



# MEETING POSTING

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## 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) –New Business
<b>Day, Date, &amp; Time</b>	Tuesday January 3, 2023, at 4:00pm *HYBRID
<b>Location / Address</b>	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM  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>	<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>
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Esmeralda Martinez, Land Use Specialist</b>	

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=AS\\_QW4q3upk](https://www.youtube.com/watch?v=AS_QW4q3upk)

**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. DISCUSSIONS

- Discussion on Diane's letter about reinstating the advisory boards to the Select Board.

## V. 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. 137 Hummock Pond LLC	137 Hummock Pd Rd	New shed	65/72	Brook Meerbergen	EM
2. Dean Lampe	142 Surfside Rd	Retaining wall	80/98.1	Dean Lampe	EM
3. Dean Lampe	142 Surfside Rd	MH dormer revisions	80/98.1	Dean Lampe	EM
4. Dean Lampe	142 Surfside Rd	Garage dormer revisions	80/98.1	Dean Lampe	EM
5. J.J. Jonas	9 Columbus Ave	Chng windows	59.3/112	NAG	JD
6. Michael Noonan	53 Union St.	Roof replacement	55.1.4/88	Alvaro Castro	JD
7. Susan Mitchell	10 Skyline Drive	MH color change rev	79/7.1	Susan Mitchell	JD
8. Susan Mitchell	10 Skyline Drive	GH color change rev	79/7.1	Susan Mitchell	JD
9. Robert Rios	23 Tashama Lane	Replace windows & doors	55/464	Thornwill Design	JD
10. One Bloom LLC	1 Bloom St	New shed	42.3.3/140	Emeritus LTD	JD
11. Flotron & Newman	13 Arkansas Ave	Add door to garage rear	59.4/158	NAG	JD
12. John Reddett	8 Galen Ave	Roof replacement- red cedar	29/113	Carey Company	JD
13. Pannel Ames	5 Nobskay Way	Renew COA 11906	66/26	NAG	EM
14. 4 Amigos LLC	8 F st	Shed rev 07-4257	60.2.1/7.1	Structures Unltd	EM
15. Willauer & Harmon	Maple Lane lot 2	New shed	67/303	LINK	EM
16. Sankaty LLC	79 Polpis rd.	Hardscape	44/23.3	Dustin Maury	EM

## VI. 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. Brian Rice	2 Reacher Ln	Pool & Fence revision	66/337.2	Waterscapes	EM
• 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. Blaise Sheppard	2 Brinda Ln	Pool Revision	67/274	Waterscapes	EM
• 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					
3. Jennifer Panner	6 Hickory Meadow Ln	Pool & hardscape	41/205	Scott Fritz	JD
• 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					
4. Jennifer Panner	6 Hickory Meadow Ln	New spa	41/205	Scott Fritz	JD
• Spa not to be visible at time of inspection and in perpetuity & Spa to have no grade change from existing or as noted on the original application					

## VII. 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 10-721	11 Mississippi Ave	Pool & hardscape	59.4/223	WaterScapes

## IX. OLD BUSINESS 11/01/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. KMS126 NT 09-7073	126R Main st	Garage demo	42.3.2/98	Linda Williams
• Commissioners- Pohl, Coombs, Camp, Oliver, Dutra: Alternates: Thornewill, Patten; Recused: None				
2. K225, LLC 03-5944	126 Main St	Main house Renovation	42.3.2/98	Linda Williams
• Commissioners- Pohl, Welch, Coombs, Camp, Oliver: Alternates: Thornewill; Recused: None				
3. NT Properties Owner 08-6946	12 Beach Grass Lot 93	New dwelling	68/856	Linda Williams
• Commissioners- Pohl, Welch, Oliver, Thornewill: Alternates: None; Recused: None.				
4. Brett Fodiman 10-7279	111 Surfside Rd	As-Built garage shingle	80/70	Emeritus LTD
• Commissioners- Pohl, Welch, Coombs, Camp, Oliver: Alternates: Dutra, Thornewill, Patten; Recused: None.				
5. Brett Fodiman 10-7281	111 Surfside Rd	As-Built GH shingle	80/70	Emeritus LTD
• Commissioners- Pohl, Welch, Coombs, Camp, Oliver: Alternates: Dutra, Thornewill, Patten; Recused: None.				

