



# 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, March 3, 2022

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

Called to order at 1:00 pm. and announcements by Ms. Camp

Staff in attendance: Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
 Attending Members: Camp, McLaughlin, Coombs, Oliver  
 Absent Members: Pohl, Dutra, Welch, Thornewill  
 Late Arrivals: None  
 Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**  
 Roll-call vote Carried 4-0//Oliver, McLaughlin, Coombs, and Camp-aye

## I. PUBLIC COMMENT

None

## II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	10 Larrabee LLC <b>02-5778</b>	10 Larrabee Lane	Hardscape, Fence and Patio	55/102.4	Linda Williams
2.	Elizabeth Cocket <b>03-5821</b>	51 Miacomet Avenue	Deck Steps	67/196	Linda Williams
3.	Joseph Donelan <b>02-5687</b>	37 West Miacomet Road	Move Existing Shed	81/147	Ahern
4.	4 Shawkemo Rd RT <b>02-5693</b>	4 Shawkemo Road	Rev. 06-1054: shed	43/91.1	Botticelli + Pohl
5.	Meghan Browers <b>02-5694</b>	45 Miacomet Avenue	Addition	67/203	Normand Residential
6.	Randy Sharp <b>02-5699</b>	49 Meadowview Drive	Rev. 11-5080	56/390	Thornewill Designs
7.	Jennifer Porter <b>02-5710</b>	60 Squam Road	Renovation and Addition	13/34	M.Cutone Architects
8.	Erik Wendelken <b>02-5711</b>	9B Alexandria Drive	Replace Window	67/415	Erik Wendelken
9.	16 Nanahumacke Trust <b>02-5754</b>	16 Nanahumacke Lane	Rev. 07-4282: Hardscape	65/81	Ahern
10.	Mike Horton <b>02-5730</b>	6 Weatherly Place	Window Replacement	67/951	Mike Horton
11.	Robert and Kate Keith <b>02-5732</b>	2 Capaum Road	Rev. 07-4265: Fens.	30/218	Botticelli + Pohl
Voting	Camp, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	None				
Public	Harvey Young, 12 Larrabee Lane				
Concerns	<p><b>Oliver</b> – Harvey Young asked about 10 Larrabee Lane</p> <p><b>Young</b> – After new construction, the as-built showed they were 5.9’ from the setback to my property. They requested a 5’ setback from the Planning Board; we worked out they would install a 6’, solid-board, fence and remove the hedge they put on our property. The fence is to run the entire length of the west property line; this isn’t a busy street. Wants it clear on the application that the fence is cedar.</p> <p><b>Oliver</b> – It isn’t unreasonable to ensure it is a 6’, natural-to-weather cedar fence. The hedge isn’t in our purview.</p> <p><b>Coombs</b> – She agrees with Ms. Oliver.</p>				
Motion	<p><b>Motion to Approve the Consent Agenda with through staff the 10 Larrabee Lane fence to be 6’ natural to weather cedar along the west property line up to the southwest corner of the driveway then dropping to 4’ cedar board to the street. (Oliver)</b></p>				
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye			Certificate #	<b>HDC2022- (as noted)</b>

**III. CONSENT WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Graham&Luann Burton <b>02-5718</b>	55 Meadowview Drive	New Pool and Patio	56/170	M.Cutone Architects
• Not to be visible at time of inspection or thereafter.				
2. Skyline Rd, LLC <b>02-5750</b>	6 Woodland Road	Cabana	79/209	John Schafer
• Due to lack of visibility				
3. Ack Weatherly Pl <b>02-5662</b>	3 Weatherly Place	Move Shed on Lot	67/950	Plamen Dimitov
• Due to lack of visibility				
Voting	Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No further concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye		Certificate #	<b>HDC2022-02-(as noted)</b>

**IV. NEW BUSINESS 02/01/2022**

**HELD FOR TUESDAY**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
12. 34B Walsh St N.T. <b>01-5568</b>	34B Walsh Street	Addition	29/104	Studio Ppark

**V. OLD BUSINESS 02/08/2022**

**HELD FOR TUESDAY**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 1 Caroline Way, LLC <b>12-5414</b>	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
2. 22 Easton St, LLC <b>06-4026</b>	22 Easton Street	Pool & hardscape	42.1/12	Ahern
3. Island Living, LLC <b>11-5151</b>	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
4. 33 North Mill St, LLC <b>11-5051</b>	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
5. 33 North Mill St, LLC <b>11-5126</b>	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
6. 23 Broad St, LLC <b>10-4843</b>	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus

