



Updated Meeting Posting MEETING POSTING

ORIGINAL POSTING TIME: 2023 JANUARY 12 PM 02:38
ORIGINAL POSTING NUMBER: T 046

RECEIVED
2023 JAN 13 AM 08:20
NANTUCKET TOWN CLERK
Posting Number:T 047

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agenda must be filed, & time stamped with the Town Clerk's Office
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) –Old Business
Day, Date, & Time	Tuesday January 17, 2023, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM 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=4z90ooldAok>

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver
Associate Commissioners: Jesse Dutra, Carrie Thornewill, Constance Patten
Staff: Terry Norton, Holly Backus, Esmeralda Martinez, Billy Saad, Adrian Rodriguez & Nicky Sheriff

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. COMMISSIONER'S COMMENTS

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	<u>INITIALS</u>
1.	Matt Aumais 01-7677	2 The Grove	Main house color change	38/155	Matt Aumais	CP
2.	Matt Aumais 01-7676	2 The Grove	Garage color change	38/155	Matt Aumais	CP
3.	Matt Aumais 01-7675	2 The Grove	Shed color change	38/155	Matt Aumais	CP
4.	Anthony Goschalk	11 Hedgebury Lane	Egress window	41/590	Anthony Goschalk	CP
5.	Todd Winship	16 Monohansett Rd	Rooftop solar	79/143	Todd Winship	CP
6.	37 Pocomo Realty	37 Pocomo Rd	Garage solar rev 02-2931	14/38	Workshop/APD	EM
7.	37 Pocomo Realty	37 Pocomo Rd	MH trim chng rev 02-2932	14/38	Workshop/APD	EM
8.	04TST36 LLC	36 Washing Pond Rd	garden shed	31/13.2	Workshop/APD	EM
9.	04TST36 LLC	36 Washing Pond Rd	Surf shed 1	31/13.2	Workshop/APD	EM
10.	04TST36 LLC	36 Washing Pond Rd	bike shed 2	31/13.2	Workshop/APD	EM
11.	Liza Ottani	4 Jonathan Way	Addition	75/47	SCI	EM
12.	61 Fairgrounds LLC 01-7717	61 Fairgrounds Rd	Main house rev 06-4106	67/173	Keith Bloise	EM
13.	61 Fairgrounds LLC 01-7718	61 Fairgrounds Rd	Main house rev 06-4105	67/173	Keith Bloise	EM
14.	Devon Francis	2 Kinikinnik Way	Basement walkout	80/422	Devon Francis	EM

IV. CONSENTS WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	<u>INITIALS</u>
1.	2538970 Ontario Inc	5 Coffin St	Pool & hardscape	73.1.4/21	Jardins Intl.	EM
			<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 original application			
2.	Lyubomir Lyubenov	7 Toombs Ct	Pool & hardscape	68/153.1	Atlantic Landscaping	CP
			<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 original application			

V. VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jake Dwyer 10-7214	11 Mississippi Ave	Pool & hardscape	59.1/233	Waterscapes

VI. NEW BUSINESS 11/17/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sankaty LLC 01-7626	49 Sankaty Rd	Hardscape	49/66	Dustin Maury
2.	41 Hulbert LLC 11-7516	41 Hulbert Ave	Massing/ fenestration MH	29/18	Botticelli + Pohl
3.	Waterfalls Enterprises LLC 11-7513	7 Union St	LK siding & windows	42.3.1/146	Emeritus LTD
4.	Prickly Pear 01-7625	17 Broadway	Storage bin revisions	73.1.3/112	Val Oliver
5.	7 Starbuck Ct LLC 01-7663	7 Starbuck Ct	MH color chng rev 01-2818	42.3.3/80	Todd Burns
6.	Hannah Gardner LLC 11-7499	6 Gull Island Ln	Fenestration rev	42.4.3/61	Sarah McLane

VII. OLD BUSINESS 11/29/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
2.	Fair City LLC 08-6886	115 Old South Rd	New building	68/112	EMDA
			<ul style="list-style-type: none">Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: None.		
3.	Fair City LLC 08-6887	115 Old South Rd	New building	68/112	EMDA
			<ul style="list-style-type: none">Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: None.		