6. Brett Fodiman 10-7280 111 Surfside Rd As-Built MH shingle 80/70 Emeritus LTD  
 • *Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Thornewill, Patten; Recused: None.*

**X. NEW BUSINESS 11/08/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Edward Gilberth 10-7346	51 Walsh St	New roofwalk & stairs	29/61	Linda Williams
2.	Steven Cohen Trustee 11-7383	46 Union St	Apron, curbing, stepstones	42.2.3/28	Ben Champoux
3.	Susan Hostetler 11-7408	42 Center St	Roof replacement	42.3.1/63.3	Susan Hostetler
4.	Jeff Marsh 11-7388	10 Lowell Place	Remove 82sf from garage	41/166	Val Oliver
5.	Jeff Marsh 11-7389	10 Lowell Place	Addition 90sf	41/166	Val Oliver
6.	21 Pleasant St LLC	21 Pleasant St	Lift house replace foundation	55.4.1/1	LINK

**XI. OLD BUSINESS 11/15/2022**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maxwell House LLC 02-5805	15 Cliff Rd	Addition/ Renovation	42.4.4/56	MCA+
	• <i>Commissioners- Pohl, Coombs, Oliver, Welch, Thornewill; Alternates: None; Recused: None.</i>				
2.	Petrillo & Ripley 09-7129	92 Washington St	Hardscape	42.4.1/2	Studio 2112
	• <i>Commissioners- Welch, Coombs, Camp, Oliver; Alternates: None; Recused: None.</i>				
3.	Berry Pleasant LLC 09-7153	15 Pleasant st	Main house alterations	42.3.3/123	Patrick Ahern
	• <i>Commissioners- Pohl, Coombs, Oliver, Thornewill, Patten; Alternates: Welch; Recused: None.</i>				
4.	Jason Mendelson 05-6328	7A Sherburne TP	New Dwelling	30/112	Studio PPark
	• <i>Commissioners- Pohl, Welch, Camp, Coombs, Dutra; Alternates: None. Recused: None.</i>				
5.	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>				
6.	NIR 08-6885	7-8 Old South Wharf	Fenestration changes	42.4.2/3.4	Permit Plus
	• <i>Commissioners- Welch, Coombs, Camp, Oliver, Patten; Alternates: Thornewill; Recused: None.</i>				
7.	Not So Easy LLC 06-5679	26 Easy St	New mixed-use structure	42.4.2/23	Emeritus LTD
	• <i>Commissioners- Welch, Coombs, Oliver, Thornewill; Alternates: None; Recused: None.</i>				
8.	Doherty Ack LLC 08-6934	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				
9.	Doherty Ack LLC 08-6937	2 Mariner Way	New dwelling	55.1.4/72.4	Linda Williams
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				
10.	Doherty Ack LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				
11.	Doherty Ack LLC 08-6941	4 Mariner Way	New garage/apt	55.1.4/72	Linda Williams
	• <i>Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				
12.	Doherty Ack LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
	• <i>Commissioners- Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				
13.	Doherty Ack LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.2	Linda Williams
	• <i>Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				
14.	Doherty Ack LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
	• <i>Commissioners-Pohl, Welch, Coombs, Camp, Oliver; Alternates: Dutra, Patten; Recused: None.</i>				

