



# 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – Old Business
<b>Day, Date, and Time</b>	Tuesday March 22, at 5:00PM **Remote Participation**
<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, Land Use Specialist**

To join the Historic District Commission meeting click on the Zoom Link below:

<https://us06web.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=hJaBH2JKHVY>

**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, Esmeralda Martinez, and Adrian Rodriguez

**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. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Leonard Waldman	241 Hummock Pond Rd	Roof Replacement	82/42	Philip Patterson

### III. 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. 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>				
2. Vanessa Halper 12-5449	73 Burnell St.	New Dwelling	49.3.2/1.2	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra, Thornewill; Recused: Oliver</i>				

### IV. NEW BUSINESS 03/01/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Van Den Born <b>02-5725</b>	2 Center St (Sconset)	Roofing, Paint Trim	73.2.4/2	Mark Avery
2. Van Den Born <b>02-5724</b>	6 Center St (Sconset)	Roofing, Paint Trim	71.1.3/31	Mark Avery
3. David and Janet Prill <b>02-5733</b>	82 Pocomo Rd	New Barn	15/35	Botticelli + Pohl
4. Faro Strada LLC <b>02-5731</b>	20 Sankaty Rd	New Bike Shed	48/31	Botticelli + Pohl
5. Sankaty Bluff Grp. <b>02-5753</b>	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
6. 12 Federal St LLC <b>02-5752</b>	12 Federal St	Hardscape and Gate	42.3.1/127	Ahern
7. India and Rose Trust <b>02-5776</b>	28 India St	Addition	42.3.4/108	Botticelli + Pohl
8. Cannonbury Ln Partners LLC <b>02-5765</b>	3 Reaper Circle	New MH	73/44	Workshop / APD
9. Cannonbury Ln Partners LLC <b>02-5764</b>	3 Reaper Circle	New Garage	73/44	Workshop / APD
10. 1 Caroline Way LLC <b>02-5759</b>	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
11. N.T. Historical Association <b>02-5779</b>	7 Fair St	Replace Windows	42.3.1/50	Linda Williams
12. Teal Szilkas Colliton Trust <b>02-5784</b>	44 Fair St	Window Replacement	42.3.2/155	Linda Williams
13. K22S LLC	126 Main St.	Move on Site and Renovation	42.3.3/98	Linda Williams
14. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
15. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams

#### **V. OLD BUSINESS 03/08/22**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 450 Green Park LLC <b>11-5272</b>	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
2. Zero India LLC <b>01-5514</b>	1 Cambridge St	Rdc footprint & change roof	42.3.1/130.2	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
3. James Gribbell <b>07-4236</b>	2 Mulberry Lane	New garage studio	55.4.1/20	Thornewill Designs
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill, McLaughlin</i>				
4. 20A Bishop Rise LLC	20A Bishop Rise LLC	Main house revisions 01-5592	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
5. 20A Bishop Rise LLC	20A Bishop Rise LLC	Garage/Apt revision 01-5590	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
6. 20A Bishop Rise LLC	20A Bishop Rise LLC	Pool & hardscape	40/127	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None.</i>				
7. 20B Bishop Rise LLC	20B Bishop Rise LLC	Main house revision 01-5591	40/127	Topham Designs
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp.</i>				
8. 20B Bishop Rise LLC	20B Bishop Rise LLC	Garage/Apt revision 01-559?	40/127	Topham Designs
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp.</i>				
9. 20B Bishop Rise LLC	20B Bishop Rise LLC	Pool & hardscape	40/127	Topham Designs
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp.</i>				
10. 4 Dolphin Ct LLC <b>01-5574</b>	4 Dolphin Court	Addition revision	42.4.1/65.2	Topham Designs
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
11. 36 Easton St Corp. <b>01-5520</b>	36 Easton St	2 <sup>nd</sup> floor deck rail change	42.1.4/19	EMDA
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
12. Michael Robinson	13 Fayette St.	Roof walk	42.3.2/28	Sanne Payne
• <i>Commissioners: to be added</i>				
13. Bluefin LLC <b>11-5194</b>	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
14. Melissa Spruce <b>12-5439</b>	21 Bank St	Renovation/Addition	73.1.3/57	Gryphon Architects
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
15. Ocean Dojo LLC <b>01-5567</b>	20 Bartlett Rd (22 Bartlett)	New dwelling fenestration	65/76.1	BPC
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
16. Taco 1 LLC <b>01-5569</b>	22 Bartlett Rd (24 Bartlett)	New dwelling fenestration	65/76	BPC
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
17. Lloyd Realty LLC <b>01-5600</b>	7 Heather Lane	New dwelling	30/24.2	Sophie Metz
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
18. Andrew & Brooke Roger <b>01-5607</b>	7E Lincoln Ave	Driveway/Hardscape	42.4.1/18	Jardins Intl.
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>				
19. Vlatko Pesnacki <b>01-5557</b>	10 Lewis Ct	New 2 <sup>nd</sup> Dwelling	67/155	Val Oliver
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: Oliver</i>				
20. 25 Broadway <b>01-5536</b>	25 Broadway	Storage/ Garbage Bins	73.1.3/108	NAG
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>				