VIII. NEW BUSINESS 12/06/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NT Land Bank	32 Western Ave	Hardscaping	87/81	Eleanor Antonietti
2.	NT Land Bank	67 Easton St	Public Park	42.4.1/115.1	Eleanor Antonietti
3.	NT Land Bank	65 Easton St	Public Park	42.4.1/115	Eleanor Antonietti
4.	Linda Johnson 12-7574	22 Walsh st	Window replacement	29/36	Richard Prunier
5.	Catherine Hammell 12-7575	27 E Lincoln	Window replacement	42.4.1/1	Richard Prunier
6.	ReMain LLC 12-7525	54 Main st	Lighting	42.3.1/193	Anne Dougherty
7.	Elizabeth Grace 12-7595	211 Polpis Rd.	Sun porch addition	26/31	Val Oliver

8.	Garret Rosberg 12-7559	29 Long Pond rd.	New garage	59.4/19	Val Oliver
9.	Barnes Jansen 11-7518	58 Cliff rd	New garage	41/24.1	Val Oliver
10.	William Flynn 12-7555	4 White Whale Ln	New dwelling	66/537	Topham Design
11.	White Elephant Resort 12-7560	60 Easton St	Roof replacement	42.4.1/60	T & T roofing
12.	Robert Yordan 12-7552	23 W Chester st	Roof replacement	42.4.3/5	T & T roofing
13.	Hopkins William 12-7557	7 Hallowell Lane	New structure	30/93	Dreamline Modular
14.	Dawn Mayhew 11-7519	13 Rhode Island Ave	Roof replacement	60.3.1/355	Moore
15.	John Hendricks 12-7586	1 Jefferson Lane	Change door	55.4.1/74.1	Emeritus LTD
16.	Paul Brody 12-7562	11 E Street	Solar roof array	60.2.1/4	ACK Smart
17.	BPN Realty Trust 12-7524	8 Swain St	Window replacement	42.4.1/82.1	LINK
18.	Thomas Kaczmarek 12-7580	25 Walsh St	Replace deck w/ dormer	29/35	LINK
19.	6 Daisy LLC 11-7517	6 Daisy Way	New commercial structure	68/241	Emeritus LTD
20.	Westmoor Club 12-7526	10 Westmoor ln	New dwelling	41/809	JGGA
21.	Westmoor Club 12-7558	105 West Chester Lane	New garage	41/805	JGGA
22.	Nicholas Vita	9 Woodbury Lane	Demo/ move off garage	41/551	Studio PPark
23.	Nicholas Vita 01-7692	9 Woodbury Lane	New Main dwelling	41/551	Studio PPark
24.	Nicholas Vita	9 Woodbury Lane	Pool & hardscape	41/551	Atlantic Landscaping

IX. OLD BUSINESS 12/13/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	7 New St 07-6611	7 New St	Hardscape	55.4.1/37	Ahern
	• <i>Commissioners- Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
2.	41 Monomoy LLC 10-7246	41 Monomoy Rd	Add roofwalk & fenestration	54/79.1	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Pohl, Thornewill, Patten; Recused: None.</i>				
3.	Scott O'Connor	2 Hussey st	Enclosed 2 nd fl porch	42.3.1/119	Emeritus LTD
	• <i>Commissioners-, Welch, Coombs, Oliver, Dutra, Patten; Alternates: None; Recused: None.</i>				
4.	Eleven Lincoln Ave 08-6917	32 Jefferson Ave	New dwelling rev 12-5457	30/132	Botticelli + Pohl
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Patten; Recused: Pohl..</i>				
5.	Eleven Lincoln Ave 10-7259	32 Jefferson Ave	Hardscape	30/132	Ahern
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: Pohl..</i>				
6.	Lisa Lawler 08-6863	80 Orange St	New garage studio	55.1.4/24	Gryphon Architect
	• <i>Commissioners-Pohl, Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				