**XII. 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.	Charles Schwarzapfel	9 Maine Ave	New pool	60.31/425	NAG
2.	Sachem Corner LC	1 E. Hallowell	Move off/demo garage bunker	30/100	Linda Williams
3.	Charles Chasin	24 Pleasant St	Hardscape, patio, fence	42.3.2/49	Linda Williams
4.	Pact LLC	41 Orange St	Window replacement	42.3.2/224	Linda Williams
5.	K225 LLC	126 Main st	New parking area	42.3.3/98	Linda Williams
6.	Thomas McGrath	78 Cliff Rd	Demo/move off dwelling	30/71	Linda Williams
7.	44 Monomoy LLC	44 Monomoy Rd	Addition to main house	54/72	Workshop/APD
8.	44 Monomoy LLC	44 Monomoy Rd	Move off or demo shed	54/72	Workshop/APD
9.	44 Monomoy LLC	44 Monomoy Rd	Move on site garage	54/72	Workshop/APD
10.	44 Monomoy LLC	44 Monomoy Rd	New gust house	54/72	Workshop/APD
11.	44 Monomoy LLC	44 Monomoy Rd	New shed	54/72	Workshop/APD
12.	44 Monomoy LLC	44 Monomoy Rd	Hardscape	54/72	AHERN
13.	Trustee Sherburne TP Trust	19 Sherburne Tp Lot 8	New main dwelling	30/173	Workshop/APD
14.	Trustee Sherburne TP Trust	19 Sherburne Tp Lot 8	New garage/studio	30/173	Workshop/APD
15.	Trustee Sherburne TP Trust	19 Sherburne Tp Lot 8	New shed	30/173	Workshop/APD
16.	Lord family LLC	15 Coffin St.	Demo shed addition	73.4.1/34	EMDA
17.	12 Derrymore Realty Tru.	12 Derrymore Ln	New dwelling	41/241	EMDA
18.	12 Derrymore Realty Tru.	12 Derrymore Ln	Garage revisions	41/241	EMDA

19.	Hannah Gardner House LLC	6 Gull Island Ln	Fenestration rev	42.4.3/61	Sarah McLane
20.	Richard Snowden	10 Massachusetts Ave	Add doors & balcony	60.3.1/336	Thornewill Design
21.	Margaret Manganaro	7 Summer St	Roof replacement	42.3.3/114	Ned Paul
22.	Duncan Richardson	21 Golfview Dr	New Dwelling	66/174	SMRD
23.	Thomas Wroe	4 Westerwick Dr.	New dwelling	73/32	EMDA
24.	Slacktide	84 Cliff Rd	Roof replacement- wallaba	30/74.1	SCI
25.	Love of Fair LLC	19 Fair St	Color change	42.3.2/169	JMS Architect
26.	Sankaty LLC	49 Sankaty Rd	Add chimney rev.06-6479	49/66	Dustin Maury
27.	Sankaty LLC	49 Sankaty Rd	Hardscape	49/66	Dustin Maury
28.	Brian Hinners	51 Meadow view dr	New garage	56/113	Thornewill Design
29.	Brian Hinners	51 Meadow view dr	Addition & front door	56/112.1	Thornewill Design
30.	Brian Hinners	51 Meadow view dr	Spa & fire	56/112.1	Thornewill Design
31.	David Pfund	24 Union St.	Renovation	42.3.2/177	Thornewill Design
32.	41 Hulbert LLC	41 Hulbert Ave	Massing/ fenestration MH	29/18	Botticelli + Pohl
33.	John Bartlett	19 Bartlett Farm Rd	Solar roof array	65/16.1	ACK Smart
34.	Jerry Michaud	58 Walsh St	Solar roof array	29/97	ACK Smart
35.	Tamora Wing	52 West Chester St	New guest house	41/381	Emeritus LTD
36.	63 Hulbert LLC	63 Hulbert Ave	LK foundation, siding, windows	29/9	Emeritus LTD
37.	Waterfalls Enterprises LLC	7 Union St	LK siding & windows	42.3.1/146	Emeritus LTD
38.	Prickly Pear	17 Broadway	Storage bin revisions	73.1.3/112	Val Oliver

**XIII. 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>
1.	Fair City LLC <b>08-6886</b>	115 Old South Rd	New building	68/112	EMDA
			<i>• Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: None.</i>		
2.	Fair City LLC <b>08-6887</b>	115 Old South Rd	New building	68/112	EMDA
			<i>• Commissioners- Welch, Coombs, Camp, Oliver, Thornewill; Alternates: Dutra, Patten; Recused: None.</i>		
3.	39 Monomoy RD LLC <b>08-6851</b>	39 Monomoy Rd	Addition, reno, & move	54/79	Emeritus LTD
			<i>• Commissioners- Pohl, Welch, Coombs, Camp, Oliver. Alternates: Thornewill, Patten; Recused: None.</i>		

