



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2022 MAR 08 PM 10:19  
Original Posting Number: T 229

<b>RECEIVED</b>
2022 MAR 09 AM 10:27
NANTUCKET TOWN CLERK
Posting Number:T 236

### 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>	Thursday March 10, at 1:00PM <b>**Remote Participation**</b>
<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/HDC Compliance Coordinator**

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

<https://us06web.zoom.us/j/83293200359?pwd=RkxGQSt6Zm1hNlhkdzJIRC8vaHRWQT09>

**Meeting ID: 832 9320 0359 Password: 319941**

*Phone dial in: 646 558 8656; Meeting ID: 832 9320 0359; Password: 319941*

**This meeting is not live; a recording will be posted to YouTube after the meeting is complete.**

**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. DISCUSSION

- Discuss the return of in-person meetings  
*Governor extended the provisions of remote participation until July 15*
- Discussion for HDC Task Group for MOU

### III. 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. 33 North Mill St LLC 11-5051 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill Alternates: None; Recused: None</i>	7 North Mill St.	Garage & studio	55.4.4/77	Sophie Metz
2. 33 North Mill St LLC 11-5126 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: None; Recused: None</i>	7 North Mill St.	Hardscape	55.4.4/77	Atlantic Landscaping

#### 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. 6 Lincoln St LLC 12-5462 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch, Dutra; Recused: Oliver</i>	6 Lincoln St.	Alterations & Color change	73.4.2/86	Val Oliver
2. Jessica Millard 06-4017 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Thornewill; Alternates: Welch; Recused: Oliver</i>	5 Cudweed Rd.	Window changes		Val Oliver
3. Okay Okay House LLC 10-4821 • <i>Commissioners: Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: Dutra; Recused: None</i>	10 Union St.	Parking & patio	42.3.1/43	BPC
4. Eleven Lincoln Ave. 12-5451 • <i>Commissioners: Camp, McLaughlin, Coombs, Dutra, Thornewill; Alternates: Welch; Recused: Pohl, Oliver</i>	32 Jefferson Ave	Main house addition	30/132	Botticelli + Pohl
5. 8 Walsh St LLC 12-5475 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Dutra; Alternates: None Recused: None</i>	8 Walsh St	Studio	42.4.1/83	Brook Meerbergen
6. Taccat LLC 12-5423 • <i>Commissioners: Camp, Coombs, Oliver, Welch, Thornewill; Alternates: None Recused: None</i>	14 Union St	Addition	42.3.2/17	Brook Meerbergen
7. Lot 27 North Mill LLC 12-5457 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	Lot 27B- Birdsong	Shed	55.4.4/80.3	Brook Meerbergen
8. Lot 27 North Mill LLC 12-5465 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	Lot 27A- Birdsong	Garage	55.4.4/80.3	Brook Meerbergen
9. Lot 27 North Mill LLC 12-5466 • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>	Lot 27A- Birdsong	Shed	55.4.4/80.3	Brook Meerbergen
10. Carmine/Sheila Giardini 01-5507 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None</i>	7a Clifford St.	New dwelling	79/19	McMullen & Assoc.
11. Carmine/Sheila Giardini 01-5508 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None</i>	7a Clifford St.	Pool & hardscape	79/19	McMullen & Assoc.
12. Carmine/Sheila Giardini 01-5509 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: None Recused: None</i>	7a Clifford St.	Gazebo	79/19	McMullen & Assoc.
13. Arline Bartlett 12-5454 • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>	21 Pleasant St.	Fenestration & sm addition	55.4.1/1	LINK
14. James Davison 09-4803 • <i>Commissioners: Camp, Coombs, Welch, Thornewill; Alternates: None Recused: None</i>	8B North Water St.	Fenestration changes	42.4.2/92.1	LINK
15. Hoehn- Saric 10-4865 • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	34 Easton St.	New Structure	42.1.4/18	CWA
16. Tack3 LLC 10-4863 • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	26 Washington St.	New structure	42.3.2/23	CWA
17. Brett Fodiman 10-4969 • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	27 Cato Lane	Main house dwelling	55/118	CWA
18. Brett Fodiman 10-4968 • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	27 Cato Lane	Guest house dwelling	55/118	CWA
19. Brett Fodiman 10-4970 • <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: None</i>	27 Cato Lane	Garage	55/118	CWA
20. Trogoh Nominee Trust 05-3640 • <i>Commissioners: Pohl, McLaughlin, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>	26 Easy St.	Mixed Used building	42.4.2/23	Emeritus
21. Anthony Noto 11-5270 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>	10 Lincoln Ave	Addition & renovation	30/184	Emeritus