X. NEW BUSINESS 12/20/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Wolfe	68 Washington Ave	Sidewall/windows	42.2.3/15	Val Oliver/Rick Kalman
2.	Balaji Gandhi	9 New Jersey Ave	Addition to main house	60.3.1/408	Shelter 7
3.	Balaji Gandhi	9 New Jersey Ave	Fenestration chng garage	60.3.1/408	Shelter 7
4.	Balaji Gandhi	9 New Jersey Ave	New shed	60.3.1/408	Shelter 7
5.	3 Wingspread LLC	3 Wingspread Lane	New garage	27/17.6	EMDA
6.	Andrew Barrett	17 Pine Tree Rd	Addition	68/31	Topham Design
7.	NFI Realty Trust	169 Eel Point Rd	New garage/studio	33/5	MCA+
8.	Holly Coburn	5 North Beach St	Move off/ demo	42.4.1/92	Normand Residential
9.	Holly Coburn	5 North Beach St	New Dwelling	42.4.1/92	Normand Residential
10.	James Reyes	15 Walsh St	Fence replacement	42.4.1/51	Liz Konetchy
11.	2 Highland Ave LLC	2,4,6 Highland Ave	New dwelling	30/189	Emeritus LTD
12.	2 Highland Ave LLC	2,4,6 Highland Ave	New 2 nd dwelling	30/189	Emeritus LTD
13.	Kevin Davidson	4 Step Lane	Addition	42.4.2/82	Emeritus LTD
14.	StarkPoint LLC	16 Easton st	MH Rev 09-6993	42.1.4/11	Botticelli + Pohl
15.	32 Hulbert Trust	32 Hulbert Ave	Fenestration Rev 09-7037	29/72	Botticelli + Pohl
16.	The Brant LLC	6 & 8 N Beach St	New pool	42.4.1/65.1	Linda Williams
17.	The Brant LLC	4 Dolphin Ct	New building	42.4.1/65.2	Linda Williams
18.	The Brant LLC	4 Dolphin Ct	Combine lots	42.4.1/65.2	Linda Williams
19.	John Buttrick	26 Warren's Landing	Mh fenestration chng	38/11.3	Linda Williams
20.	John Buttrick	26 Warren's Landing	Pool replacement & removal	38/11.3	Linda Williams
21.	John Buttrick	26 Warren's Landing	New 2 nd dwelling	38/11.3	Linda Williams
22.	QV3 Nt	22 Vestal St	Move off cottage	41/39	Linda Williams
23.	Nt Quaker Project LLC	14 Quaker Rd	Move cottage on	41/176	Linda Williams
24.	Nt Quaker Project LLC	14 Quaker Rd	MH Window replacement	41/176	Linda Williams
25.	*63 Hulbert LLC	63 Hulbert Ave	foundation, siding, windows	29/9	Emeritus LTD
26.	*Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
27.	*Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
28.	*J. Malitsky & A. Bryn	253 Madaket rd	New 2 nd dwelling	59.4/210	LINK
29.	*Heather Martin	19 Ridge Lane	Fenestration chng	38/77	LINK

Approved Minutes -	January 3, 2023
Review Minutes -	January 10 & 12, 2023
Other Business -	<ul style="list-style-type: none"> Next HDC Meeting- January 24TH at 4:00PM * HYBRID & IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.
Future Action Items-	<ul style="list-style-type: none"> Classification of street trees & vegetating mapping Discussion of Wind Turbines Section 106 – Sunrise Wind Farm Project, Intro (update as needed) Review policy of Move/Demo hearings in relation to new dwellings Hardscaping Discussion of salvaging demos Discussion of options for house moves

Additional Future Action Items-

(Not to be acted on current meeting.)

