



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver,  
**Associate Commissioners:** Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Thursday, February 24, 2022**

*This meeting was held via remote participation using ZOOM and YouTube.*

Called to order at 1:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Adrian Rodriguez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Camp, McLaughlin, Coombs, Thornewill

Absent Members: Oliver, Welch, Dutra

Late Arrivals: Thornewill, 1:07 pm

Early Departures: McLaughlin, stopped responding at 2:15 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**

Roll-call vote Carried 4-0//McLaughlin, Camp, Coombs, and Ray-aye

## I. PUBLIC COMMENT

None

## II. NANTUCKET COASTAL RESILIENCE WORKSHOP – HDC REPRESENTATIVE

- Nantucket Coastal Resilience Workshop – In Person Workshop: March 7 & 8<sup>th</sup> 8am to 3:30pm

Voting Pohl, Camp, McLaughlin, Coombs

Alternates None

Discussion **Pohl** – Has in place, Ms. Camp-Monday and Tuesday afternoons and Mr. Pohl-Tuesday morning.  
**Camp** – She can get there early so she can be brought up to date on the morning activities.  
**Backus** – She has reached to have Ms. Martinez participate Monday Morning as staff.

## III. NEW BUSINESS 02/01/2022

| Property owner name        | Street Address  | Scope of work       | Map/Parcel    | Agent          |
|----------------------------|---|---------------------|---------------|----------------|
| 1. All Vines, LLC 01-5537  | 9 Prospect Street   | Roof Shingle Change | 55.4.4/41     | T & T Roofing  |
| Voting                     | Pohl, Camp, McLaughlin, Coombs, Thornewill                                    |                     |               |                |
| Alternates                 | None  |                     |               |                |
| Recused                    | None  |                     |               |                |
| Documentation              | None  |                     |               |                |
| Representing               | None  |                     |               |                |
| Public                     | None  |                     |               |                |
| Concerns (1:09)            | <b>Martinez</b> – No representative; she’s reached out to them several times. |                     |               |                |
| Motion                     | <b>Motion to Hold for representation. (Coombs)</b>                            |                     |               |                |
| Roll-call Vote             | Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye               |                     | Certificate # |                |
| 2. William Schultz 01-5551 | 23 Friendship Lane  | Garage Move on Site | 56/347        | David Pekarcik |
| Voting                     | Pohl, Camp, McLaughlin, Coombs, Thornewill                                    |                     |               |                |
| Alternates                 | None  |                     |               |                |
| Recused                    | None  |                     |               |                |
| Documentation              | None  |                     |               |                |
| Representing               | None  |                     |               |                |
| Public                     | None  |                     |               |                |
| Concerns (1:10)            | <b>Martinez</b> – They aren’t here  |                     |               |                |
| Motion                     | <b>Motion to Hold for representation. (Coombs)</b>                            |                     |               |                |
| Roll-call Vote             | Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye               |                     | Certificate # |                |