**XIV. 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.	Jennifer Pincince	4 Bloom St	Addition & fenestration	42.3.3/143	Thornewill Design
2.	Linda Johnson	22 Walsh st	Window replacement	29/36	Richard Prunier
3.	Catherine Hammell	27 E Lincoln	Window replacement	42.4.1/1	Richard Prunier
4.	ReMain LLC <b>12-7525</b>	54 Main st	Lighting	42.3.1/193	Anne Dougherty
5.	Judy Rushmore	27 Walsh St	Replace windows & doors	29/80	Liz Konetchy
6.	Elizabeth Grace <b>12-7595</b>	211 Polpis Rd.	Sun porch addition	26/31	Val Oliver
7.	Garret Rosberg	29 Long Pond rd	New garage	59.4/19	Val Oliver
8.	Barnes Jansen	5b Cliff rd	New garage	41/24.1	Val Oliver
9.	William Flynn	4 White Whale Ln	New dwelling	66/537	Topham Design
10.	White Elephant Resort	60 Easton St	Roof replacement	42.4.1/60	T & T roofing
11.	Robert Yordan	23 W Chester st	Roof replacement	42.4.3/5	T & T roofing
12.	Hopkins William	7 Hallowell Lane	New structure	30/93	Dreamline Modular
13.	Dawn Mayhew	13 Rhode Island Ave	Roof replacement	60.3.1/355	Moore
14.	John Hendricks	1 Jefferson Lane	Change door	55.4.1/74.1	Emeritus LTD
15.	Paul Brody	11 E Street	Solar roof array	60.2.1/4	ACK Smart
16.	BPN Realty Trust	8 Swain St	Window replacement	42.4.1/82.1	LINK
17.	Thomas Kaczmarek	25 Walsh St	Replace deck w/ dormer	29/35	LINK
18.	6 Daisy LLC	6 Daisy Way	New commercial structure	68/241	Emeritus LTD
19.	Westmoor Club	10 Westmoor ln	New dwelling	41/809	JGGA
20.	Westmoor Club	105 West chester lane	New garage	41/805	JGGA
21.	121 Orange LLC	121 Orange St	Demo barn	55/389	LINK
22.	121 Orange LLC	121 Orange St	Demo shed	55/389	LINK
23.	*Thomas Kilgarriff	24 Rudder Lane	Replace windows	66/331	LINK
24.	*Erik Junghans	26 Equator Dr	New shed	56/343	LINK
25.	*K. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA
26.	*Brett Fodiman	27 Cato Lane	Revision	55/18	CWA
27.	*John Brazilian Tr.	34 Easton st	Revision	42.1.4/18	CWA
28.	*Town of Nantucket	16 Broad St.	Alterations	42.4.2/30	SMRT Architects
29.	*Town of Nantucket	20 South Water St.	Alterations Bld 1	42.4.2/29	SMRT Architects
30.	*Town of Nantucket	20 South Water St.	Alterations Bld 2	42.4.2/29	SMRT Architects

31. *Richmond Great Pt 08-6789	5 Sandplain Dr.	New Dwelling	68/349	KOH
32. *Joanne Tobin 10-7283	33B Washington St	New shed	42.3.2/191	G. Harrington
33. *Kim Glowacki	17 Nancy Ann Lane	New Garage	68/139	Structures Unlimited
Approved Minutes -	December 13, 2022			
Review Minutes -	December 20, 2022			
Other Business -	<ul style="list-style-type: none"> <li>Next HDC Meeting- <b>January 10<sup>th</sup> at 4:00PM * HYBRID &amp; IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.</b></li> </ul>			
Future Action Items-	<ul style="list-style-type: none"> <li>Classification of street trees &amp; vegetating mapping</li> <li>Discussion of Wind Turbines</li> <li>Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</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>			