**VI. NEW BUSINESS 02/15/2022**

**ITEMS 13-20 HELD FOR TUESDAY**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Caesara Wendin Fam Tr <b>02-5639</b>	1 West Chester Street	Roof Replacement	42.4.3/15.2	T & T Roofing
2. Klinck Ruth Hill <b>02-5648</b>	301 Madaket Road	Demo shed	60.2.1/55	NAG
3. Klinck Ruth Hill <b>02-5647</b>	301 Madaket Road	New shed	60.2.1/55	NAG
4. Susan Bartkowiak <b>02-5726</b>	57 Somerset Road	Demo Cottage	66/91	Susan Bartkowiak
Voting	Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	No one here.			
Motion	<b>Motion to Hold 1-4 for Tuesday. (Coombs)</b>			
Roll-call Vote	Carried 4-0// McLaughlin, Oliver, Camp, and Coombs-aye		Certificate #	
5. Lloyd Reality, LLC <b>02-5677</b>	7 Heather Lane	Pool	30/24.2	Atlantic Landscape
Voting	Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping,			
Public	None			
Concerns (1:24)	<p><b>Congleton</b> – Presented project.</p> <p><b>Oliver</b> – This is not unusual for the neighborhood with a lot of grade change. She doesn't think it will be visible.</p> <p><b>Coombs</b> – She thinks it will be difficult to see especially with the existing grade changes.</p> <p><b>McLaughlin</b> – he has no concerns.</p> <p><b>Camp</b> – There is a lot of driveway but there are like that in this area.</p>			
Motion	<b>Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Camp, and Coombs-aye		Certificate #	<b>HDC2022-02-5777</b>

6. Lloyd Realty, LLC <b>02-5622</b>	7 Heather Lane	New Guest House	30/24.2	S. Metz
Voting	Camp, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Sophie Metz			
Public	None			
Concerns (1:29)	<p><b>Metz</b> – Presented project; this is proposed at elevation 46.5; the mulled-window shutters are folded.</p> <p><b>McLaughlin</b> – Need to change the front door and some of the side doors.</p> <p><b>Oliver</b> – Asked if there is any retainage related to the guesthouse (no). There are some very unusual structures on this road.</p> <p><b>Coombs</b> – The shutter need to be functional; on the east elevation, the mulled window shutters won't cover the windows; and the 2<sup>nd</sup>-floor shutters are different from those on the mulled 1<sup>st</sup>-floor windows. Questions the glass door on the street.</p> <p><b>Camp</b> – The side door visible from the road should have a bottom panel.</p>			
Motion	<b>Motion to Approve through staff with south elevation glass side door to match the front door and the porch railing to match the main house. (Oliver)</b>			
Roll-call Vote	Carried 4-0//McLaughlin, Coombs, Camp, and Oliver-aye		Certificate #	<b>HDC2022-02-5726</b>

7. N. Liberty, LLC <b>02-5651</b>	74 North Liberty Street	Shed	41/236	Val Oliver
Voting	Camp, McLaughlin, Coombs			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (1:39)	<p><b>Oliver</b> – Presented project; details and colors match the house; could reduce east elevation doors to 2 doors.</p> <p>HSAB comments: Doors are too tall for forward facing mass; Flush dormer facing Giny is visible and not appropriate; dormer roof should drop, and front wall should be stepped in facing yard; Consider proportionally scaled projecting eaves and rakes to match main house architecture.</p> <p><b>Coombs</b> – It's cute; no concerns.</p> <p><b>McLaughlin</b> – It is okay for its location.</p> <p><b>Camp</b> – East and west elevations look narrow and tall; asked if it could be wader.</p>			
Motion	<b>Motion to Approve through staff with the east elevation doors to reduced to 2 wider doors. (Coombs)</b>			
Roll-call Vote	Carried 3-0//McLaughlin, Camp, and Coombs-aye		Certificate #	<b>HDC2022-02-5726</b>