|                 |   |                            |                              |                        |                      |
|-----------------|---|----------------------------|------------------------------|------------------------|----------------------|
| 3.              | Hulbert Ack, LLC 01-5565  | 2 Hulbert Avenue           | Hardscape                    | 42.1.4/21              | Atlantic Landscaping |
| Voting          | Pohl, Camp, McLaughlin, Coombs, Thornewill  |                            |                              |                        |                      |
| Alternates      | None  |                            |                              |                        |                      |
| Recused         | None  |                            |                              |                        |                      |
| Documentation   | Landscape design plans, site plan, photos, historical documents, and advisory comments.   |                            |                              |                        |                      |
| Representing    | Lindsay Congleton, Atlantic Landscaping   |                            |                              |                        |                      |
| Public          | None  |                            |                              |                        |                      |
| Concerns (1:11) | <p><b>Congleton</b> – Provided the photos as requested; 4” &amp; 6” granite curbing.</p> <p><b>Backus</b> – Read HSAB comments 1/31: Granite curbing is not appropriate for Hulbert Avenue; this area should have a less formal natural transition from paving to grass. The only property with curbing is across the street and we don’t want any more or set a precedent on Hulbert Avenue. Asked if the neighbor’s curbing approved by the HDC.</p> <p>The curbing at 4 Hulbert was approved last year; antique granite would look better.</p> <p><b>Camp</b> – The sharp edges bother her, and the curb should be kept low at 4”.</p> <p><b>Coombs</b> – HSAB asked us not to approve this on Hulbert; she thinks we should honor that.</p> <p>No others have concerns.</p>   |                            |                              |                        |                      |
| Motion          | <b>Motion to Approve through staff with curbing to be no more than 4” tall and to have an antique edge. (Camp)</b>  |                            |                              |                        |                      |
| Roll-call Vote  | Carried 4-1//Thornewill, McLaughlin, Camp, and Pohl-aye; Coombs-nay   |                            | Certificate #                | <b>HDC202201-5565</b>  |                      |
| 4.              | Nantucket 62 Walsh, LLC 01-5588   | 62 Walsh Street            | Rev. 08-4379: fenst, pent rf | 29/85 + 85.2           | Botticelli + Pohl    |
| Voting          | Camp (acting chair), McLaughlin, Coombs, Thornewill   |                            |                              |                        |                      |
| Alternates      | None  |                            |                              |                        |                      |
| Recused         | Pohl  |                            |                              |                        |                      |
| Documentation   | Architectural elevation plans, site plan, and photos.   |                            |                              |                        |                      |
| Representing    | Lisa Botticelli, Botticelli & Pohl  |                            |                              |                        |                      |
| Public          | None  |                            |                              |                        |                      |
| Concerns (1:17) | <p><b>Botticelli</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB Comments 1/31: It would be nice to see small 6-light sashes on the east facing shed. Having an empty wall on the garage is not unusual.</p> <p><b>Thornewill</b> – South elevation, pointed out there’re crossbucks. She has no concerns.</p> <p><b>McLaughlin</b> – No concerns.</p> <p><b>Camp</b> – She would prefer windows over garage be separated more.</p>   |                            |                              |                        |                      |
| Motion          | <b>Motion to Approve. (Coombs)</b>  |                            |                              |                        |                      |
| Roll-call Vote  | Carried 4-0//Thornewill, McLaughlin, Camp, and Coombs-aye   |                            | Certificate #                | <b>HDC2022-01-5588</b> |                      |
| 5.              | Taco 1, LLC 01-5569   | 22 Bartlett Road (24 Bart) | New Dwelling                 | 65/86                  | BPC                  |
| Voting          | Pohl, Camp, McLaughlin, Coombs, Thornewill  |                            |                              |                        |                      |
| Alternates      | None  |                            |                              |                        |                      |
| Recused         | None  |                            |                              |                        |                      |
| Documentation   | Architectural elevation plans, site plan, and photos.   |                            |                              |                        |                      |
| Representing    | Joe Paul, PBC   |                            |                              |                        |                      |
| Public          | None  |                            |                              |                        |                      |
| Concerns (1:23) | <p><b>Paul</b> – Presented project; rear won’t be visible; trim light grey (platinum).</p> <p><b>Coombs</b> – It’s nice looking but too big; it’s 1½ story at 28’ tall and goes from lot line to lot line. It should be reduced. That area doesn’t have tall buildings.</p> <p><b>Camp</b> – It looks very generic; bringing it down to be more of a 1½-story cottage would give it more charm. This is a high-profile area.</p> <p><b>Thornewill</b> – Agrees with Ms. Camp. This rural, farm area doesn’t have a lot of houses and this will be two houses of similar size against each other on the street. West elevation, main mass looks fine, but the right should drop more and be simpler by eliminating the dormer and unganging the windows.</p> <p><b>McLaughlin</b> – It looks fine and will fit in.</p> <p><b>Pohl</b> – He agrees with the idea of a rural context; he’d like to see more farmhouse details on this and a reduction in height.</p> |                            |                              |                        |                      |
| Motion          | <b>Motion to Hold for revisions. (McLaughlin)</b>   |                            |                              |                        |                      |
| Roll-call Vote  | Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye   |                            | Certificate #                |                        |                      |

6. Ocean Dojo, LLC **01-5567** 20 Bartlett Road (22 Bart) New Dwelling 65/76 BPC

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Joe Paul, BPC  
 Public None

