



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2022 FEB 17 PM 02:03  
Original Posting Number: T 169  
Original Posting Time: 2022 FEB 17 PM 03:16  
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<b>RECEIVED</b>
2022 FEB 18 PM 03:24
NANTUCKET TOWN CLERK
Posting Number:T 177

**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, February 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.
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Esmeralda Martinez, Administrative Specialist</b>	

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=fMJIDhheYeg>

**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 & 8<sup>th</sup> 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 <b>02-5684</b>	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 <b>12-5313</b>	232 Madaket Rd	New Garage	59.4/120.1	JN Design
2. Zero India St LLC <b>01-5514</b>	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. 450 Green Park LLC <b>11-5272</b>	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. <b>01-5568</b>	34B Walsh St	Addition	29/104	Studio Ppark
2. S & R Island Dev. <b>01-5576</b>	26 Woodland Dr	Demo Dwelling	68/260	Linda Williams
3. Steve & Kim Schaefer <b>01-5525</b>	86 Cliff Rd	New Dwelling	30/74.2	Robert Newman
4. All Vines LLC <b>01-5537</b>	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
5. Hollis Webb <b>01-5586</b>	30 Dukes Rd	Demolition	56/189	Hollis Webb
6. The Sandbar <b>01-5527</b>	4 Bathing Beach Rd	Roof Overhang	29/1	Val Oliver
7. 36 Easton St. Corp. <b>01-5520</b>	36 Easton St	Move AC to West Rev	42.1.4/19	EMDA
8. B16ACK LLC <b>01-5524</b>	8 Meadowview Dr	New Dwelling – Garage	56/147	EMDA
9. 71 N. Liberty Trust <b>01-5539</b>	71 N. Liberty St	Hardscape	41/141.1	NAG
10. R.Veghte/R. Rednor <b>01-5545</b>	2 Ann’s Ln	New Roof Walk	49/59.1	DTA
11. William Schultz <b>01-5550</b>	23 Friendship Ln	Garage Demo/ Move Off	56/347	David Pekarck
12. William Schultz <b>01-5551</b>	23 Friendship Ln	Garage Move on Site	56/347	David Pekarck
13. Glenn Lajeunesse <b>01-5553</b>	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
14. Vlatko Pesnacki <b>01-5557</b>	10 Lewis Ct	New Dwelling	67/155	Val Oliver
15. Hamling Deirdre TR <b>01-5559</b>	6 Lowell Pl	Addition Rev to 02-2951	41/167	Joseph Topham
16. King Fisher Realty TR <b>01-5596</b>	278 Polpis Rd	Roof Wlk & Fenes. Rev COA	25/2	Gryphon Architect
17. Fine Luxury Homes <b>01-5601</b>	10 Beaver St	Re-roof	55.1.4/80	Steven Stockigt
18. Jay Cohen <b>01-5570</b>	24 Medouie Creek Rd	Main House Alteration	20/2	Smith & Hutton
19. Lloyd Realty LLC <b>01-5600</b>	7 Heather Ln	New Dwelling	30/24.2	S. Metz
20. Hulbert Ack LLC <b>01-5565</b>	2 Hulbert Ave	Hardscape	42.1.4/21	Atlantic Landscaping
21. Nantucket 62 Walsh LLC <b>01-5588</b>	62 Walsh St	Rev to 08-4379	29/85 + 85.2	Botticelli + Pohl
22. Taco 1 LLC <b>01-5569</b>	22 Bartlett Rd (To Be 24 Bart)	New Dwelling	65/86	BPC
23. Ocean Dojo LLC <b>01-5567</b>	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 <b>10-5042</b>	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 <b>11-5194</b>	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 <b>12-5445</b>	71 Cliff Rd.	Hardscape	30/160	Atlantic Landscaping

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
	• <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>				

#### 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.	Pebble 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 Reality 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>
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1. 32 Hulbert Trust **11-5220**      32 Hulbert Ave      New Dwelling      29/72      Botticelli + Pohl  
  - *Commissioners: Camp, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: Pohl*
2. 6 Lincoln St LLC **12-5462**      6 Lincoln St.      Alterations & Color change      73.4.2/86      Val Oliver  
  - *Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: Oliver*
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. 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 -	February 8 & 10, 2022
Review Minutes -	February 15 & 17, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Thursday, February 24 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> <li>• Discussion for HDC Task Group for MOU</li> </ul>
Commission Comments	