



MEETING POSTING

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)

RECEIVED

2022 FEB 18 PM 03:07
NANTUCKET TOWN CLERK
Posting Number:T 174

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Thursday February 24, at 1:00PM **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://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

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. NANTUCKET COASTAL RESILIENCE WORKSHOP- HDC REPRESENTATIVE

- Nantucket Coastal Resilience Workshop – HDC Representative
- Prep Session: Wednesday, February 23, 2022 via zoom 9:30am – 10:30am
- In Person Workshop: March 7 & 8th 8am to 3:30pm

III. 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

IV. 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

V. 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				

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. 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

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. 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>				

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. 34B Walsh St N.T. 01-5568	34B Walsh St	Addition	29/104	Studio Ppark
2. S & R Island Dev. 01-5576	26 Woodland Dr	Demo Dwelling	68/260	Linda Williams
3. Steve & Kim Schaefer 01-5525	86 Cliff Rd	New Dwelling	30/74.2	Robert Newman
4. All Vines LLC 01-5537	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
5. Hollis Webb 01-5586	30 Dukes Rd	Demolition	56/189	Hollis Webb
6. The Sandbar 01-5527	4 Bathing Beach Rd	Roof Overhang	29/1	Val Oliver
7. 36 Easton St. Corp. 01-5520	36 Easton St	Move AC to West Rev	42.1.4/19	EMDA
8. B16ACK LLC 01-5524	8 Meadowview Dr	New Dwelling – Garage	56/147	EMDA
9. 71 N. Liberty Trust 01-5539	71 N. Liberty St	Hardscape	41/141.1	NAG
10. R.Veghte/R. Rednor 01-5545	2 Ann's Ln	New Roof Walk	49/59.1	DTA
11. William Schultz 01-5550	23 Friendship Ln	Garage Demo/ Move Off	56/347	David Pekarck
12. William Schultz 01-5551	23 Friendship Ln	Garage Move on Site	56/347	David Pekarck
13. Glenn Lajeunesse 01-5553	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
14. Vlatko Pesnacki 01-5557	10 Lewis Ct	New Dwelling	67/155	Val Oliver
15. Hamling Deirdre TR 01-5559	6 Lowell Pl	Addition Rev to 02-2951	41/167	Joseph Topham
16. King Fisher Realty TR 01-5596	278 Polpis Rd	Roof Wlk & Fenes. Rev COA	25/2	Gryphon Architect
17. Fine Luxury Homes 01-5601	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
18. Jay Cohen 01-5570	24 Medouie Creek Rd	Main House Alteration	20/2	Smith & Hutton
19. Lloyd Realty LLC 01-5600	7 Heather Ln	New Dwelling	30/24.2	S. Metz
20. Hulbert Ack LLC 01-5565	2 Hulbert Ave	Hardscape	42.1.4/21	Atlantic Landscaping
21. Nantucket 62 Walsh LLC 01-5588	62 Walsh St	Rev to 08-4379	29/85 + 85.2	Botticelli + Pohl
22. Taco 1 LLC 01-5569	22 Bartlett Rd (To Be 24 Bart)	New Dwelling	65/86	BPC
23. Ocean Dojo LLC 01-5567	20 Bartlett Rd (To Be 22 Bart)	New Dwelling	65/76	BPC
24. 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

- *Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver, Dutra*
- 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*