Concerns (1:38) **Paul** – Presented project; again, the rear won't be visible; height is 27.5'.  
**Thornewill** – The front dormers are atypical and don't work; suggested two small gable dormers and break up the ganged windows.  
**Coombs** – The front dormers are too big with too much cheek-wall space. Windows on the south and north are too small, especially on the north 2<sup>nd</sup> floor, which also needs more consistency in size.  
**Camp** – Agrees about the front dormers; suggested wrapping the porch with a hipped roof. A chimney might mitigate the generic look.  
**McLaughlin** – The front door style should be more typical. No other concerns.  
**Pohl** – We're looking for more of a farmhouse look: farmer's porch with hipped roof and perhaps railings. This reminds him of a house on Pleasant Street just past Silver Street and has one dormer; a single dormer or two would be better. The back of the house would be visible from the 10<sup>th</sup> hole. Agrees about the window sizes.

Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye Certificate #

**7. Mike & Jackie Raso 01-5612 82 Centre Street Alteration – hardscaping 42.4.3/62 Mike & Jackie Raso**

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates None  
 Recused None  
 Documentation Landscape design plans, site plan, photos, historical documents, and advisory comments.  
 Representing Mike Raso, owner  
 Public None

Concerns (1:46) **Raso** – Presented project; this won't be a mini-split system; believes the hedge will screen the patio from Gull Island.  
**Backus** – Read HSAB comments 1/31: The existing informal stepping stones are more appropriate than new bluestones if visible; a bluestone patio is not appropriate; brick or a more natural color stone is preferred. The air-conditioner condenser (A/C) should be on the back of the house next to the bulkhead and fenced in; it must be 10' from propane tanks and sources of ignition.  
 This is a circa 1860s Greek revival. Might not be able to put A/C where it's proposed. Concur bluestone is too formal; it should be irregular shaped and more natural. Questions the visibility of the rear from Gull Island Way.  
**McLaughlin** – Asked about the visibility of the patio from Gull Island Way. This is approvable.  
**Thornewill** – The front walkway should use organically shaped stone to fit the age of the house. Believes the patio won't be very visible. Okay with the A/C as proposed with screening.  
**Camp** – She's okay with the A/C. Suggested reusing the existing stones on the front walkway. Doesn't think the rear patio will be visible; suggested a gate-privet off the drive to help screen from Gull Island.  
**Coombs** – Agrees the old stone should be reused on the front. He should check in on the proximity of the A/C to the propane tank; she can't approve that without that information. Would like more plantings to screen the patio.  
**Pohl** – The way concealing the condensers is acceptable; assuming it's okay the location is fine. The rear patio's visibility will be minimal. For the walkway, it'd be better with larger irregularly cut bluestone or Goshen stone.

Motion **Motion to Approve through staff with irregular bluestone or Goshen stone on the walkway and with more privet off Gull Island with a gate to match the existing fence. (Camp)**  
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye Certificate # **HDC2022-01-5612**

**IV. 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 Street        | Dormer addition      | 42.4.1/82.2       | George Wing  |

Voting Pohl, Coombs, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing George Wing  
 Public None

Concerns (2:04) **Wing** – Asked to move forward with the 3-person board. Reviewed changes made per previous concerns.  
**Backus** – HSAB didn't look at rev. circa 1984 infill. Proposed drawings are better, but no dimensions indicated. Precedent photos helpful. Questions how fare the dormer ridge is off the fascia board; that should be clear.  
 No concerns.

Motion **Motion to Approve through staff with the dimensions and roof pitch added to the drawings. (Thornewill)**  
 Roll-call Vote Carried 3-0//Coombs, Thornewill, and Pohl-aye Certificate # **HDC2021-10-5042**