8. Gail Johnson <b>02-5656</b>	21 South Water Street	New Front Door	42.4.2/102	Lucas Velle
Voting	Camp, Coombs, Oliver			
Alternates	None			
Recused	McLaughlin lost connection.			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	Lucas Velle			
Public	None			
Concerns (1:44)	<p><b>Velle</b> – Presented project; our Americans with Disability Act (ADA) access will be at the same level and adjacent access doors.</p> <p><b>Martinez</b> - HSAB comments: While not necessarily the HDC's purview, the existing hand rail may be a requirement to meet ADA requirements for the accessible door to the Surf Shop. If the proposal is to remove the existing hand rail, the applicant should demonstrate that this hand rail is not required.</p> <p><b>Coombs</b> – Asked about ADA access.</p> <p><b>Oliver</b> – Agrees with HSAB about beefing up the door trim.</p> <p><b>Camp</b> – She thinks a pediment above the door under the awning won't be visible; agrees about beefing up the trim.</p>			
Motion	<b>Motion to Approve through staff with the door trim made chunkier. (Oliver)</b>			
Roll-call Vote	Carried 3-0//Coombs, Camp, and Oliver-aye		Certificate #	<b>HDC2022-02-5726</b>

9. Ack Weatherly Pl **02-5661**      3 Weatherly Place      New Second Dwelling      67/950      Plamen Dimitrov  
 Voting      Camp, McLaughlin, Coombs, Oliver  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photos.  
 Representing      Plamen Dimitrov, owner  
 Public      None

Concerns (1:52) **Dimitrov** – Presented project; south elevation, those are windows not doors.  
**Oliver** – The house itself is fine but it doesn’t relate to the existing house. South elevation, the front large dormer with ganged windows reads wrong; its length should be reduced and/or windows be separated; the 4 French doors detract from the main door. Okay with the west elevation. She thinks only the south elevation will be visible; the 4 1<sup>st</sup>-floor windows should be normal windows.  
**Coombs** – The west and south will be visible. Agrees with Ms. Oliver about the south elevation dormer; bring the cheek walls in and separate the windows. West elevation, separate the 1<sup>st</sup>-floor ganged windows so the end windows are aligned under the 2<sup>nd</sup>-floor windows. All windows on the 1<sup>st</sup> floor should be larger – not smaller – than the 2<sup>nd</sup>-floor windows.  
**McLaughlin** – South elevation, the ganged doors should be reduced to 3 and the front door should be more wood than glass.  
**Camp** - Agrees it doesn’t relate to the existing. Suggested the front porch could be enlarged and the nano doors (those are long windows) be eliminated; it makes a better rear elevation. Agrees about the dormer being too long and ungang the windows.

Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried 4-0//McLaughlin, Oliver, Camp, and Coombs-aye      Certificate #

10. L.B.C Sconset, LLC <b>02-5635</b>	9 Hawks Circle	New shed	74/37.1	J. Graham Goldsmith
11. L.B.C Sconset, LLC <b>02-5636</b>	9 Hawks Circle	New garage	74/37.1	J. Graham Goldsmith

Voting      Camp, McLaughlin, Coombs, Oliver  
 Alternates      None  
 Recused      None  
 Documentation      None  
 Representing      None  
 Public      None

Concerns (2:04) Not opened at this time.  
 Motion **Motion to Hold Items 10 & 11 for representation. (Coombs)**  
 Roll-call Vote Carried 4-0//McLaughlin, Oliver, Camp, and Coombs-aye      Certificate #

12. Kerry Propper <b>02-5669</b>	9 Hawks Circle	Solar Ground Array	74/37.1	Ack Smart
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Voting      Pohl, Camp, McLaughlin, Coombs, Oliver  
 Alternates      Welch, Thornewill  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, historical documents, advisory comments, and manufacturer spec sheet  
 Representing      Tim Carruthers, ACK Smart  
 Public      None

Concerns (2:04) **Carruthers** – Presented project; 44 panels with maximum height between 5’ and 6’.  
**Coombs** – She likes ground arrays better; she’d like to be sure about the existing vegetation to ensure lack of visibility; or a view with stakes. Could reduce the area around the pool and move them 2’ toward the pool.  
**Oliver** – Doesn’t think the vegetation in the photo is not the final situation. She’d be fine adding the visibility caveat.  
**McLaughlin** – No concerns.  
**Camp** – She thinks it’s too close to the corner; there’s plenty of space to pull it in a couple of feet either side.