## Additional Future Action Items-

*(Not to be acted on current meeting.)*

<b>XV. OLD BUSINESS 12/13/22</b>				
<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	7 New St	Hardscape	55.4.1/37	AHERN
• <i>Commissioners- to be added later.</i>				
2. 41 Monomoy LLC	41 Monomoy Rd	Add roofwalk & fenestration	54/79.1	Emeritus LTD
• <i>Commissioners- to be added later.</i>				
3. Scott O'Connor	2 Hussey st	Enclosed 2 <sup>nd</sup> fl porch	42.3.1/119	Emeritus LTD
• <i>Commissioners- to be added later.</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>				
7. *Jean Moran 01-5621	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
• <i>Commissioners- to be added later</i>				
8. *Jean Moran 01-5199	4 Washington Ave	New Garage	60.2.4/65	Linda Williams
• <i>Commissioners- to be added later</i>				

<b>XVI. NEW BUSINESS 12/20/22</b>				
<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. Old Gray Barn	12 W York Ln	New dormer & roof replacement	55/9.12121	Kevin Sampson
6. *3 Wingspread Llc	3 Wingspread Lane	New garage	27/17.6	EMDA
7. *Russell	5 Boston Ave	New fence	54/?	Edward Coffin
8. Jen McCormick	22 N Mill St	Color chng rev 06-4021	55.4.4/80.1	Brook Meerbergen
9. Andrew Barrett	17 Pine Tree Rd	Addition	68/31	Topham Design
10. Cabko	18b Bartlet Rd	Move door & chng door	67/113.1	NAG
11. Martin Charnes	26 Kendrick St	New deck	71.3.2/401	NAG
12. NFI Realty Trust	169 Eel Point Rd	New garage/studio	33/5	MCA+

13. Peter Dupont	22 Burnt Swamp	Driveway/ retaining wall	56/231	KMLD
14. Howard M.	2 Back St	New gutters	55/359	Howard M.
15. Ocean Heath Llc	9 Falmouth Ave	Hardscape	82/423	JN Design
16. Holly Coburn	5 North Beach St	Move off/demo structure	42.4.1/92	Normand Design
17. Holly Coburn	5 North Beach St	New structure	42.4.1/92	Normand Design
18. Nantucket Land Bank	19 Wauwinet Rd	Hardscape & patio	20/35	Julie Jordin
19. James Reyes	15 Walsh St	Fence replacement	42.4.1/51	Liz Konetchy
20. William Grieder	10 F st	Rooftop solar	60.2.1/7.2	Cotuit Solar
21. Bruce hermansdorfer	11 Deer Run	Rooftop solar	57/20	Cotuit Solar
22. John Jordin	28 Lovers Lane	Solar roof array	68/145	ACKSmart
23. 2 Highland Ave LLC	2,4,6 Highland Ave	New dwelling	30/189	Emeritus LTD
24. 2 Highland Ave LLC	2,4,6 Highland Ave	New dwelling	30/189	Emeritus LTD
25. The Whole Spread LLC	332 Madaket rd	Addition	60/100	Emeritus LTD
26. Kevin Davidson	4 Step Lane	Addition	42.4.2/82	Emeritus LTD
27. Rockbyrne LLC	30 Pocomo Rd	Garage removal & infill	14/76	LINK
28. Rockbyrne LLC	30 Pocomo Rd	New Garage	14/76	LINK
29. J. Malitsky & A. Bryn	253 Madaket rd	New 2 <sup>nd</sup> dwelling	59.4/210	LINK
30. Heather Martin	19 Ridge lane	Fenestration chng	38/77	LINK
31. StarkPoint LLC	16 Easton st	MH Rev 09-6993	42.1.4/11	Botticeli + Pohl
32. *32 Hulbert Trust	32 Hulbert Ave	Rev 09-7037	29/72	Botticeli + Pohl
33. EWC LLC	4 Lincoln Ave	MH color chng Rev 02-2973	30/151	Botticeli + Pohl
34. Richard Holt	121 Madaket Rd	Rev 09-7158	40/60.1	Botticeli + Pohl
35. Lyubomir Lyubenov	7 Toombs Ct	Pool & hardscape	68/153.1	Atlantic Landscaping
36. Martin Wayne	67 Pocomo Rd	Pool & hardscape	15/11	Atlantic Landscaping
37. The Brant LLC	6 & 8 N Beach St	New pool	42.4.1/65.1	Linda Williams
38. The Brant LLC	4 Dolphin Ct	New building	42.4.1/65.2	Linda Williams
39. The Brant LLC	4 Dolphin Ct	Combine lots	42.4.1/65.2	Linda Williams
40. John Buttrick	26 Warens Landing	Mh fenestration chng	38/11.3	Linda Williams
41. John Buttrick	26 Warens Landing	Pool replacement & removal	38/11.3	Linda Williams
42. John Buttrick	26 Warens Landing	New 2 <sup>nd</sup> dwelling	38/11.3	Linda Williams
43. QV3 Nt	22 Vestal St	Move off cottage	41/39	Linda Williams
44. Nt Quaker Project LLC	14 Quaker Rd	Move cottage on	41/176	Linda Williams
45. Nt Quaker Project LLC	14 Quaker Rd	MH Window replacement	41/176	Linda Williams