|                                    |  |                |               |                      |
|------------------------------------|--|----------------|---------------|----------------------|
| 2. Bluefin, LLC <b>11-5194</b>     | 27 Ellen's Way Lot 20  | New Dwelling   | 81/180        | Brook Meerbergen     |
| Voting                             | Pohl, Camp, McLaughlin, Coombs, Thornewill   |                |               |                      |
| Alternates                         | None   |                |               |                      |
| Recused                            | None   |                |               |                      |
| Documentation                      | Architectural elevation plans, site plan, and photos.  |                |               |                      |
| Representing                       | Brook Meerbergen   |                |               |                      |
| Public                             | None   |                |               |                      |
| Concerns (2:10)                    | <b>Meerbergen</b> – Reviewed changes made per previous concerns; feels this is in scale with existing structures.<br><b>Pohl</b> – West elevation, the left cross gable on the left overwhelms the main mass; it should be a shed dormer.<br><b>Thornewill</b> – Agrees; it should have a single dormer with the eave dropped. The whole 2 <sup>nd</sup> -floor plane should drop. The 9-light door doesn't go with 2-over-2 windows; should be a 4- or 6-light cottage door.<br><b>Camp</b> – Agrees with what's been said.<br><b>Coombs</b> – Also agrees. |                |               |                      |
| Motion                             | <b>Motion to Hold for revisions. (Coombs)</b>  |                |               |                      |
| Roll-call Vote                     | Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye;   |                | Certificate # |                      |
|                                    | McLaughlin stopped responding  |                |               |                      |
| 3. Elizabeth Powell <b>12-5445</b> | 71 Cliff Road  | Hardscape      | 30/160        | Atlantic Landscaping |
| Voting                             | Camp (acting chair), Coombs  |                |               |                      |
| Alternates                         | None   |                |               |                      |
| Recused                            | Thornewill   |                |               |                      |
| Documentation                      | Landscape design plans, site plan, and photos.   |                |               |                      |
| Representing                       | Lindsay Congleton, Atlantic Landscaping,   |                |               |                      |
| Public                             | None   |                |               |                      |
| Concerns (2:19)                    | <b>Congleton</b> – Asked to go to Tuesday March 1 due to lack of quorum  |                |               |                      |
| Motion                             | <b>No action due to lack of quorum</b>   |                |               |                      |
| Roll-call Vote                     | N/A  |                | Certificate # |                      |
| 4. Elizabeth Powell <b>12-5440</b> | 71 Cliff Road  | Cabana         | 30/160        | Thornewill Designs   |
| Voting                             | Camp (acting chair), Coombs  |                |               |                      |
| Alternates                         | None   |                |               |                      |
| Recused                            | Thornewill   |                |               |                      |
| Documentation                      | Architectural elevation plans, site plan, and photos.  |                |               |                      |
| Representing                       | Luke Thornewill, Thornewill Design   |                |               |                      |
| Public                             | None   |                |               |                      |
| Concerns (time)                    | <b>Thornewill</b> – Asked to go to tes due to possible lack of quorum  |                |               |                      |
| Motion                             | <b>No action due to lack of quorum</b>   |                |               |                      |
| Roll-call Vote                     | N/A  |                | Certificate # |                      |
| 5. Matt O'Connor <b>12-5370</b>    | 16 Tashama Lane  | Retaining wall | 55/481        | KM Designs           |
| Voting                             | Pohl, Camp, Coombs, Thornewill   |                |               |                      |
| Alternates                         | None   |                |               |                      |
| Recused                            | Oliver, Dutra  |                |               |                      |
| Documentation                      | Landscape design plans, site plan, and photos.   |                |               |                      |
| Representing                       | Katie Mitchell, KM Designs   |                |               |                      |
| Public                             | None   |                |               |                      |
| Concerns (time)                    | <b>Backus</b> – Linda Williams asked this be held for a full board.  |                |               |                      |
| Motion                             | <b>No action due to lack of quorum</b>   |                |               |                      |
| Roll-call Vote                     | N/A  |                | Certificate # |                      |

6. 1 Caroline Way, LLC **12-5439** 1 Caroline Way Rev: main and guest houses 85/58 & 59 Vicente Burin Arch.  
 Voting Pohl, Camp, Coombs, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Paulo Vincente, Vincente Burin Architects  
 Public None  
 Concerns (2:21) **Vicente** – Reviewed changes made per previous concerns.

**Camp** – Northeast elevation, would like the porches changed to broke backs; thinks it'd be a simple profile. West elevation, the 3-pane dormer windows should be 6-lights. Dormers shouldn't have rafter tails; tuck windows up to the eaves.