XI. OLD BUSINESS 01/03/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jason Mendelson 10-7302	7a Sherburne Turnpike	New studio	31/112.1	Studio PPark
	• <i>Commissioners- Pohl, Coombs, Camp, Oliver, Patten; Alternates Dutra, Thornewill, Welch; Recused; None.</i>				
2.	Sherburne TPK LLC 10-7305	7A Sherburne TP	Pool & Hardscape	30/112.1	Atlantic Landscaping
	• <i>Commissioners- Pohl, Coombs, Camp, Oliver, Patten: Alternates: Dutra, Thornewill, Welch; Recused: None.</i>				
3.	Tigerlily Nom 10-7289	7 Barnabas Lane	New dwelling	41/563	Studio PPark
	• <i>Commissioners- Welch, Coombs, Camp, Dutra, Thornewill; Alternates: Pohl, Oliver, Patten; Recused; None.</i>				
4.	Kathryn Cook 10-7257	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
	• <i>Commissioners- Pohl, Welch, Coombs, Cap, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i>				
5.	Kathryn Cook 10-7217	85 Low Beach Rd	New dwelling Garage	75/31.3	Michael Bard
	• <i>Commissioners- Pohl, Welch, Coombs, Cap, Oliver; Alternates: Dutra, Thornewill, Patten. Recused; None.</i>				
6.	Kathryn Cook	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
	• <i>Commissioners- to be added later.</i>				
7.	10 York LLC 10-7291	10 York St	Doors, windows, rear mass chgn	55.4.1/142	Thornewill Design
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates; Dutra, Patten; Recused: None.</i>				
8.	1010 Wins LLC 10-7136	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				
9.	1010 Wins LLC 10-7317	10 Lincoln Ave	New garage	30/184	Emertus LTD
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				
10.	1010 Wins LLC 10-7337	10 Lincoln Ave	Hardscape; gate; pool & spa	30/184	Jardins Intl.
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Dutra; Alternates: Thornewill, Patten; Recused: None.</i>				
11.	SAWB Corp. 11-7453	24 Cliff Rd	Addition	42.4.4/49	SCI
	• <i>Commissioners- Pohl, Coombs, Camp, Thornewill; Alternates: None Recused: None.</i>				
12.	Reade, Gullicksen, Hanley & Gifford 04-6162	42 Easton St	Hardscape, gate & paving	42.4.1/21	Sconset Gardener Inc.
	• <i>Commissioners- Welch, Coombs, Camp, Thornewill; Alternates: None; Recused: None.</i>				
13.	John Mergue 10-7341	36 Easton St	New garage/apartment	42.1.4/19	EMDA
	• <i>Commissioners- Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None.</i>				

XII. NEW BUSINESS 01/10/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tigerlily Nom Trust	7 Barnabas Ln	New garage	30/132	Studio PPark
2.	Tigerlily Nom Trust	7 Barnabas Ln	Pool & hardscape	30/132	Ahern
3.	John & Kelly Lee	1 Ridge Lane	Addition	38/91	Gryphon Architects
4.	Salisbury Cottage LLC	13 Academy Lane	Reno dwelling, add dormers	42.4.3/112	Gryphon Architects
5.	Salisbury Cottage LLC	13 Academy Lane	New shed	42.4.3/112	Gryphon Architects
6.	Mark Wilmot	35 Monomoy Rd	Add shutters, replace door rev	54/74	Gryphon Architects

7.	Cynthia Nelson	30 King St	Demo/ move off	73.4.2/113	Gryphon Architects
8.	Cynthia Nelson	30 King St	New studio	73.4.2/113	Gryphon Architects
9.	Carlin Gifford	4 Head of Plains	New dwelling	63/7	Gryphon Architects
10.	Carlin Gifford	4 Head of Plains	New garage	63/7	Gryphon Architects
11.	NT Land Bank	19 Wauwinet Rd	Farmhouse addition	20/35	Normand Residential
12.	NT Land bank	19 Wauwinet Rd	Stream bridge	20/35	Normand Residential
13.	Glenbeigh LLC	33 Nonantum	New garage/studio	87/49	Thornewill Design
14.	Melissa Neier	11 Prospect St	Roof replacement	55.4.4/42	Twig Perkins
15.	Mike Romano	55 Easton St	Window alterations	42.4.1/86	Shelter 7
16.	Robert McCrewsky	1a Yawkey Way	As-built New shed	69/19.1	Nate Barber
17.	Burton & Martello	55 Meadow View Dr.	New 2 nd dwelling	56/170	MCA+
18.	Burton & Martello	55 Meadow View Dr.	Pool	56/170	MCA+
19.	Chris O'Connell	3 Upper Tawpawshaw	New dwelling	53/41	EMDA
20.	Keegan Hodges	32 Union St	New garage	42.3.2/85	Thornewill Designs
21.	Malcolm George	76 Baxter Rd	New shed	49/42	Nate Barber
22.	41 WMR Trust	41 W Miacomet	Replace foundation & addition	86/31.1	Emeritus LTD
23.	41 WMR Trust	41 W Miacomet	Pool & hardscape	86/31.1	Jardins Intl.
24.	*3 Step Lane LLC	3 Step Lane	New Commercial building	42.4.2/44	EMDA
25.	Stark Point LLC	16 Easton St	Rev 22-04-6120	42.1.4/11	Botticelli + Pohl
26.	30 Pearl LLC	30 India St	Windows Revs 2-07-6593	42.3.4/137	Botticelli + Pohl
27.	Kerlin & Jason Hempel	17 Orange St	Windows chng	42.3.2/12	Stephen & Company
28.	Patrick & Carolyn DePalma	3 Westerwick Drive	Pool & hardscape	73/37	Carolyn DePalma
29.	*Town of Nantucket	16 Broad St.	Alterations	42.4.2/30	SMRT Architects
30.	*Town of Nantucket	20 South Water St.	Alterations Bld 1	42.4.2/29	SMRT Architects
31.	*Town of Nantucket	20 South Water St.	Alterations Bld 2	42.4.2/29	SMRT Architects
32.	*Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
33.	*Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
34.	*Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimited
35.	*121 Orange LLC	121 Orange St	Demo barn	55/389	LINK
36.	*121 Orange LLC	121 Orange St	Demo shed	55/389	LINK
37.	*Thomas Kilgarriff	24 Rudder Lane	Replace windows	66/331	LINK
38.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
39.	*K. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA
40.	*Brett Fodiman	27 Cato Lane	Revision	55/18	CWA
41.	*John Brazilian Tr.	34 Easton st	Revision	42.1.4/18	CWA

