



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2022 MAR 18 AM 11:37
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2022 MAR 21 AM 11:56
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 March 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, 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 02-5695	241 Hummock Pond Rd	Roof Replacement	82/42	Philip Patterson
2. Kim Glowacki	3 Miller Ln	Move On dwelling from 20 Gladlands	68/120	Linda Williams
3. Kim Glowacki	3 Miller Ln	Move On garage from 20 Gladlands	68/120	Linda Williams
4. CMR 11 Osprey LLC	11 Osprey Way	Move on House from 8 Osprey	82/3	Linda Williams

5.	Faro Strada LLC 02-5731	20 Sankaty Rd	New Bike Shed	48/31	Botticelli + Pohl
6.	Cannonbury Ln Partners LLC 02-5764	3 Reaper Circle	New Garage	73/44	Workshop / APD

III. 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. Sankaty Bluff Grp. 02-5753	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
<ul style="list-style-type: none"> Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application. 				

IV. 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
<ul style="list-style-type: none"> Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None 				
2. Vanessa Halper 12-5449	73 Burnell St.	New Dwelling	49.3.2/1.2	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Dutra, Thornewill; Recused: Oliver 				

V. 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 02-5725	2 Center St (Sconset)	Roofing, Paint Trim	73.2.4/2	Mark Avery
2. Van Den Born 02-5724	6 Center St (Sconset)	Roofing, Paint Trim	71.1.3/31	Mark Avery
3. David and Janet Prill 02-5733	82 Pocomo Rd	New Barn	15/35	Botticelli + Pohl
4. 12 Federal St LLC 02-5752	12 Federal St	Hardscape and Gate	42.3.1/127	Ahern
5. India and Rose Trust 02-5776	28 India St	Addition	42.3.4/108	Botticelli + Pohl
6. Cannonbury Ln Partners LLC 02-5765	3 Reaper Circle	New MH	73/44	Workshop / APD
7. 1 Caroline Way LLC 02-5759	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
8. N.T. Historical Association 02-5779	7 Fair St	Replace Windows	42.3.1/50	Linda Williams
9. Teal Szilkas Colliton Trust 02-5784	44 Fair St	Window Replacement	42.3.2/155	Linda Williams
10. K22S LLC	126 Main St.	Move on Site and Renovation	42.3.3/98	Linda Williams

VI. 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 11-5272	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None 				
2. Zero India LLC 01-5514	1 Cambridge St	Rdc footprint & change roof	42.3.1/130.2	Emeritus
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Thornewill; Recused: None 				
3. James Gribbell 07-4236	2 Mulberry Lane	New garage studio	55.4.1/20	Thornewill Designs
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill, McLaughlin 				
4. 20A Bishop Rise LLC 01-5592	20A Bishop Rise LLC	Main house revisions 01-5592	40/127	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None. 				
5. 20A Bishop Rise LLC 01-5590	20A Bishop Rise LLC	Garage/Apt revision 01-5590	40/127	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None. 				
6. 20A Bishop Rise LLC 01-5594	20A Bishop Rise LLC	Pool & hardscape	40/127	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None. 				
7. 20B Bishop Rise LLC 01-5591	20B Bishop Rise LLC	Main house revision 01-5591	40/127	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp. 				
8. 20B Bishop Rise LLC 01-5597	20B Bishop Rise LLC	Garage/Apt revision 01-5597	40/127	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp. 				
9. 20B Bishop Rise LLC 01-5593	20B Bishop Rise LLC	Pool & hardscape	40/127	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: Camp. 				
10. 4 Dolphin Ct LLC 01-5574	4 Dolphin Court	Addition revision	42.4.1/65.2	Topham Designs
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None 				
11. 36 Easton St Corp. 01-5520	36 Easton St	2 nd floor deck rail change	42.1.4/19	EMDA
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None 				
12. Michael Robinson 11-5261	13 Fayette St.	Roof walk	42.3.2/28	Sanne Payne
<ul style="list-style-type: none"> Commissioners: to be added 				
13. Bluefin LLC 11-5194	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None 				
14. Melissa Spruce 12-5439	21 Bank St	Renovation/Addition	73.1.3/57	Gryphon Architects
<ul style="list-style-type: none"> Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None 				
15. Ocean Dojo LLC 01-5567	20 Bartlett Rd (22 Bartlett)	New dwelling fenestration	65/76.1	BPC
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None 				
16. Taco I LLC 01-5569	22 Bartlett Rd (24 Bartlett)	New dwelling fenestration	65/76	BPC
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None 				
17. Lloyd Realty LLC 01-5600	7 Heather Lane	New dwelling	30/24.2	Sophie Metz
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None 				
18. Andrew & Brooke Roger 01-5607	7E Lincoln Ave	Driveway/Hardscape	42.4.1/18	Jardins Intl.
<ul style="list-style-type: none"> Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None 				
19. Vlatko Pesnacki 01-5557	10 Lewis Ct	New 2 nd Dwelling	67/155	Val Oliver