**Thornewill** – West elevation, the dormer with French door and 2 windows is too busy; preferred the previous proposal.

**Coombs** – North elevation, the 4-lights in the dormer are too square; should be more vertical. It's very busy with a lot of mulled windows; should have a simpler, more classic façade.

**Pohl** – Northeast elevation, likes the idea of broke-back roof. West elevation, the center dormer is maxed out; suggested sidelights or smaller windows flanking the French door; the 3-pane dormer windows should be 6-lights. He likes the rafter tails in the dormers and believes the north elevation dormer will be fine.

Motion **Motion to Approve through staff with the north-elevation triple-ganged windows above the French doors to be more vertical; west elevation dormer windows either side of main dormer to be 3-over-3 and smaller windows flanking the French door; northeast elevation, raise the porch pitch on the right to create broke back. (Camp)**

Roll-call Vote Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye Certificate # **HDC2021-12-5439**

Rest held for Tuesday.

|     |                                      |                     |                         |            |                      |
|-----|--------------------------------------|---------------------|-------------------------|------------|----------------------|
| 7.  | 1 Caroline Way, LLC <b>12-5414</b>   | 1 Caroline Way      | Pool & hardscape        | 85/58 & 59 | Ahern                |
| 8.  | 22 Easton St, LLC <b>06-4026</b>     | 22 Easton Street    | Pool & hardscape        | 42.1/12    | Ahern                |
| 9.  | Island Living, LLC <b>11-5151</b>    | 4a Wamasquid Place  | Pool & hardscape        | 56/113.9   | Ahern                |
| 10. | 33 North Mill St, LLC <b>11-5051</b> | 7 North Mill Street | Garage & studio         | 55.4.4/77  | Sophie Metz          |
| 11. | 33 North Mill St, LLC <b>11-5126</b> | 7 North Mill Street | Hardscape               | 55.4.4/77  | Atlantic Landscaping |
| 12. | 23 Broad St, LLC <b>10-4843</b>      | 23 Broad Street     | Fenestration & addition | 42.4.2/77  | Emeritus             |
| 13. | Family Ties ACK, LLC <b>11-5159</b>  | 11 Alliance Lane    | New dwelling            | 39/24.1    | Studio Ppark         |