#### **VI. NEW BUSINESS 03/15/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ben DeRuyter	12 Academy Ln	Addition	42.4.3/87	Thornewill Design
2. Ben DeRuyter	12 Academy Ln	Shed Extension	42.4.3/87	Thornewill Design
3. Pickard	7B Grove Ln	Addition	41/522	Thornewill Design

4.	Cabko Inc	18B Bartlett Rd	New Woodwork Shop	67/113.1	NAG
5.	3 Beaver St LLC	3 Beaver St	Landscape/Hardscape	55.1.4/97	Polly Waldorf
6.	Nantucket Land Bank	Washington St	Fencing	55/415	John Kuszpa
7.	4170 and Down LLC/ Tellie LLC	107 Tom Nevers	Utility Barn	91/25	Jesse Beacon
8.	SAB LLC	11 Cliff Rd	Type II Fence As-Built	42.4.4/72	EMDA
9.	D.D. Culbertson	53 Tennessee	New Shed	59.4/362	Structures Unlimited
10.	Arthur Reader Jr Trust	57 Union St	Like Kind Window Replacement	55.1.4/90	LINK
11.	Maxwell House LLC	15 Cliff Rd	Move or Demo Garage	42.4.4/56	MCA+
12.	Maxwell House LLC	15 Cliff Rd	Addition, Full Reno, Foundation	42.4.4/56	MCA+
13.	Ian McCarthy	3 Cherry St	Basement Egress Windows	55/911	NAG
14.	Richard Phillips Trust	19 E. Tristram	Gates and Fencing	31/4.1	Jardins Intl.
15.	Mark Abbott	8 Hulbert Ave.	Revisions to 12-0262 and 05-0904	29.2.3/7.2	MCA+
16.	Rosenberg	15 Hedgebury Ln	New Dwelling	41/602	Val Oliver
17.	David and Delia Biddison	22 Cannonbury Ln	Paint Chimney	74/15	Val Oliver
18.	Edward Sanford	12 Doc Ryder Dr.	New Garage	66/216	EMDA
19.	15 Flintrock Rd LLC	15 Flintrock Rd	New Guest House	75/90	Liz Konetchy
20.	36 Essex Ack LLC	36 Essex Rd	Tertiary Dwelling	67/262	Val Oliver
21.	Taco 1 LLC	24 Bartlett Farm Rd	Pool and Hardscape	65/76.1	Atlantic Landscaping
22.	Taco 1 LLC	22 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
23.	Ocean Dojo LLC	20 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
24.	Jennifer Broadbent	2B White Whale Ln	Build Bluestone Patio	66/538	Jennifer Broadbent
25.	Charles Phillips	4 Swain St	Roof Shingles Change	42.4.1/82.3	T and T Roofing
26.	Salty Dogz LLC	9 Tashama Ln	New Shed	55/471	Structures Unlimited
27.	Allan H. Schwartz Trust	5 Capaum Pond Rd	Extend 2 <sup>nd</sup> Floor Rear Deck	40/112-117	Allan H. Schwartz TR
28.	Bomeisler Stuart B. TR	28 Crooked Ln	New Dwelling	41/333	Val Oliver
29.	Bomeisler Stuart B. TR	28 Crooked Ln	Gazebo	41/333	Val Oliver
30.	NIR Retail LLC	2 Harbor Square	Alteration	42.2.4/1	GF
31.	Young Bracebridge Trust	7 Shawkemo Rd	Addition	43/5	Botticelli + Pohl
32.	CMR 11 Osprey LLC	11 Osprey Way	Move on House from 8 Osprey	82/3	Linda Williams
33.	Roy and Shelly Weedon	9 Twin St	Revisions to Foundation	55.4.1/7.1	Linda Williams
34.	Joseph Arno	31 Easy St	Demo or Move off Commercial Bld.	42.4.2/16	Linda Williams
35.	Kim Glowacki	3 Miller Ln	Move On dwelling from 20 Gladlands	68/120	Linda Williams
36.	Kim Glowacki	3 Miller Ln	Move On garage from 20 Gladlands	68/120	Linda Williams
37.	Nantucket Property Owner LLC	11 Honeysuckle Dr (Lot 75)	New Dwelling	68/872	Linda Williams
38.	Nantucket Property Owner LLC	13 Honeysuckle Dr (Lot 76)	New Dwelling	68/873	Linda Williams
39.	Nantucket Property Owner LLC	4 Indigo Dr. (Lot 80)	New Dwelling	68/880	Linda Williams
40.	Nantucket Property Owner LLC	6 Indigo Dr (Lot 79)	New Dwelling	68/876	Linda Williams
41.	Nantucket Property Owner LLC	8 Indigo Dr (Lot 78)	New Dwelling	68/875	Linda Williams
42.	Nantucket Property Owner LLC	10 Indigo Dr (Lot 77)	New Dwelling	68/874	Linda Williams
43.	Nantucket Property Owner LLC	3 Indigo Dr (Lot 83)	New Dwelling	68/861	Linda Williams
44.	Nantucket Property Owner LLC	5 Indigo Dr (Lot 84)	New Dwelling	68/862	Linda Williams
45.	Nantucket Property Owner LLC	7 Indigo Dr (Lot85)	New Dwelling	68/863	Linda Williams
46.	Nantucket Property Owner LLC	15 Honeysuckle Dr (Lot 86)	New Dwelling	68/864	Linda Williams
47.	1641 Development	Lot 10 – Maple Ln	New Dwelling	67/303	Brook Meerbergen
48.	1641 Development	Lot 10 – Maple Ln	New 2 <sup>nd</sup> Dwelling	67/303	Brook Meerbergen
49.	1641 Development	Lot 10 – Maple Ln	Pool and Hardscape	67/303	Brook Meerbergen
50.	1641 Development	Lot 10 – Maple Ln	Gazebo	67/303	Brook Meerbergen
51.	71 N. Liberty Trust	71 N. Liberty St	Addition	41/141.1	NAG
52.	Mike and Gina Dubois	5 Lilac Ct	New Dwelling	68/361	McMullen and Assoc.
53.	Mike and Gina Dubois	5 Lilac Ct	New Garage	68/361	McMullen and Assoc.
54.	Mike and Gina Dubois	5 Lilac Ct	Hardscape	68/361	McMullen and Assoc.
55.	Danielle DeBenedictus Trust	1 Magnolia Ave	Accessible Egress (Ramp/Steps)	73.3.1/123	Gryphon Architects
56.	Milestone Property Management	28A Evergreen Way	Secondary Dwelling	68/713.2	BPC
57.	88 Pocomo LLC	88 Pocomo Rd	New Dwelling	14/42	Emeritus
58.	41 Monomoy LLC	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
59.	OHOM LLC	28 Main St (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
60.	Stephen Frowin	32 N. Liberty St	Addition	41/1159	Emeritus
61.	Sherburne TP LLC	7 Sherburne TP	Landscape Amenities/ Pool and Spa	30/112	Jardin's Intl.
62.	Robert Hockeeday	3 New St (Sconset)	Roof Color Change	73.1.3/37	Thornewill Designs
63.	Lions Foot LLC	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
64.	Lions Foot LLC	9 Sherburne Way	Move off or Demo Garage	30/37	Topham Designs
65.	Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
66.	Jean Moran <b>01-5620</b>	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
67.	Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture

