



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2022 FEB 23 PM 02:01  
Original Posting Number: T 187

<b>RECEIVED</b>
2022 FEB 28 AM 10:10
NANTUCKET TOWN CLERK
Posting Number:T 194

**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) – New Business
<b>Day, Date, and Time</b>	Tuesday March 1, 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:</b>	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 & 8<sup>th</sup> 8am to 3:30pm*

### III. DISCUSSION

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

### IV. 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.	All Vines LLC <b>01-5537</b>	9 Prospect St	Roof Shingle Change	55.4.4/41	T & T Roofing
3.	William Schultz <b>01-5551</b>	23 Friendship Ln	Garage Move on Site	56/347	David Pekarcik

### V. 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.	Elizabeth Powell <b>12-5445</b>	71 Cliff Rd.	Hardscape	30/160	Atlantic Landscaping
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill</i>				
2.	Elizabeth Powell <b>12-5440</b>	71 Cliff Rd.	Cabana	30/160	Thornewill Designs
	• <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill</i>				
3.	Matt O'Connor <b>12-5370</b>	16 Tashama Lane	Retaining wall	55/481	KM Designs
	• <i>Commissioners: Pohl, Camp, Coombs, Welch, Thornewill; Alternates: None; Recused: Oliver, Dutra</i>				
4.	1 Caroline Way LLC <b>12-5414</b>	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>				
5.	22 Easton St LLC <b>06-4026</b>	22 Easton St	Pool & hardscape	42.1/12	Ahern
	• <i>Commissioners: Pohl, Camp, Coombs, Thornewill; Alternates: None; Recused: None</i>				
6.	Island Living LLC <b>11-5151</b>	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: Welch, Thornewill; Recused: None</i>				
7.	33 North Mill St LLC <b>11-5051</b>	7 North Mill St	Garage & studio	55.4.4/77	Sophie Metz
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill Alternates: None; Recused: None</i>				
8.	33 North Mill St LLC <b>11-5126</b>	7 North Mill St	Hardscape	55.4.4/77	Atlantic Landscaping
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>				
9.	23 Broad St LLC <b>10-4843</b>	23 Broad St	Fenestration & addition	42.4.2/77	Emeritus
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
10.	Family Ties ACK LLC <b>11-5159</b>	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
	• <i>Commissioners: Pohl, Camp, Coombs, Dutra, Thornewill; Alternates: Welch; Recused: None</i>				