**V. 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.  | Brandon Bean <b>01-5616</b>           | 2 Candle House Lane     | New Dwelling                 | 55.4.1/1          | TJ Waterson           |
| 2.  | Peter Barrett <b>01-5605</b>          | 40 Maryann Drive        | Move garage door             | 68/965            | Topham Designs        |
| 3.  | Ocean Heath, LLC <b>01-5624</b>       | 9 Falmouth Avenue       | Fenestration and Decks       | 82/423            | JN Designs            |
| 4.  | Ocean Heath, LLC <b>01-5623</b>       | 9 Falmouth Avenue       | Shed                         | 82/423            | JN Designs            |
| 5.  | 9 Beach Grass, LLC <b>01-5575</b>     | 9 Beach Grass Road      | New Duplex                   | 68/859            | Linda Williams        |
| 6.  | Pebbe Nicholson <b>01-5606</b>        | 24 Brewster Road        | New Barn/Apt                 | 54/169.3          | Val Oliver            |
| 7.  | 50 Brewster Rd, LLC <b>01-5622</b>    | 50 Brewster Road        | Reduce Building revision     | 43/96             | EMDA                  |
| 8.  | Wallace Ack, LLC <b>01-5607</b>       | 45 Hulbert Avenue       | Boardwalk/ Gate              | 29/16             | Jardins Intl.         |
| 9.  | Andrew & Brooke Roger <b>01-5609</b>  | 7E Lincoln Avenue       | Driveway/ Hardscape          | 42.4.1/18         | Jardins Intl.         |
| 10. | One Bloom, LLC <b>01-5608</b>         | 1 Bloom Street          | Hardscape: drive, fence, etc | 42.3.3/140        | Jardins Intl.         |
| 11. | 11 Beach Grass, LLC                   | 11 Beach Grass Road     | Revision: trim change        | 68/855            | Linda Williams        |
| 12. | Jean Moran <b>01-5621</b>             | 4 Washington Avenue     | New Pool                     | 60.2.4/65         | Jon Paul Couture      |
| 13. | Jean Moran <b>01-5620</b>             | 4 Washington Avenue     | Window Well                  | 60.2.4/65         | Jon Paul Couture      |
| 14. | Jean Moran <b>01-5199</b>             | 4 Washington Avenue     | New Garage                   | 60.2.4/65         | Jon Paul Couture      |
| 15. | Rob & Daryl Westbrook <b>02-5631</b>  | 16 Baxter Road          | Rooftop Solar                | 49.2.3/16         | Cotuit Solar          |
| 16. | 10 Hydrangea Ln#3, LLC <b>02-5632</b> | 10 Hydrangea Lane       | Rooftop Solar                | 73/89             | Cotuit Solar          |
| 17. | Caesara Wendin Fam Tr <b>02-5639</b>  | 1 West Chester Street   | Roof Replacement             | 42.4.3/15.2       | T & T Roofing         |
| 18. | Scott Dehm & Amy Hauk <b>02-5644</b>  | 8 Ash Street            | Addition; Gate               | 42.4.2/94         | Sandcastle Const. Inc |
| 19. | Scott Dehm & Amy Hauk <b>02-5643</b>  | 8 Ash Street            | Demo Shed                    | 42.4.2/94         | Sandcastle Const. Inc |
| 20. | Klinck Ruth Hill <b>02-5648</b>       | 301 Madaket Road        | Demo shed                    | 60.2.1/55         | NAG                   |
| 21. | Klinck Ruth Hill <b>02-5647</b>       | 301 Madaket Road        | New shed                     | 60.2.1/55         | NAG                   |
| 22. | Susan Bartkowiak                      | 57 Somerset Road        | Demo Cottage                 | 66/91             | Susan Bartkowiak      |
| 23. | Lloyd Realty, LLC <b>02-5622</b>      | 7 Heather Lane          | New Guest House              | 30/24.2           | S. Metz               |
| 24. | N. Liberty, LLC <b>02-5651</b>        | 74 North Liberty Street | Shed                         | 41/236            | Val Oliver            |
| 25. | Gail Johnson <b>02-5656</b>           | 21 South Water Street   | New Front Door               | 42.4.2/102        | Lucas Velle           |
| 26. | Ack Weatherly Pl <b>02-5662</b>       | 3 Weatherly Place       | Move Shed on Lot             | 67/950            | Plamen Dimitov        |
| 27. | Ack Weatherly Pl <b>02-5661</b>       | 3 Weatherly Place       | New Second Dwelling          | 67/950            | Plamen Dimitov        |
| 28. | John Holt <b>02-5673</b>              | 14 Clifton Street       | Lower Building Height        | 73.4.1/39.1       | Emeritus              |
| 29. | Lindsay Torpey <b>02-5674</b>         | 7 Green Lane            | Rebuild/revise deck          | 42.3.3/86         | Emeritus              |
| 30. | L.B.C Sconset, LLC                    | 9 Hawks Circle          | New shed                     | 74/37.1           | J. Graham Goldsmith   |
| 31. | L.B.C Sconset, LLC                    | 9 Hawks Circle          | New garage                   | 74/37.1           | J. Graham Goldsmith   |
| 32. | Kerry Propper <b>02-5669</b>          | 9 Hawks Circle          | Solar Ground Array           | 74/37.1           | Ack Smart             |
| 33. | Lloyd Realty LLC <b>02-5677</b>       | 7 Heather Lane          | Pool & Hardscape             | 30/24.2           | Atlantic Landscaping  |

|     |   |                     |              |           |                   |
|-----|---|---------------------|--------------|-----------|-------------------|
| 34. | 7 King St Nom Trust <b>02-5683</b>      | 7 King Street 'Sias | MH Revisions | 73.1.3/41 | Botticelli + Pohl |
| 35. | 7 King St Nom Trust <b>02-5685</b>      | 7 King Street 'Sias | New Shed     | 73.1.3/41 | Botticelli + Pohl |
| 36. | Still Dock Nantucket LLC <b>02-5682</b> | 14 Oakland Street   | Addition     | 59.4/255  | Botticelli + Pohl |
| 37. | Still Dock Nantucket LLC <b>02-5681</b> | 40 Tennessee Avenue | Addition     | 59.4/84   | Botticelli + Pohl |