• *Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: Thornewill; Recused: Oliver*

20. 25 Broadway **01-5536** 25 Broadway Storage/ Garbage Bins 73.1.3/108 NAG

• *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver*

VII. 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 02-5788	12 Academy Ln	Addition	42.4.3/87	Thornewill Design
2. Ben DeRuyter 02-5789	12 Academy Ln	Shed Extension	42.4.3/87	Thornewill Design
3. Pickard 02-5786	7B Grove Ln	Addition	41/522	Thornewill Design
4. Cabko Inc 02-5787	18B Bartlett Rd	New Woodwork Shop	67/113.1	NAG
5. 3 Beaver St LLC 02-5785	3 Beaver St	Landscape/Hardscape	55.1.4/97	Polly Waldorf
6. Nantucket Land Bank 02-5790	Washington St	Fencing	55/415	John Kuszpa
7. 4170 & Down LLC/ Tellie LLC 02-5794	107 Tom Nevers	Utility Barn	91/25	Jesse Beacon
8. SAB LLC 02-5796	11 Cliff Rd	Type II Fence As-Built	42.4.4/72	EMDA
9. D.D. Culbertson 03-5854	53 Tennessee	New Shed	59.4/362	Structures Unlimited
10. Arthur Reader Jr Trust 03-5824	57 Union St	Like Kind Window Replacement	55.1.4/90	Nantucket Carpentry
11. Maxwell House LLC 02-5806	15 Cliff Rd	Move or Demo Garage	42.4.4/56	MCA+
12. Maxwell House LLC 02-5805	15 Cliff Rd	Addition, Full Reno, Foundation	42.4.4/56	MCA+
13. Ian McCarthy 02-5813	3 Cherry St	Basement Egress Windows	55/911	NAG
14. Richard Phillips Trust 02-5814	19 E. Tristram	Gates and Fencing	31/4.1	Jardins Intl.
15. Mark Abbott 03-5825	8 Hulbert Ave.	Revisions to 12-0262 and 05-0904	29.2.3/7.2	MCA+
16. Rosenberg 03-5827	15 Hedgebury Ln	New Dwelling	41/602	Val Oliver
17. David and Delia Biddison 03-5826	22 Cannonbury Ln	Paint Chimney	74/15	Val Oliver
18. Edward Sanford 03-5840	12 Doc Ryder Dr.	New Garage	66/216	EMDA
19. 15 Flintrock Rd LLC 03-5846	15 Flintlock Rd	New Guest House	75/90	Liz Konetchy
20. 36 Essex Ack LLC 03-5850	36 Essex Rd	Tertiary Dwelling	67/262	Val Oliver
21. Taco 1 LLC 03-5849	24 Bartlett Farm Rd	Pool and Hardscape	65/76.1	Atlantic Landscaping
22. Taco 1 LLC 03-5848	22 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
23. Ocean Dojo LLC 03-5847	20 Bartlett Farm Rd	Pool and Hardscape	65/76	Atlantic Landscaping
24. Jennifer Broadbent 03-5879	2B White Whale Ln	Build Bluestone Patio	66/538	Jennifer Broadbent
25. Charles Phillips 03-5894	4 Swain St	Roof Shingles Change	42.4.1/82.3	T and T Roofing
26. Salty Dogz LLC 03-5853	9 Tashama Ln	New Shed	55/471	Structures Unlimited
27. Allan H. Schwartz Trust 03-5875	5 Capaum Pond Rd	Extend 2 nd Floor Rear Deck	40/112-117	Allan H. Schwartz TR
28. Bomeisler Stuart B. TR 03-5911	28 Crooked Ln	New Dwelling	41/333	Val Oliver
29. Bomeisler Stuart B. TR 03-5912	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 03-5905	7 Shawkemo Rd	Addition	43/5	Botticelli + Pohl
32. Roy and Shelly Weedon	9 Twin St	Revisions to Foundation	55.4.1/7.1	Linda Williams
33. Joseph Arno	31 Easy St	Demo or Move off Commercial Bld.	42.4.2/16	Linda Williams
34. Nantucket Property Owner LLC	11 Honeysuckle Dr (Lot 75)	New Dwelling	68/872	Linda Williams
35. Nantucket Property Owner LLC	13 Honeysuckle Dr (Lot 76)	New Dwelling	68/873	Linda Williams
36. Nantucket Property Owner LLC	4 Indigo Dr. (Lot 80)	New Dwelling	68/880	Linda Williams
37. Nantucket Property Owner LLC	6 Indigo Dr (Lot 79)	New Dwelling	68/876	Linda Williams
38. Nantucket Property Owner LLC	8 Indigo Dr (Lot 78)	New Dwelling	68/875	Linda Williams
39. Nantucket Property Owner LLC	10 Indigo Dr (Lot 77)	New Dwelling	68/874	Linda Williams
40. Nantucket Property Owner LLC	3 Indigo Dr (Lot 83)	New Dwelling	68/861	Linda Williams
41. Nantucket Property Owner LLC	5 Indigo Dr (Lot 84)	New Dwelling	68/862	Linda Williams
42. Nantucket Property Owner LLC	7 Indigo Dr (Lot85)	New Dwelling	68/863	Linda Williams
43. Nantucket Property Owner LLC	15 Honeysuckle Dr (Lot 86)	New Dwelling	68/864	Linda Williams
44. 1641 Development 03-5897	Lot 10 – Maple Ln	New Dwelling	67/303	Brook Meerbergen
45. 1641 Development 03-5895	Lot 10 – Maple Ln	New 2 nd Dwelling	67/303	Brook Meerbergen
46. 1641 Development 03-5898	Lot 10 – Maple Ln	Pool and Hardscape	67/303	Brook Meerbergen
47. 1641 Development 03-5896	Lot 10 – Maple Ln	Gazebo	67/303	Brook Meerbergen
48. 71 N. Liberty Trust 03-5902	71 N. Liberty St	Addition	41/141.1	NAG
49. Mike and Gina Dubois 03-5835	5 Lilac Ct	New Dwelling	68/361	McMullen and Assoc.
50. Mike and Gina Dubois 03-5836	5 Lilac Ct	New Garage	68/361	McMullen and Assoc.
51. Mike and Gina Dubois 03-5837	5 Lilac Ct	Hardscape	68/361	McMullen and Assoc.
52. Danielle DeBenedictus Trust 03-5892	1 Magnolia Ave	Accessible Egress (Ramp/Steps)	73.3.1/123	Gryphon Architects
53. Milestone Property Management 03-5876	28A Evergreen Way	Secondary Dwelling	68/713.2	BPC
54. 88 Pocomo LLC 03-5885	88 Pocomo Rd	New Dwelling	14/42	Emeritus
55. 41 Monomoy LLC 03-5883	41 Monomoy Rd	New Dwelling	54/79.1	Emeritus
56. OHOM LLC 03-5870	28 Main St (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
57. Stephen Frowin 03-5873	32 N. Liberty St	Addition	41/1159	Emeritus
58. Sherburne TP LLC 03-5860	7 Sherburne TP	Landscape Amenities/ Pool and Spa	30/112	Jardin's Intl.
59. Robert Hockeeday 03-5899	3 New St (Sconset)	Roof Color Change	73.1.3/37	Thornewill Designs