### VI. 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 <b>01-5616</b>	2 Candle House Ln	New Dwelling	55.4.1/1	TJ Waterson
2.	Peter Barrett <b>01-5605</b>	40 Maryann Dr.	Remove and Rel. Garage Door	68/965	Topham Designs
3.	Ocean Heath LLC <b>01-5624</b>	9 Falmouth Ave	Fenestration and Decks	82/423	JN Designs
4.	Ocean Heath LLC <b>01-5623</b>	9 Falmouth Ave	Shed	82/423	JN Designs
5.	9 Beach Grass LLC <b>01-5575</b>	9 Beach Grass Rd	New Duplex	68/859	Linda Williams
6.	Pebbe Nicholson <b>01-5606</b>	24 Brewster Rd	New Barn/ Apt	54/169.3	Val Oliver
7.	50 Brewster Rd LLC <b>01-5622</b>	50 Brewster Rd	Reduce Building revision	43/96	EMDA
8.	Wallace Ack LLC <b>01-5607</b>	45 Hulbert Ave	Boardwalk/ Gate	29/16	Jardins Intl.
9.	Andrew and Brooke Roger <b>01-5609</b>	7E Lincoln Ave	Driveway/ Hardscape	42.4.1/18	Jardins Intl.
10.	One Bloom LLC <b>01-5608</b>	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 <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
13.	Jean Moran <b>01-5620</b>	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
14.	Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
15.	Robert and Daryl Westbrook <b>02-5631</b>	16 Baxter Rd	Rooftop Solar	49.2.3/16	Cotuit Solar
16.	10 Hydrangea Ln No 3 LLC <b>02-5632</b>	10 Hydrangea Ln	Rooftop Solar	73/89	Cotuit Solar
17.	Caesara Wendin Family TR <b>02-5639</b>	1 W Chester St	Roof Replacement	42.4.3/15.2	T & T Roofing
18.	Scott Dehm and Amy Hauk <b>02-5644</b>	8 Ash St	Addition; Gate	42.4.2/94	Sandcastle Const. Inc
19.	Scott Dehm and Amy Hauk <b>02-5643</b>	8 Ash St	Demo Shed	42.4.2/94	Sandcastle Const. Inc
20.	Klinck Ruth Hill <b>02-5648</b>	301 Madaket Rd	Demo shed	60.2.1/55	NAG
21.	Klinck Ruth Hill <b>02-5647</b>	301 Madaket Rd	New shed	60.2.1/55	NAG
22.	Susan Bartkowiak	57 Somerset Rd.	Demo Cottage	66/91	Susan Bartkowiak
23.	Lloyd Reality LLC <b>02-5622</b>	7 Heather Ln	New Guest House	30/24.2	S. Metz
24.	N. Liberty LLC <b>02-5651</b>	74 N. Liberty	Shed	41/236	Val Oliver
25.	Gail Johnson <b>02-5656</b>	21 S. Water St.	New Front Door	42.4.2/102	Lucas Velle
26.	Ack Weatherly Pl <b>02-5662</b>	3 Weatherly Pl	Move Exs. Shed on Same Lot	67/950	Plamen Dimitov
27.	Ack Weatherly Pl <b>02-5661</b>	3 Weatherly Pl	New Second Dwelling	67/950	Plamen Dimitov
28.	John Holt <b>02-5673</b>	14 Clifton St	Lower Building Height	73.4.1/39.1	Emeritus
29.	Lindsay Torpey <b>02-5674</b>	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 <b>02-5669</b>	9 Hawks Cir	Solar Ground Array	74/37.1	Ack Smart
33. Lloyd Realty LLC <b>02-5677</b>	7 Heather Ln	Pool/ Hardscape	30/24.2	Atlantic Landscaping
34. 7 King St Nom Trust <b>02-5683</b>	7 King St.	MH Revisions	73.1.3/41	Botticelli + Pohl
35. 7 King St Nom Trust <b>02-5685</b>	7 King St.	New Shed	73.1.3/41	Botticelli + Pohl
36. Still Dock Nantucket LLC <b>02-5682</b>	14 Oakland St.	Addition	59.4/255	Botticelli + Pohl
37. Still Dock Nantucket LLC <b>02-5681</b>	40 Tennessee Ave	Addition	59.4/84	Botticelli + Pohl

## VII. 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 <b>11-5220</b>	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 <b>12-5462</b>	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 <b>06-4017</b>	5 Cudweed Rd.	Window changes		Val Oliver
	• <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>				
4.	Okay Okay House LLC <b>10-4821</b>	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. <b>12-5451</b>	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 <b>12-5475</b>	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 <b>12-5423</b>	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 <b>12-5457</b>	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 <b>12-5465</b>	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 <b>12-5466</b>	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 <b>01-5507</b>	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 <b>01-5508</b>	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 <b>01-5509</b>	7a Clifford St.	Gazebo	79/19	McMullen & Assoc.
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None</i>				
14.	Arline Bartlett <b>12-5454</b>	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 <b>09-4803</b>	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 <b>10-4865</b>	34 Easton St.	New Structure	42.1.4/18	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
17.	Tack3 LLC <b>10-4863</b>	26 Washington St.	New structure	42.3.2/23	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
18.	Brett Fodiman <b>10-4969</b>	27 Cato Lane	Main house dwelling	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
19.	Brett Fodiman <b>10-4968</b>	27 Cato Lane	Guest house dwelling	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
20.	Brett Fodiman <b>10-4970</b>	27 Cato Lane	Garage	55/118	CWA
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>				
21.	Trogoh Nominee Trust <b>05-3640</b>	26 Easy St.	Mixed Used building	42.4.2/23	Emeritus
	• <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>				
22.	Anthony Noto <b>11-5270</b>	10 Lincoln Ave	Addition & renovation	30/184	Emeritus
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				

Approved Minutes -

Review Minutes -

Other Business -

- Next HDC Meeting-**Thursday, March 3<sup>rd</sup> 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

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|---------------------|---|
|                     | <ul style="list-style-type: none"><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 |   |