



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

**Thursday March 16, 2023**

*Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 1:02 pm. and announcements by Mr. Welch

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist.

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

Remote Participants: Pohl, Camp, Coombs

Absent Members: Oliver, Dutra, Patten

Late Arrivals: None

Early Departures: Camp 2:00 pm

Adoption of Agenda.

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

Vote Carried unanimously

## I. PUBLIC COMMENT

## II. COMMISSION COMMENTS

**Coombs-** Would like discussion on advisory board update.

**Welch-** S/B meeting to review the concept of the independent review and to get an update on advisory committees, it was voted by Matt Fee to be reschedule to a meeting when there would be time for thoughtful discussion.

## III. APPLICATIONS TO RATIFY

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 36 Lily St LLC <b>02-7864</b> Approved through staff on 03/14	36B Lily St	Demo studio	42.4.3/94	Botticelli + Pohl
2. 36 Lily St LLC <b>02-7865</b> Approved through staff on 03/14	36B Lily St	New studio	42.4.3/94	Botticelli + Pohl
3. Caroline Manera Approved through staff on 03/07/23	15 Morey Lane	Move & rotate house	73.3.1/38	EMDA
4. Ack 15 CHR LLC Approved through staff on 03/07/23.	8 Chuck Hollow Rd	Pool & hardscape	72/31	Atlantic Landscaping
Voting	Welch, Coombs, Thornewill			
Alternates	None			
Recused	Pohl, Camp			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to ratify items #1 -4. (Welch)</b>			
Vote	Carried 2-1 Abstain- Coombs		Certificate #	<b>HDC2023-01-(as noted)</b>

## IV. NEW BUSINESS 02/07/23

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NT Property Owner LLC <b>02-7931</b>	5 Indigo Dr Lot 84	Hardscape, patio, fence, driveway	68/862	Linda Williams
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Linda Williams			
Public	None			
Concerns	No concerns.			

- Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; 5 &1 fence w/ vine plant material @ every other panel; bookend fence w/ hedge type plant material; trees per “exhibit A” tree planting plan dated 3/16/23”. (Welch)**
- Vote Carried unanimously Certificate # **HDC2023-02-7931**
2. NT Property Owner LLC **02-7932** 7 Indigo Dr Lot 85 Hardscape, patio, fence, driveway 68/863 Linda Williams
- Voting Pohl, Welch, Camp, Coombs, Thornewill
- Alternates None
- Recused None
- Documentation None
- Representing Linda Williams
- Public None
- Concerns No concerns.
- Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; 5 &1 fence w/ vine plant material @ every other panel; trees per “exhibit B” tree planting plan dated 3/16/23” Parking & Patio (Welch).**
- Vote Carried unanimously Certificate # **HDC2023-2-7932**
3. NT Property Owner LLC **02-7930** 3 Indigo Dr Lot 83 Hardscape, patio, fence, driveway 68/861 Linda Williams
- Voting Pohl, Welch, Camp, Coombs, Thornewill
- Alternates None
- Recused None
- Documentation None
- Representing Linda Williams
- Public None
- Concerns No concerns.
- Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; 5 &1 fence w/ vine plant material @ every other panel; trees per “exhibit B” tree planting plan dated 3/16/23” Parking & Patio (Welch).**
- Vote Carried unanimously Certificate # **HDC2023-02-7930**
4. NT Property Owner LLC **02-7929** 6 Beach Grass Rd Lot 82 Hardscape, patio, fence, driveway 68/860 Linda Williams
- Voting Pohl, Welch, Camp, Coombs, Thornewill
- Alternates None
- Recused None
- Documentation None
- Representing Linda Williams
- Public None
- Concerns
- Motion **Motion to hold for revisions (Coombs)**
- Vote Carried unanimously Certificate # **HDC2023-02-7929**
5. NT Property Owner LLC **02-7928** 2 Indigo Dr Lot 81 Hardscape, patio, fence, driveway 68/881 Linda Williams
- Voting Pohl, Welch, Camp, Coombs, Thornewill
- Alternates None
- Recused None
- Documentation None
- Representing Linda Williams
- Public None
- Concerns No concerns.
- Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; trees per “exhibit A” tree planting plan dated 3/16/23”. No fence (Coombs)**
- Vote Carried unanimously Certificate # **HDC2023-02-7928**
6. NT Property Owner LLC **02-7927** 4 Indigo Dr Lot 80 Hardscape, patio, fence, driveway 68/880 Linda Williams
- Voting Pohl, Welch, Camp, Coombs, Thornewill
- Alternates None
- Recused None
- Documentation None
- Representing Linda Williams
- Public None
- Concerns No concerns.
- Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; trees per “exhibit A” tree planting plan dated 3/16/23”. (Coombs)**
- Vote Carried unanimously Certificate # **HDC2023-02-7927**
7. NT Property Owner LLC **02-7926** 6 Indigo Dr Lot 79 Hardscape, patio, fence, driveway 68/876 Linda Williams
- Voting Pohl, Welch, Camp, Coombs, Thornewill
- Alternates None
- Recused None
- Documentation None