#### 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. JP Hernandez 02-5689	328 Madaket Rd	Roof Solar Panels	60/103	Tesla Energy
2. Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Jon Paul Couture
3. Jean Moran 01-5620	4 Washington Ave	Window Well	60.2.4/65	Jon Paul Couture
4. Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Jon Paul Couture
5. Bolthole LLC 02-5701	10 Quince St	Shingles and Clapboard	42.3.4/1003	NAG
6. Warren Hyde 02-5706	140 Miacomet Rd	Move or Demo Existing Dwelling	81/14	MCA+
7. Warren Hyde 02-5702	140 Miacomet Rd	New Dwelling	81/14	MCA+
8. Warren Hyde 02-5703	140 Miacomet Rd	New Garage	81/14	MCA+
9. Warren Hyde 02-5704	140 Miacomet Rd	New Cabana	81/14	MCA+
10. Warren Hyde 02-5705	140 Miacomet Rd	New Pool	81/14	MCA+
11. Waterfront Pocomo LLC 02-5708	17 Laurretta Ln	Demo or Move MH	14/10.2	Brook Meerbergen
12. Waterfront Pocomo LLC 02-5709	17 Laurretta Ln	Demo or Move Cottage	14/10.2	Brook Meerbergen

13. Waterfront Pocomo LLC <b>02-5707</b>	17 Laurretta Ln	Demo or Move Shed	14/10.2	Brook Meerbergen
14. Pacific Natural <b>02-5715</b>	65 Main St	Exterior Lighting	42.3.1/197	Bruce Bisbano
15. Pacific Natural <b>02-5717</b>	15 Sparks Ave	Exterior Lighting & Roof Replacement	55/177	Bruce Bisbano
16. Joe Donelan <b>02-5722</b>	37 W Miacomet Rd	Addition	81/147	MCA+
17. Van Den Born <b>02-5725</b>	2 Center St (Sconset)	Roofing, Paint Trim	73.2.4/2	Mark Avery
18. Van Den Born <b>02-5724</b>	6 Center St (Sconset)	Roofing, Paint Trim	71.1.3/31	Mark Avery
19. Julie Killian <b>02-5736</b>	159 A/B Main St	Add Basement Windows (2)	41/288.2	LINK
20. Brewster 35 LLC <b>02-5740</b>	35 Brewster Rd	Move off/Demo Existing Dwelling	54/86	LINK/ JB Studio
21. Brewster 35 LLC <b>02-5741</b>	35 Brewster Rd	New Primary Dwelling	54/86	LINK/ JB Studio
22. Brewster 35 LLC <b>02-5739</b>	35 Brewster Rd	Pool	54/86	LINK/ JB Studio
23. C and S Cordts – Peace <b>02-5742</b>	76 Pleasant St	Addition to Existing Dwelling	55/367	JB Studio
24. David and Janet Prill <b>02-5733</b>	82 Pocomo Rd	New Barn	15/35	Botticelli + Pohl
25. Faro Strada LLC <b>02-5731</b>	20 Sankaty Rd	New Bike Shed	48/31	Botticelli + Pohl
26. Boltic Ave LLC <b>02-5744</b>	8 Holly St	Move or Demo MH	80/21	Normand Residential
27. Boltic Ave LLC <b>02-5749</b>	8 Holly St	Move of Demo Shed	80/21	Normand Residential
28. Boltic Ave LLC <b>02-5745</b>	8 Holly St	New Dwelling	80/21	Normand Residential
29. Boltic Ave LLC <b>02-5746</b>	8 Holly St	New Cottage	80/21	Normand Residential
30. Boltic Ave LLC <b>02-5747</b>	8 Holly St	New Cabana	80/21	Normand Residential
31. Boltic Ave LLC <b>02-5748</b>	8 Holly St	Pool and Hardscaping	80/21	Normand Residential
32. Sankaty Bluff Grp. <b>02-5753</b>	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
33. 12 Federal St LLC <b>02-5752</b>	12 Federal St	Hardscape and Gate	42.3.1/127	Ahern
34. 265 Madaket Rd LLC <b>02-5767</b>	265 Madaket Rd	Garage	59.4/319	Brook Meerbergen
35. 265 Madaket Rd LLC <b>02-5766</b>	265 Madaket Rd	Pool and Hardscape	59.4/319	Brook Meerbergen
36. RGPD <b>02-5761</b>	49 Beach grass Rd	New Dwelling	68/338	KOH
37. RGPD <b>02-5760</b>	47 Beach grass Rd	New Dwelling	68/338	KOH
38. India and Rose Trust <b>02-5776</b>	28 India St	Addition	42.3.4/108	Botticelli + Pohl
39. 8 Walbang Nom. Trust <b>02-5773</b>	8 Walbang Ave	MH Revisions	82/146	Botticelli + Pohl
40. Cannonbury Ln Partners LLC <b>02-5765</b>	3 Reaper Circle	New MH	73/44	Workshop / APD
41. Cannonbury Ln Partners LLC <b>02-5764</b>	3 Reaper Circle	New Garage	73/44	Workshop / APD
