



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) – New Business
Day, Date, and Time	Tuesday March 1, 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=VtoybSdu53k>

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

- *Reminder N.C.R. Workshop: March 7 & 8th 8am to 3:30pm*

III. DISCUSSION

- Discuss the return of in-person meetings
Governor extended the provisions of remote participation until July 15

IV. 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

V. 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. All Vines LLC 01-5537	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
3. William Schultz 01-5551	23 Friendship Ln	Garage Move on Site	56/347	David Pekarcik
4. Hulbert Ack LLC 01-5565	2 Hulbert Ave	Hardscape	42.1.4/21	Atlantic Landscaping
5. Nantucket 62 Walsh LLC 01-5588	62 Walsh St	Rev to 08-4379	29/85 + 85.2	Botticelli + Pohl
6. Taco 1 LLC 01-5569	22 Bartlett Rd (To Be 24 Bart)	New Dwelling	65/86	BPC
7. Ocean Dojo LLC 01-5567	20 Bartlett Rd (To Be 22 Bart)	New Dwelling	65/76	BPC
8. Mike & Jackie Raso	82 Centre St	Alteration	42.4.3/62	Mike & Jackie Raso

VI. 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 12-5370	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>				

VII. 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 01-5616	2 Candle House Ln	New Dwelling	55.4.1/1	TJ Waterson
2. Peter Barrett 01-5605	40 Maryann Dr.	Remove and Rel. Garage Door	68/965	Topham Designs
3. Ocean Heath LLC 01-5624	9 Falmouth Ave	Fenestration and Decks	82/423	JN Designs
4. Ocean Heath LLC 01-5623	9 Falmouth Ave	Shed	82/423	JN Designs
5. 9 Beach Grass LLC 01-5575	9 Beach Grass Rd	New Duplex	68/859	Linda Williams
6. Pebbe Nicholson 01-5606	24 Brewster Rd	New Barn/ Apt	54/169.3	Val Oliver
7. 50 Brewster Rd LLC 01-5622	50 Brewster Rd	Reduce Building revision	43/96	EMDA
8. Wallace Ack LLC 01-5607	45 Hulbert Ave	Boardwalk/ Gate	29/16	Jardins Intl.
9. Andrew and Brooke Roger 01-5609	7E Lincoln Ave	Driveway/ Hardscape	42.4.1/18	Jardins Intl.
10. One Bloom LLC 01-5608	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. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
13. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
14. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
15. Robert and Daryl Westbrook 02-5631	16 Baxter Rd	Rooftop Solar	49.2.3/16	Cotuit Solar
16. 10 Hydrangea Ln No 3 LLC 02-5632	10 Hydrangea Ln	Rooftop Solar	73/89	Cotuit Solar
17. Caesara Wendin Family TR 02-5639	1 W Chester St	Roof Replacement	42.4.3/15.2	T & T Roofing

18.	Scott Dehm and Amy Hauk 02-5644	8 Ash St	Addition; Gate	42.4.2/94	Sandcastle Const. Inc
19.	Scott Dehm and Amy Hauk 02-5643	8 Ash St	Demo Shed	42.4.2/94	Sandcastle Const. Inc
20.	Klinck Ruth Hill 02-5648	301 Madaket Rd	Demo shed	60.2.1/55	NAG
21.	Klinck Ruth Hill 02-5647	301 Madaket Rd	New shed	60.2.1/55	NAG
22.	Susan Bartkowiak	57 Somerset Rd.	Demo Cottage	66/91	Susan Bartkowiak
23.	Lloyd Realty LLC 02-5622	7 Heather Ln	New Guest House	30/24.2	S. Metz
24.	N. Liberty LLC 02-5651	74 N. Liberty	Shed	41/236	Val Oliver
25.	Gail Johnson 02-5656	21 S. Water St.	New Front Door	42.4.2/102	Lucas Velle
26.	Ack Weatherly Pl 02-5662	3 Weatherly Pl	Move Exs. Shed on Same Lot	67/950	Plamen Dimitov
27.	Ack Weatherly Pl 02-5661	3 Weatherly Pl	New Second Dwelling	67/950	Plamen Dimitov
28.	John Holt 02-5673	14 Clifton St	Lower Building Height	73.4.1/39.1	Emeritus
29.	Lindsay Torpey 02-5674	7 Green Ln	Rebuild and Revise Exs. Deck	42.3.3/86	Emeritus
30.	L.B.C Sconset LLC	9 Hawks Cir	New shed	74/37.1	J. Graham Goldsmith
31.	L.B.C Sconset LLC	9 Hawks Cir	New garage	74/37.1	J. Graham Goldsmith
32.	Kerry Propper 02-5669	9 Hawks Cir	Solar Ground Array	74/37.1	Ack Smart
33.	Lloyd Realty LLC 02-5677	7 Heather Ln	Pool/ Hardscape	30/24.2	Atlantic Landscaping
34.	7 King St Nom Trust 02-5683	7 King St.	MH Revisions	73.1.3/41	Botticelli + Pohl
35.	7 King St Nom Trust 02-5685	7 King St.	New Shed	73.1.3/41	Botticelli + Pohl
36.	Still Dock Nantucket LLC 02-5682	14 Oakland St.	Addition	59.4/255	Botticelli + Pohl
37.	Still Dock Nantucket LLC 02-5681	40 Tennessee Ave	Addition	59.4/84	Botticelli + Pohl

VIII. OLD BUSINESS 02/22/22

	<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: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None Recused: None</i>				
7.	Taccat LLC 12-5423	14 Union St	Addition	42.3.2/17	Brook Meerbergen
	• <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None Recused: None</i>				
8.	7 North Mill St 12-5457	Lot 27B- Birdsong	Shed	55.4.4/80.3	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
9.	7 North Mill St 12-5465	Lot 27A- Birdsong	Garage	55.4.4/80.3	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
10.	7 North Mill St 12-5466	Lot 27A- Birdsong	Shed	55.4.4/80.3	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
11.	Carmine/Sheila Giardini 01-5507	7a Clifford St.	New dwelling	79/19	McMullen & Assoc.
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None</i>				
12.	Carmine/Sheila Giardini 01-5508	7a Clifford St.	Pool & hardscape	79/19	McMullen & Assoc.
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None</i>				
13.	Carmine/Sheila Giardini 01-5509	7a Clifford St.	Gazebo	79/19	McMullen & Assoc.
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None</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 10-4865	34 Easton St.	New Structure	42.1.4/18	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
17.	Tack3 LLC 10-4863	26 Washington St.	New structure	42.3.2/23	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
18.	Brett Fodiman 10-4969	27 Cato Lane	Main house dwelling	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
19.	Brett Fodiman 10-4968	27 Cato Lane	Guest house dwelling	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
20.	Brett Fodiman 10-4970	27 Cato Lane	Garage	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
21.	Trogoh 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 -	
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Thursday, March 3rd 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 • Discussion for HDC Task Group for MOU
Commission Comments	