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.	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.	Klinck Ruth Hill	301 Madaket Rd	Demo shed	60.2.1/55	NAG
23.	Susan Bartkowiak	57 Somerset Rd.	Demo Cottage	66/91	Susan Bartkowiak
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.	John Holt	14 Clifton St	Lower Building Height	73.4.1/39.1	Emeritus
30.	Lindsay Torpey	7 Green Ln	Rebuild and Revise Exs. Deck	42.3.3/86	Emeritus
31.	L.B.C Sconset LLC	9 Hawks Cir	New shed	74/37.1	J. Graham Goldsmith
32.	L.B.C Sconset LLC	9 Hawks Cir	New garage	74/37.1	J. Graham Goldsmith
33.	Kerry Propper	9 Hawks Cir	Solar Ground Array	74/37.1	Ack Smart
34.	Lloyd Realty LLC	7 Heather Ln	Pool/ Hardscape	30/24.2	Atlantic Landscaping
35.	7 King St Nom Trust	7 King St.	MH Revisions	73.1.3/41	Botticelli + Pohl
36.	7 King St Nom Trust	7 King St.	New Shed	73.1.3/41	Botticelli + Pohl
37.	Still Dock Nantucket LLC	14 Oakland St.	Addition	59.4/255	Botticelli + Pohl
38.	Still Dock Nantucket LLC	40 Tennessee Ave	Addition	59.4/84	Botticelli + Pohl

XI. 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
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver*
4. Okay Okay House LLC **10-4821** 10 Union St. Parking & patio 42.3.1/43 BPC
 - *Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None*
5. Eleven Lincoln Ave. **12-5451** 32 Jefferson Ave Main house addition 30/132 Botticelli + Pohl
 - *Commissioners: Camp, McLaughlin, Coombs, Dutra, Thornewill; Alternates: Welch; Recused: Pohl, Oliver*
6. 8 Walsh St LLC **12-5475** 8 Walsh St Studio 42.4.1/83 Brook Meerbergen
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None Recused: None*
7. Taccat LLC **12-5423** 14 Union St Addition 42.3.2/17 Brook Meerbergen
 - *Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None Recused: None*
8. 7 North Mill St **12-5457** Lot 27B- Birdsong Shed 55.4.4/80.3 Brook Meerbergen
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*
9. 7 North Mill St **12-5465** Lot 27A- Birdsong Garage 55.4.4/80.3 Brook Meerbergen
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*
10. 7 North Mill St **12-5466** Lot 27A- Birdsong Shed 55.4.4/80.3 Brook Meerbergen
 - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None*
11. Carmine/Sheila Giardini **01-5507** 7a Clifford St. New dwelling 79/19 McMullen & Assoc.
 - *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None*
12. Carmine/Sheila Giardini **01-5508** 7a Clifford St. Pool & hardscape 79/19 McMullen & Assoc.
 - *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None*
13. Carmine/Sheila Giardini **01-5509** 7a Clifford St. Gazebo 79/19 McMullen & Assoc.
 - *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None*
14. Arline Bartlett **12-5454** 21 Pleasant St. Fenestration & sm addition 55.4.1/1 LINK
 - *Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None*
15. James Davison **09-4803** 8B North Water St. Fenestration changes 42.4.2/92.1 LINK
 - *Commissioners: Camp, Coombs, Welch, Thornewill; Alternates: None Recused: None*
16. Hoehn- Saric **10-4865** 34 Easton St. New Structure 42.1.4/18 CWA
 - *Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None*
17. Tack3 LLC **10-4863** 26 Washington St. New structure 42.3.2/23 CWA
 - *Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None*
18. Brett Fodiman **10-4969** 27 Cato Lane Main house dwelling 55/118 CWA
 - *Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None*
19. Brett Fodiman **10-4968** 27 Cato Lane Guest house dwelling 55/118 CWA
 - *Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None*
20. Brett Fodiman **10-4970** 27 Cato Lane Garage 55/118 CWA
 - *Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None*
21. Trogo Nominee Trust **05-3640** 26 Easy St. Mixed Used building 42.4.2/23 Emeritus
 - *Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None*
22. Anthony Noto **11-5270** 10 Lincoln Ave Addition & renovation 30/184 Emeritus
 - *Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None*

Approved Minutes -	February 8 & 10, 2022
Review Minutes -	February 15 & 17, 2022
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday, March 1st 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 • Discussion for HDC Task Group for MOU
Commission Comments	