Motion **Motion to Approve through staff with the arrays moved 2’ toward the pool and not to be visible at time of inspection and thereafter. (Coombs)**  
 Roll-call Vote Carried 5-0//Oliver, McLaughlin, Camp, and Coombs-aye      Certificate #      **HDC2022-02-5669**

Rest held for Tuesday, March 8<sup>th</sup>

13. John Holt <b>02-5673</b>	14 Clifton Street	Lower Building Height	73.4.1/39.1	Emeritus
14. Lindsay Torpey <b>02-5674</b>	7 Green Lane	Rebuild/revise deck	42.3.3/86	Emeritus
15. 7 King St Nom Trust <b>02-5685</b>	7 King Street ‘Sias	New Shed	73.1.3/41	Botticelli + Pohl
16. Still Dock Nantucket, LLC <b>02-5682</b>	14 Oakland Street	Addition	59.4/255	Botticelli + Pohl
17. Still Dock Nantucket, LLC <b>02-5681</b>	40 Tennessee Avenue	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 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

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6.	8 Walsh St, LLC 12-5475	8 Walsh Street	Studio	42.4.1/83	Brook Meerbergen
7.	Taccat, LLC 12-5423	14 Union Street	Addition	42.3.2/17	Brook Meerbergen
8.	7 North Mill St 12-5457	Lot 27B- Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
9.	7 North Mill St 12-5465	Lot 27A- Birdsong Lane	Garage	55.4.4/80.3	Brook Meerbergen
10.	7 North Mill St 12-5466	Lot 27A- Birdsong Lane	Shed	55.4.4/80.3	Brook Meerbergen
11.	Carmine/Sheila Giardini 01-5507	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
12.	Carmine/Sheila Giardini 01-5508	7a Clifford Street	Pool & hardscape	79/19	McMullen & Assoc.
13.	Carmine/Sheila Giardini 01-5509	7a Clifford Street	Gazebo	79/19	McMullen & Assoc.
14.	Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
15.	James Davison 09-4803	8B North Water Street	Fenestration changes	42.4.2/92.1	LINK
16.	Hoehn- Saric 10-4865	34 Easton Street	New Structure	42.1.4/18	CWA
17.	Tack3 LLC 10-4863	26 Washington Street	New structure	42.3.2/23	CWA
18.	Brett Fodiman 10-4969	27 Cato Lane	Main house dwelling	55/118	CWA
19.	Brett Fodiman 10-4968	27 Cato Lane	Guest house dwelling	55/118	CWA
20.	Brett Fodiman 10-4970	27 Cato Lane	Garage	55/118	CWA
21.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Used building	42.4.2/23	Emeritus
22.	Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus

**VIII. 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.	Jeff Morash 02-5686	8 Bayberry Lane	Color Change (Trim)	67/72	Val Oliver
2.	Wayne Greenleaf 02-5688	139 Surfside Road	Driveway and Hardscape	80/143.1	Ahern
3.	JP Hernandez 02-5689	328 Madaket Road	Roof Solar Panels	60/103	Tesla Energy
4.	Nine Sparks Ave, LLC 02-5692	9 Sparks Avenue	Roof Replacement	55/179	Graham Burton
5.	Jason and Karen Lemme 02-5700	4 Angola Street	Outdoor Shower	55.4.1/22.2	Valeriya Keller
6.	Bolthole, LLC 02-5701	10 Quince Street	Shingles and Clapboard	42.3.4/1003	NAG
7.	Warren Hyde 02-5706	140 Miacomet Road	Move/Demo	81/14	MCA+
8.	Warren Hyde 02-5702	140 Miacomet Road	New Dwelling	81/14	MCA+
9.	Warren Hyde 02-5703	140 Miacomet Road	New Garage	81/14	MCA+
10.	Warren Hyde 02-5704	140 Miacomet Road	New Cabana	81/14	MCA+
11.	Warren Hyde 02-5705	140 Miacomet Road	New Pool	81/14	MCA+
12.	Waterfront Pocomo, LLC 02-5708	17 Lauretta Lane	Demo or Move MH	14/10.2	Brook Meerbergen
13.	Waterfront Pocomo, LLC 02-5709	17 Lauretta Lane	Demo or Move Cottage	14/10.2	Brook Meerbergen
14.	Waterfront Pocomo, LLC 02-5707	17 Lauretta Lane	Demo or Move Shed	14/10.2	Brook Meerbergen
15.	Donald and Jennifer Torey 02-5721	2 Green Hollow Road	New Cottage	71/46	Robert Newman
16.	Donald and Jennifer Torey 02-5720	2 Green Hollow Road	Alteration and Additions	71/46	Robert Newman
17.	Donald and Jennifer Torey 02-5719	2 Green Hollow Road	Pool	71/46	Robert Newman
18.	Jacob Martinson 02-5716	16 West York Lane	Revisions to 05-3883	55/8.2	Val Oliver
19.	Kathleen McNabb 02-5714	5 Cathcart Road	New Shed	54/83	Val Oliver
20.	Pacific Natural 02-5715	65 Main Street	Exterior lighting	42.3.1/197	Bruce Bisbano
21.	Pacific Natural 02-5717	15 Sparks Avenue	Exterior lighting & Re-roof	55/177	Bruce Bisbano
22.	Joe Donelan 02-5722	37 West Miacomet Road	Addition	81/147	MCA+
23.	John O'Toole 02-5728	3 Appleton Road	Addition and Alteration	66/389	Thornewill Designs
24.	Patricia Ohagan 02-5727	49 Fair Street	Re-Roof (Asph to Cedar)	42.3.2/101	T. Conti
25.	Susan Balling 02-5723	11 Nobadeer Way	New Fence	68/114	Susan Balling
26.	Van Den Born 02-5725	2 Center Street (Sias)	Roofing, Paint Trim	73.2.4/2	Mark Avery
27.	Van Den Born 02-5724	6 Center Street (Sias)	Roofing, Paint Trim	71.1.3/31	Mark Avery
28.	Chris O'Reilly 02-5729	17A Bartlett Road	Roof	67/9.2	Chris O'Reilly
29.	Julie Killian 02-5736	159 A/B Main Street	Add Basement Windows (2)	41/288.2	LINK
30.	Brewster 35, LLC 02-5740	35 Brewster Road	Move off/Demo	54/86	LINK/ JB Studio
31.	Brewster 35, LLC 02-5741	35 Brewster Road	New Primary Dwelling	54/86	LINK/ JB Studio
32.	Brewster 35, LLC 02-5739	35 Brewster Road	Pool	54/86	LINK/ JB Studio
33.	C and S Cordts – Peace 02-5742	76 Pleasant Street	Addition to dwelling	55/367	JB Studio
34.	David and Janet Prill 02-5734	82 Pocomo Road	Demo or Move off Shed	15/35	Botticelli + Pohl
35.	David and Janet Prill 02-5733	82 Pocomo Road	New Barn	15/35	Botticelli + Pohl
36.	Faro Strada LLC 02-5731	20 Sankaty Road	New Bike Shed	48/31	Botticelli + Pohl
37.	Boltic Ave, LLC 02-5744	8 Holly Street	Move or Demo MH	80/21	Normand Residential
38.	Boltic Ave, LLC 02-5749	8 Holly Street	Move of Demo Shed	80/21	Normand Residential
39.	Boltic Ave, LLC 02-5745	8 Holly Street	New Dwelling	80/21	Normand Residential
40.	Boltic Ave, LLC 02-5746	8 Holly Street	New Cottage	80/21	Normand Residential
41.	Boltic Ave, LLC 02-5747	8 Holly Street	New Cabana	80/21	Normand Residential
42.	Boltic Ave, LLC 02-5748	8 Holly Street	Pool and Hardscaping	80/21	Normand Residential
43.	Sankaty Bluff Grp. 02-5753	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
44.	12 Federal St LLC 02-5752	12 Federal Street	Hardscape and Gate	42.3.1/127	Ahern
45.	Wayne Greenleaf 02-5751	139 Surfside Road	Shed	80/143.1	Ahern