**VIII. OLD BUSINESS 03/22/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Bean <b>01-5616</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
2. Bolthole LLC <b>02-5701</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>	10 Quince St.	Color Revision	42.3.4/103	NAG
3. Theodorakos Vaios Trust • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	79 Pocomo Rd.	New Dwelling	15/15	CWA
4. Scott Dehm <b>02-5644</b> • <i>Commissioners: Camp, Coombs, Oliver, Welch, McLaughlin; Alternates: None; Recused: None</i>	8 Ash St.	Addition	42.4.2/94	SCI
5. 1 Caroline Way LLC <b>12-5414</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None.</i>	1 Carline Way	Pool & Hardscape	85/58	Ahern
6. 32 Hulbert Trust 11-5220 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>	32 Hulbert Ave	New Dwelling	29/72	Botticelli + Pohl
7. Ocean Heath LLC • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: Oliver.</i>	9 Falmouth Ave.	Decks & fenestration	82/423	JN Design
8. Plamen Dimitrov • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None.</i>	3 Weatherly Place	New 2 <sup>nd</sup> Dwelling	67/950	Plamen Dimitrov
9. Eleven Lincoln Ave Trust • <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Pohl, Oliver.</i>	32 Jefferson Ave	Addition	30/132	Botticelli + Pohl
10. Kingfisher Realty Trust <b>01-5596</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>	278 Polpis Rd.	Roof walk Fenestration	25/2	Gryphon Architect
11. Anthony Noto • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>	10 Lincoln Ave	Addition & Reno	30/184	Emeritus
12. Olsen Family • <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>	28 Prospect St.	New Dwelling	55.4.4/77	Val Oliver
13. 34B Walsh St <b>01-5568</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>	34B Walsh St.	Addition	29/104	Studio Ppark
14. Ali & Zach Smith <b>12-5312</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>	232 Madaket Rd.	Garage Revisions	59.4/120.1	JN Design

Approved Minutes -	March 8 & 10, 2022
Review Minutes -	March 15 & 17, 2022
Motion to amend previously approved minutes of 2/15, Page 9 of 11, Item 9 to read “MacEachern – Reviewed changes made per previous concerns; to move forward 15’ and still be 84’ from the road.”	
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Thursday, March 24<sup>th</sup> at 1:00PM 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	