10, 2022

Other Business -

- Next HDC Meeting-**Thursday, February 24 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

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|---------------------|---|
| | <ul style="list-style-type: none">• Discussion of options for house moves• Discussion for HDC Task Group for MOU |
| Commission Comments | |