46.	265 Madaket Rd, LLC <b>02-5767</b>	265 Madaket Road	Garage	59.4/319	Brook Meerbergen
47.	265 Madaket Rd, LLC <b>02-5766</b>	265 Madaket Road	Pool and Hardscape	59.4/319	Brook Meerbergen
48.	<b>RGPD 02-5762</b>	23 Honeysuckle Drive	New Dwelling	68/392	KOH
49.	<b>RGPD 02-5761</b>	49 Beach Grass Road	New Dwelling	68/338	KOH
50.	<b>RGPD 02-5760</b>	47 Beach Grass Road	New Dwelling	68/338	KOH
51.	<b>O4TST Washington Pd, LLC 02-5763</b>	36 Washington Pond Rd	New Garage	31/13.2	Workshop / APD
52.	<b>Jeff and Rachael Paul 02-5772</b>	4 Sandplain Drive	Shed	68/355	BPC Architecture
53.	<b>Ocean Dojo, LLC 02-5771</b>	20 Bartlett Farm Road	Renovation	65/76	BPC Architecture
54.	<b>Ocean Dojo, LLC 02-5756</b>	20 Bartlett Farm Road	Garage	65/76	BPC Architecture
55.	<b>Waypoint, LLC 02-5758</b>	71 Pocomo Road	Shed	15/9	BPC Architecture
56.	<b>Nantucket 62 Walsh, LLC 02-5775</b>	62 Walsh Street	Garage Revisions	29/85	Botticelli + Pohl
57.	<b>India and Rose Trust 02-5776</b>	28 India Street	Addition	42.3.4/108	Botticelli + Pohl
58.	<b>8 Walbang Nom. Trust 02-5773</b>	8 Walbang Avenue	MH Revisions	82/146	Botticelli + Pohl
59.	<b>Cannonbury Ln Ptnrs, LLC 02-5765</b>	3 Reaper Circle	New MH	73/44	Workshop / APD
60.	<b>Cannonbury Ln Ptnrs, LLC 02-5764</b>	3 Reaper Circle	New Garage	73/44	Workshop / APD
61.	<b>Housing Nantucket 02-5770</b>	31 Fairgrounds Road	Landscape Amenities	67/149	Jardins Intl.
62.	<b>RODEAO 02-5757</b>	10 Charter Street	Re-roof (asph to cedar)	42.3.2/119	Carey Company
63.	<b>Edward&amp;Deborah Soffen 02-5769</b>	26 Wigwam Road	2 <sup>nd</sup> Floor Addition	77/89	LINK
64.	<b>1 Caroline Way, LLC 02-5759</b>	1 Caroline Way	New Shed	82/59	Vicente-Burn Arch.
65.	<b>BPC 6 N Beach St, LLC 02-5783</b>	6 North Beach Street	Handicap Ramp	42.4.1/65	Linda Williams
66.	<b>N.T. Harborside Condos 02-5782</b>	80 Washington Street	Change Railings	42.2.3/20	Linda Williams
67.	<b>Caprys Island Holdings 02-5781</b>	60 Madaket Road	Change Color	41/200.1	Linda Williams
68.	<b>John Manera 02-5780</b>	4 Larrabee Lane	New Dwelling	55/102.7	Linda Williams
69.	<b>N.T. Historical Assn 02-5779</b>	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams
70.	<b>Teal Szilkas Colliton TR 02-5784</b>	44 Fair Street	Window Replacement	42.3.2/155	Linda Williams
71.	<b>Madaket Milk, LLC 02-5817</b>	343 Madaket Road	Additions and Alterations	60.2.4/63	Linda Williams
72.	<b>Peter Taylor 02-5816</b>	98 Main Street	Hardscape and Fence	42.3.3/111	Linda Williams
73.	<b>Chris O'Berg</b>	35 Gloucester Street	Revisions to New Dwelling	76.4.2/97	Linda Williams
74.	<b>K22S, LLC</b>	126 Main Street	Move on site/Reno	42.3.3/98	Linda Williams
75.	<b>Nantucket Shire, LLC</b>	30 Dukes Road	New Dwelling	56/189	Linda Williams
76.	<b>Nantucket Shire, LLC</b>	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams
77.	<b>Robert Burke</b>	102 Main Street	Correction of Windows	42.3.3/159	Linda Williams

<b>IX. OTHER BUSINESS</b>	
Approved Minutes	February 15 & 17 2022
Motion	<b>Motion to Approve. (Oliver)</b>
Roll-call vote	Carried 4-0//Coombs, McLaughlin, Camp, and Oliver-aye
Review Minutes	February 22 & 24, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Tuesday, March 8 @ 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 2:16 pm. (Oliver)**  
 Roll-call vote Carried 4-0//McLaughlin, Coombs, Camp, and Oliver-aye

Submitted by:  
 Terry L. Norton

**Historic Structures Advisory Board**    **Sconset Advisory Board**    **Madaket Advisory Board**