XIII. OLD BUSINESS 01/17/23

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matt & Caroline Manera 10-7351	15 Morey Lane	New garage	73.3.1/38	EMDA
	• <i>Commissioners; Pohl, Coombs, Camp, Thornewill; Alternates; None Recused: None.</i>				
2.	13 Commercial Wharf LLC 09-6996	13 Commercial Wharf	Rev- shorten structure	42.2.4/10	NAG
	• <i>Commissioners- Pohl, Welch, Coombs, Cap, Oliver; Alternates: Dutra, Thornewill, Patten. Recused: none.</i>				
3.	Little Nauti LLC 09-7134	1 Smooth Hummock Wy	New dwelling- masing, fenestration	66/177	JB Studio
	• <i>Commissioners- to be added later</i>				
4.	Little Nauti LLC	1 Smooth Hummock Wy	New pool	66/177	JB Studio
	• <i>Commissioners- to be added later</i>				
5.	K225 LLC	126 Main St.	Main House revision	42.3.2/98	EMDA
	• <i>Commissioners- to be added later</i>				
6.	*Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
	• <i>Commissioners- to be added later</i>				
7.	*Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Linda Williams
	• <i>Commissioners- to be added later</i>				



NANTUCKET HISTORIC DISTRICT COMMISSION Conduct of Application Hearings (adopted 11/17/22)

The HDC's role is to review and deliberate on the appropriateness of structures and architectural elements (consistent with its mission under its Act, its guidelines including Building with Nantucket in Mind, and its established policies). With respect to consistently functional meetings: i) the HDC functions under Robert's Rules and all meeting participants are expected to act accordingly, and ii) applicants and their agents are expected to provide application materials timely (to allow Commissioner preview and for abutter and public viewing). In addition, the following protocols shall be observed:

- 1) The Chairperson opens the application hearing and announces the sitting board.
- 2) Subject to a time allotment (2 minutes for applicant and their agent, 1 minute per for 1st three abutters randomly selected; thereafter, 30 seconds per):
 - a) Applicant or agent provides a description of matters in front of the Commission.
 - b) The Commissioners, through the Chair, may ask questions to solidify their understanding of matters at hand.
 - c) Commission receives staff comments.
 - d) Abutters and public may then speak for or against the matters at hand.
 - e) The applicant or agent is allowed a rebuttal.
- 3) The Commissioners deliberate on the merits only. Note: Except for questions arising of the Commission's deliberations, no further applicant, agent nor public comments are received by the Commission.
- 4) Through the Chair, Commission makes its determination; where applicable, its decision is recorded on the application (including as fitting, through use of an Exhibit).
- 5) In each of the foregoing, comments of Commissioners, applicants, agents, abutters, and the public, are reserved to the *merits of the design with respect to appropriateness*. And, unless as a Point of Information through the Chair, no comments (Commissioner, applicant, agent, abutters, or public) are to involve policy or procedure—under Robert's Rules, such matters are properly addressed as separate, noticed agenda items. *And, throughout each hearing, both off-topic and redundant comments are strongly discouraged.*