60. Lions Foot LLC 03-5844	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
61. Lions Foot LLC 03-5909	9 Sherburne Way	Move off or Demo Garage	30/37	Topham Designs
62. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
63. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
64. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
65. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
66. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	Linda Williams

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 01-5616	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None</i>				
2. Bolthole LLC 02-5701	10 Quince St.	Color Revision	42.3.4/103	NAG
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
3. Theodorakos Vaios Trust	79 Pocomo Rd.	New Dwelling	15/15	CWA
• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
4. Scott Dehm 02-5644	8 Ash St.	Addition	42.4.2/94	SCI
• <i>Commissioners: Camp, Coombs, Oliver, Welch, McLaughlin; Alternates: None; Recused: None</i>				
5. 1 Caroline Way LLC 12-5414	1 Carline Way	Pool & Hardscape	85/58	Ahern
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None.</i>				
6. Ocean Heath LLC	9 Falmouth Ave.	Decks & fenestration	82/423	JN Design
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Welch; Alternates: None; Recused: Oliver.</i>				
7. Plamen Dimitrov 02-5661	3 Weatherly Place	New 2 nd Dwelling	67/950	Plamen Dimitrov
• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver; Alternates: None; Recused: None.</i>				
8. Eleven Lincoln Ave Trust 12-5451	32 Jefferson Ave	Addition	30/132	Botticelli + Pohl
• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Pohl, Oliver.</i>				
9. Kingfisher Realty Trust 01-5596	278 Polpis Rd.	Roof walk Fenestration	25/2	Gryphon Architect
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>				
10. Anthony Noto 11-5270	10 Lincoln Ave	Addition & Reno	30/184	Emeritus
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
11. Olsen Family 12-5425	28 Prospect St.	New Dwelling	55.4.4/77	Val Oliver
• <i>Commissioners: Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				
12. 34B Walsh St 01-5568	34B Walsh St.	Addition	29/104	Studio Ppark
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
13. Ali & Zach Smith 12-5312	232 Madaket Rd.	Garage Revisions	59.4/120.1	JN Design
• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: Oliver.</i>				

Approved Minutes -	March 8 & 10, 2022
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Review Minutes -	March 15 & 17, 2022
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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"> • Next HDC Meeting-Thursday, March 24th 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
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Commission Comments	
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