**VI. 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 Avenue      | New Dwelling               | 29/72             | Botticelli + Pohl |
| 2.  | 6 Lincoln St, LLC <b>12-5462</b>       | 6 Lincoln Street       | Alterations & Color change | 73.4.2/86         | Val Oliver        |
| 3.  | Jessica Millard <b>06-4017</b>         | 5 Cudweed Road         | Window changes             | 31/145            | Val Oliver        |
| 4.  | Okay Okay House LLC <b>10-4821</b>     | 10 Union Street        | Parking & patio            | 42.3.1/43         | BPC               |
| 5.  | Eleven Lincoln Ave. <b>12-5451</b>     | 32 Jefferson Avenue    | Main house addition        | 30/132            | Botticelli + Pohl |
| 6.  | 8 Walsh St, LLC <b>12-5475</b>         | 8 Walsh Street         | Studio                     | 42.4.1/83         | Brook Meerbergen  |
| 7.  | Taccat, LLC <b>12-5423</b>             | 14 Union Street        | Addition                   | 42.3.2/17         | Brook Meerbergen  |
| 8.  | 7 North Mill St <b>12-5457</b>         | Lot 27B- Birdsong Lane | Shed                       | 55.4.4/80.3       | Brook Meerbergen  |
| 9.  | 7 North Mill St <b>12-5465</b>         | Lot 27A- Birdsong Lane | Garage                     | 55.4.4/80.3       | Brook Meerbergen  |
| 10. | 7 North Mill St <b>12-5466</b>         | Lot 27A- Birdsong Lane | Shed                       | 55.4.4/80.3       | Brook Meerbergen  |
| 11. | Carmine/Sheila Giardini <b>01-5507</b> | 7a Clifford Street     | New dwelling               | 79/19             | McMullen & Assoc. |
| 12. | Carmine/Sheila Giardini <b>01-5508</b> | 7a Clifford Street     | Pool & hardscape           | 79/19             | McMullen & Assoc. |
| 13. | Carmine/Sheila Giardini <b>01-5509</b> | 7a Clifford Street     | Gazebo                     | 79/19             | McMullen & Assoc. |
| 14. | Arline Bartlett <b>12-5454</b>         | 21 Pleasant Street     | Fenestration & sm addition | 55.4.1/1          | LINK              |
| 15. | James Davison <b>09-4803</b>           | 8B North Water Street  | Fenestration changes       | 42.4.2/92.1       | LINK              |
| 16. | Hoehn- Saric <b>10-4865</b>            | 34 Easton Street       | New Structure              | 42.1.4/18         | CWA               |
| 17. | Tack3 LLC <b>10-4863</b>               | 26 Washington Street   | New structure              | 42.3.2/23         | CWA               |
| 18. | Brett Fodiman <b>10-4969</b>           | 27 Cato Lane           | Main house dwelling        | 55/118            | CWA               |
| 19. | Brett Fodiman <b>10-4968</b>           | 27 Cato Lane           | Guest house dwelling       | 55/118            | CWA               |
| 20. | Brett Fodiman <b>10-4970</b>           | 27 Cato Lane           | Garage                     | 55/118            | CWA               |
| 21. | Trogoh Nominee Trust <b>05-3640</b>    | 26 Easy Street         | Mixed Used building        | 42.4.2/23         | Emeritus          |
| 22. | Anthony Noto <b>11-5270</b>            | 10 Lincoln Avenue      | Addition & renovation      | 30/184            | Emeritus          |

**VII. OTHER BUSINESS**

|                     |   |
|---------------------|---|
| Approved Minutes    | None  |
| Review Minutes      | February 15 & 17, 2022  |
| Other Business      | <ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, March 1 @ 5:00 pm 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 demolitions</li> <li>• Discussion of options for house moves</li> <li>• Discussion of HDC Task Group for MOU</li> </ul> |
| Commission Comments | None  |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:39 pm. (Coombs)**  
 Roll-call vote Carried 4-0//Thornewill, Camp, Coombs, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board
Sconset Advisory Board
Madaket Advisory Board