#### **XVI. 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. Kathryn Cook <b>10-7257</b>	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
• <i>Commissioners- to be added later.</i>				
2. Kathryn Cook <b>10-7217</b>	85 Low Beach Rd	New dweling Garage	75/31.3	Michael Bard
• <i>Commissioners- to be added later.</i>				
3. Kathryn Cook	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
• <i>Commissioners- to be added later.</i>				
4. Eloise NT <b>10-7303</b>	1 Sandy Drive	Skirt, windows doors	29/73	Thornewill Design
• <i>Commissioners- to be added later.</i>				
5. 10 York LLC <b>10-7291</b>	10 York St	Doors, windows, rear mass chgn	55.4.1/142	Thornewill Design
• <i>Commissioners- to be added later.</i>				
6. 1010 Wins LLC <b>10-7136</b>	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
• <i>Commissioners- to be added later.</i>				
7. 1010 Wins LLC <b>10-7317</b>	10 Lincoln Ave	New garage	30/184	Emertus LTD
• <i>Commissioners- to be added later.</i>				
8. 1010 Wins LLC <b>10-7337</b>	10 Lincoln Ave	Hardscape; gate; pool & spa	30/184	Jardins Intl.
• <i>Commissioners- to be added later.</i>				
9. SAWB Corp. <b>11-7453</b>	24 Cliff Rd	Addition	42.4.4/49	SCI
• <i>Commissioners- to be added later.</i>				
10. Reade, Gullicksen Hanley & Gifford <b>04-6162</b>	42 Easton St	Hardscape gate & paving	42.4.1/21	Sconset Gardener Inc.
• <i>Commissioners- to be added later.</i>				
11. John Mergue <b>10-7341</b>	36 Easton St	New garage/apartment	42.1.4/19	EMDA
• <i>Commissioners- to be added later.</i>				