Representing Linda Williams  
 Public None  
 Concerns No concerns.  
 Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; trees per “exhibit A” tree planting plan dated 3/16/23”. (Welch)**

Vote Carried unanimously Certificate # **HDC2023-02-7926**  
 8. NT Property Owner LLC **02-7925** 8 Indigo Dr Lot 78 Hardscape, patio, fence, driveway 68/875 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Thornewill  
 Alternates None  
 Recused None

Documentation None  
 Representing Linda Williams  
 Public None  
 Concerns No concerns.

Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; 5 &1 fence w/ vine plant material @ every other panel; trees per “exhibit A” tree planting plan dated 3/16/23”. (Welch)**

Vote Carried unanimously Certificate # **HDC2023-02-7925**  
 9. NT Property Owner LLC **02-7924** 10 Indigo Dr Lot 77 Hardscape, patio, fence, driveway 68/874 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Thornewill  
 Alternates None  
 Recused None

Documentation None  
 Representing Linda Williams  
 Public None  
 Concerns No concerns.

Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; trees per “exhibit A” tree planting plan dated 3/16/23”. (Welch)**

Vote Carried unanimously Certificate # **HDC2023-02-7924**  
 10. NT Property Owner LLC **02-7920** 13 Honey Suckle Dr Lot 76 Hardscape, patio, fence, driveway 68/873 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Thornewill  
 Alternates None  
 Recused None

Documentation None  
 Representing Linda Williams  
 Public None  
 Concerns No concerns.

Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; 5 &1 fence w/ vine plant material @ every other panel; bookend fence w/ hedge type plant material; trees per “exhibit A” tree planting plan dated 3/16/23”.**

Vote Carried unanimously Certificate # **HDC2023-02-7920**  
 11. NT Property Owner LLC **02-7921** 9 Honey Suckle Dr Lot 74 Hardscape, patio, fence, driveway 68/877 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Thornewill  
 Alternates None  
 Recused None

Documentation None  
 Representing Linda Williams  
 Public None  
 Concerns No concerns.

Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; trees per “exhibit A” tree planting plan dated 3/16/23”. (Thornewill)**

Vote Carried unanimously Certificate # **HDC2023-02-7921**  
 12. NT Property Owner LLC **02-7918** 7 Honey Suckle Dr Lot 73 Hardscape, patio, fence, driveway 68/878 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Thornewill  
 Alternates None  
 Recused None

Documentation None  
 Representing Linda Williams  
 Public None  
 Concerns No concerns.

Motion **Motion to Approve through Staff- native pea stone parking & to match pea stone way; trees per “exhibit A” tree planting plan dated 3/16/23”. (Coombs)**

Vote Carried unanimously Certificate # **HDC2023-02-7918**  
 13. NT Property Owner LLC **02-7933** 15 Honey Suckle Dr Lot 86 Hardscape, patio, fence, driveway 68/864 Linda Williams

Voting Pohl, Welch, Camp, Coombs, Thornewill

Alternates	None			
Recused	None			
Documentation	None			
Representing	Linda Williams			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve through Staff- native pea stone parking &amp; to match pea stone way; trees per “exhibit A” tree planting plan dated 3/16/23”. (Thornewill)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2023-02-7933</b>	

Rest Held for next meeting-

14. Brett Fodiman	27 Cato Lane	Main house Revision	55/18	CWA
15. Brett Fodiman	27 Cato Lane	Guest house Rev 10-4968	55/18	CWA

**XI. OLD BUSINESS 02/14/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Doherty Ack LLC <b>08-6934</b>	2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams
Voting	None			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	<b>No Action</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-08-6934</b>	
2. Doherty Ack LLC <b>08-6937</b>	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
Voting	None			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	<b>No Action</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2023-01-(as noted)</b>	
3. Doherty Ack LLC <b>08-6939</b>	4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams
Voting	None			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	<b>No Action</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2023-01-(as noted)</b>	
4. Doherty Ack Llc <b>08-6941</b>	4 Mariner Way	New Garage/Apt	55.1.4/72	Linda Williams
Voting	None			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	<b>No Action</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2023-01-(as noted)</b>	
5. Doherty Ack LLC <b>08-6943</b>	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
Voting	None			
Alternates	None			
Recused	Oliver			

Documentation None  
 Representing None  
 Public None  
 Concerns Application not opened.  
 Motion **No Action**  
 Vote Carried unanimously