42. Housing Nantucket <b>02-5770</b>	31 Fairgrounds Rd	Landscape Amenities	67/149	Jardins Intl.
43. 1 Caroline Way LLC <b>02-5759</b>	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
44. N.T. Historical Association <b>02-5779</b>	7 Fair St	Replace Windows	42.3.1/50	Linda Williams
45. Teal Szilkas Colliton Trust <b>02-5784</b>	44 Fair St	Window Replacement	42.3.2/155	Linda Williams
46. K22S LLC	126 Main St.	Move on Site and Renovation	42.3.3/98	Linda Williams
47. Nantucket Shire LLC	30 Dukes Rd	New Dwelling	56/189	Linda Williams
48. Nantucket Shire LLC	30 Dukes Rd	Move Shed and Addition	56/189	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 • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
2. Zero India LLC • <i>Commissioners: Pohl, Camp, Coombs, Oliver; Alternates: Thornewill; Recused: None</i>	1 Cambridge St	Rdc footprint & change roof	42.3.1/130.2	Emeritus
3. James Gribbell <b>07-4236</b> • <i>Commissioners: Pohl, Camp, Coombs, Oliver, Welch; Alternates: None; Recused: Thornewill, McLaughlin</i>	2 Mulberry Lane	New garage studio	55.4.1/20	Thornewill Designs
4. 20A Bishop Rise LLC • <i>Commissioners: to be added</i>	20A Bishop Rise LLC	Main house revisions 01-5592	40/127	Linda Williams
5. 20A Bishop Rise LLC • <i>Commissioners: to be added</i>	20A Bishop Rise LLC	Garage/Apt revision 01-5590	40/127	Linda Williams
6. 20B Bishop Rise LLC • <i>Commissioners: to be added</i>	20B Bishop Rise LLC	Main house revision 01-5591	40/127	Linda Williams
7. 20B Bishop Rise LLC • <i>Commissioners: to be added</i>	20B Bishop Rise LLC	Garage/Apt revision 01-559?	40/127	Linda Williams
8. 4 Dolphin Ct LLC <b>01-5574</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>	4 Dolphin Court	Addition revision	42.4.1/65.2	Linda Williams
9. 36 Easton St Corp. <b>01-5520</b> • <i>Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None</i>	36 Easton St	2 <sup>nd</sup> floor deck rail change	42.1.4/19	EMDA
10. Michael Robinson • <i>Commissioners: to be added</i>	13 Fayette St.	Roof walk	42.3.2/28	Sanne Payne
11. Bluefin LLC <b>11-5194</b> • <i>Commissioners: to be added</i>	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
12. Melissa Spruce <b>12-5439</b> • <i>Commissioners: Camp, McLaughlin, Coombs, Oliver, Welch; Alternates: Thornewill; Recused: None</i>	21 Bank St	Renovation/Addition	73.1.3/57	Gryphon Architects
13. Ocean Dojo LLC	22 Bartlett Rd	New dwelling fenestration	65/76.1	BPC

- *Commissioners: to be added*
14. Taco 1 LLC                                      20 Bartlett Rd                                      New dwelling fenestration                                      65/76                                      BPC
- *Commissioners: to be added*
15. Lloyd Realty LLC **01-5600**                                      7 Heather Lane                                      New dwelling                                      30/24.2                                      Sophie Metz
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch, Thornewill; Recused: None*
16. Andrew & Brooke Roger **01-5607**                                      7E Lincoln Ave                                      Driveway/Hardscape                                      42.4.1/18                                      Jardins Intl.
- *Commissioners: Pohl, Camp, McLaughlin, Coombs, Oliver; Alternates: Welch; Recused: None*

Approved Minutes -	
Review Minutes -	March 1 & 3, 2022
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting-<b>Tuesday, March 15<sup>th</sup> at 5:00PM 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	