#### **XVI. 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.	John & Kelly Lee	1 Ridge Lane	Addition	38/91	Gryphon Architects
2.	Sailsbury Cottage LLC	13 Academy Lane	Reno dwelling, add dormers	42.4.3/112	Gryphon Architects
3.	Sailsbury Cottage LLC	13 Academy Lane	New shed	42.4.3/112	Gryphon Architects
4.	Mark Wilmot	35 Monmoy Rd	Fenestraion change	54/74	Gryphon Architetcs
5.	Nelson	30 King St	Demo/ move off	73.4.2/113	Gryphon Architects
6.	Nelson	30 King St	New studio	73.4.2/113	Gryphon Architects
7.	Carlin Gifford	4 Head Of Plains	New dwelling	63/7	Gryphon Architects
8.	Carlin Gifford	4 Head Of Plains	New garage	63/7	Gryphon Architects
9.	NT Land Bank	19 Wauwinet Rd	Farmhouse addition	20/35	Normand Residential
10.	NT Land bank	19 Wauwinet Rd	Stream bridge	20/35	Normand Residential
11.	Susan Genther	128 Surfside Rd	New dwelling rev 10-7333	80/229.1	Val Oliver
12.	Cheryl Gilbert	16 D St	Rev 10-4881	60.2.1/2	EMDA
13.	Old North Wharf	28 Old North Wharf	Roof replacement- arch	42.3.1/259	Carey Company
14.	Nicholas Vita	9 Woodbury Lane	Pool & hardscape	41/551	Atlantic Landscaping
15.	C. McDermott	365 South Shore Rd	New shed	80/118	SCI
16.	Liza Ottani	4 Jonathan Way	Addition	75/47	SCI
17.	Liza Ottani	4 Jonathan Way	Pool & hardscape	75/47	SCI
18.	Gelnbeigh LLC	3 Nonantum	Move shed onsite	87/49	Thornewill Design
19.	Gelnbeigh LLC	3 Nonantum	New garage/studio	87/49	Thornewill Design
20.	Gelnbeigh LLC	3 Nonantum	Pool & patio	87/49	Thornewill Design
21.	Richard Farrell Trust	12 Gay St	New porch	42.3.4/13	Normand Residential
22.	NT Land Bank	32 Western Ave	Hardscaping	87/81	Eleanor Antoniette
23.	NT Land Bank	67 Easton St	Public Park	42.4.1/115.1	Eleanor Antoniette
24.	NT Land Bank	65 Easton St	Public Park	42.4.1/115	Eleanor Antoniette
25.	Melissa Neier	11 Prospect St	Roof replacement	55.4.4/42	Twig Perkins
26.	Tuttle Sanford	134 Old South Rd	Antenna	69/38	Adam Wolfrey
27.	11 Osprey LLC	11 Osprey Way	Door change	82/3	EMDA
28.	Romano	55 Easton St	Window alterations	42.4.1/86	Shelter 7
29.	37 Pocomo Realty	37 Pocomo Rd	Garage add solar	14/38	Workshop/APD
30.	37 Pocomo Realty	37 Pocomo Rd	MH Cedar trim chng	14/38	Workshop/APD
31.	Robert McCrewsky	1a Yawkey Way	New shed-asbuilt	69/19.1	Nate Barber
32.	Burton & Martello	55 Meadow View Dr.	New 2 <sup>nd</sup> dwelling	56/170	MCA+
33.	Burton & Martello	55 Meadow View Dr.	Pool	56/170	MCA+
34.	Bob Harrington	7 Sherburne Tpke	Reduce dormers	30/112	MCA+
35.	Chris O'Connell	3 Upper Tawpawshaw	New dwelling	53/41	EMDA
36.	Keegan Hodges	32 Union St	New garage	42.3.2/85	Thornewill Designs
37.	Malcolm George	76 Baxter Rd	New shed	49/42	Nate Barber
38.	2538970 Ontario Inc	5 Coffin St	Pool & hardscape	73.1.4/21	Jardins Intl.
39.	23 Morey Nm Trust	23 Morey Lane	Pool & hardscape	73.3.2/2	Jardins Intl.
40.	41 WMR Trust	41 W Miacomet	Pool & hardscape	86/31.1	Jardins Intl.
41.	Michael Stone ETAL	6 Marcus Way	Pavilion	91/9.1	Jardins Intl.
42.	Michael Stone ETAL	6 Marcus Way	Spa & fencing	91/9.1	Jardins Intl.
43.	Dex Dog LLC	6b Arrowhead Dr	Fenestration changes	69/58.1	Emeritus LTD
44.	Lloyd Realty LLC	7 Heather Lane	Move onsite GH rev	30/24.2	S. Metz
45.	3 Step Lane LLC	3 Step Lane	New Commercial building	42.4.2/44	EMDA
46.	Richard Dlezk	56 Madequesham	New pool	8/65	KMLD
47.	Tigerlily Nom Trust	7 Barnabas Ln	Pool & hardscape	30/132	Ahern
48.	Jennifer Broadbent	2b White Whale Ln	New shed	66/538	Jennifer Broadbent
49.	41 WMR Trust	41 W Miacomet	Replace foundation	86/31.1	Emeritus LTD
50.	Braluer family Trust	9 East Fire Spring	Pool & patio	20/66	Atlantic Landscaping
51.	Stark Point LLC	16 Easton St	Rev 22-04-6120	42.1.4/11	Botticelli + Pohl
52.	30 Pearl LLC	30 India St	Revs 2-07-6593	42.3.4/137	Botticelli + Pohl
53.	Kerlin & Jason Hempel	17 Orange St	Windows chng	42.3.2/12	Stephen & Company



## 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 1<sup>st</sup> 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.*