Certificate # **HDC2023-01-(as noted)**

6. Doherty Ack LLC **08-6930** 6 Mariner Way New Dwelling 55.1.4/72.2 Linda Williams

Voting None  
 Alternates None  
 Recused Oliver  
 Documentation None  
 Representing None  
 Public None  
 Concerns Application not opened.  
 Motion **No Action**  
 Vote Carried unanimously

Certificate # **HDC2023-01-(as noted)**

7. Doherty Ack LLC **08-6931** 6 Mariner Way Hardscape 55.1.4/72.2 Linda Williams

Voting None  
 Alternates None  
 Recused Oliver  
 Documentation None  
 Representing None  
 Public None  
 Concerns Application not opened.  
 Motion **No Action**  
 Vote Carried unanimously

Certificate # **HDC2023-01-(as noted)**

8.	Mike Romano <b>01-7815</b>	55 Easton St	Rev 05-6245 Windows	42.4.1/86	Shelter 7
9.	13 Commercial LLC <b>09-6996</b>	13 Commercial Wharf	Rev- Shorten Structure	42.2.4/10	Nag
10.	Kathryn Cook <b>10-7257</b>	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
11.	Kathryn Cook <b>10-7217</b>	85 Low Beach Rd	New Garage	75/31.3	Michael Bard
12.	Kathryn Cook <b>10-7746</b>	85 Low Beach Rd	Pool house	75/31.3	Michael Bard
13.	4 The Kids Realty <b>07-6708</b>	79 Pocomo Rd	Widows walk rev	15/5	CWA
14.	41 Hulbert LLC <b>11-7516</b>	41 Hulbert Ave	MH .Raise/ mass/ fenestration	29/18	Botticelli + Pohl
15.	32 Hulbert Trust	32 Hulbert Ave	Fenestration revisions	29/72	Botticelli + Pohl
16.	1010 Wins LLC <b>10-7136</b>	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
17.	1010 Wins LLC <b>10-7317</b>	10 Lincoln Ave	New garage	30/184	Emeritus LTD
18.	Harold Brothers Realty, LLC <b>01-7685</b>	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD
19.	Harold Brothers Realty, LLC <b>01-7684</b>	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD
20.	Tigerlily Nom Tr. <b>107289</b>	7 Barnabas Lane	New dwelling	30/132	Studio PPark
21.	Tigerlily Nom Tr. <b>01-7689</b>	7 Barnabas Lane	New garage	30/132	Studio PPark
22.	Tigerlily Nom Tr. <b>01-7671</b>	7 Barnabas Lane	Hardscape & pool	30/132	Ahern
23.	Lions Foot <b>02-7909</b>	9 Sherburne Way	Demo/ move off to Millbrook	30/37	Topham Designs
24.	Marty McGowan <b>01-7822</b>	25 Millbrook Rd	move on from 9 Sherburne	56/67.2	Topham Designs

**IX. NEW BUSINESS 02/21/23**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Kane	38 Vestal St	Alterations to Main house	41/50	Val Oliver
2.	Greg Ferguson	50 Hulbert Ave	Add window revision	29/62	Normand Residential
3.	Darlene Demichele	2 Birdsong Lane	Hardscape	55.4.4/80.2	Linda Williams
4.	Pact LLC	41 Orange St	Window rev	42.3.2/224	Linda Williams
5.	Stilson 27 LLC	2a Copper Lane	Windows, new porch	42.3.3/191	Normand Residential
6.	Bob Constable	3 Barrett Farm Rd	New garage	40/80.1	Thornewill Design
7.	Mark Hubbard	45 Milk St	New studio	56/20	Mark Hubbard
8.	Stark Point LLC	16 Easton St	fenestration Rev22-04-6121	42.1.4/11	Botticelli + Pohl
9.	4 Bailey Rd LLC	4 Bailey Rd	Add egress window & door	55/106.6	Sanne Payne
10.	5 Surfside LLC	5 Surfside Rd	Revise window well	55/253	LINK
11.	Kimberly. Walin	56 Eel point rd.	Fenestration revision	32/27	CWA

<b>XI. OTHER BUSINESS</b>	
Approved Minutes Motion Vote	
Review Minutes	February 23 & March 7, 2023
Other Business	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- March 21<sup>st</sup> at 4pm *HYBRID &amp; IN-PERSON @ 2 FAIRGROUND RD. - CONFERENCE RM.</b></li> <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 demolitions</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:36 pm. ( )**

Vote Carried unanimously

Submitted by:

Esmeralda Martinez

YouTube link: [https://www.youtube.com/watch?v=7aGT00ZWI\\_0](https://www.youtube.com/watch?v=7aGT00ZWI_0)

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

