



# 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 ~~

**Tuesday February 21, 2023**

*Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.*

Called to order at 4:02 pm. and announcements by Mr. Pohl

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

Attending Members: Pohl, Welch, Camp, Coombs, Oliver, Thornewill, Dutra, Patten

Remote Participants:

Absent Members:

Late Arrivals: Dutra, Camp

Early Departures:

Adoption of Agenda.

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

Vote Carried unanimously

## I. COMMISSION COMMENTS

1.

## II. PUBLIC COMMENT

1.

## III. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Residence Sherburne Commons	1 43 Sherburne commons	Wall sign	80/1	Plymouth Sign Co.
2. Nantucket Atheneum 12-7566	3 India St	Free standing sign	42.3.1/73	Ann Scott
3. Ack Alliance LLC	7a Bayberry Ct	Wall sign	55/707.1	Andrew Grattan
4. ReMain LLC 12-7525	54 Main St	Lighting	42.3.1/193	Ann Dougherty

Voting Pohl, Welch, Coombs, Camp, Oliver, Patten

Alternates Thornewill, Dutra

Recused None

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Hold 1- 3 for Revisions. (Coombs)**

Vote Carried Unanimously

Motion **Motion to Hold 4 for Representation. (Welch)**

Vote Carried unanimously

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

## IV. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. HF2 ACK LLC 02-7964	68 Hooper Farm Rd	New dwelling rev-06-6429	67/678	Reid Yenor
2. Tom Nelson 02-7887	129 Polpis Rd	Revision to porch	44/19.5	Seth Gothlieb
3. M Hanley Tr. 02-7973	86 Main st	Window sash color	42.3.3/66	LINK
4. David Sola 02-7901	67.5 Surfside Rd	Addition	67/231	Brook Meerbergen
5. Chris & Ashley Austin 02-7901	Maple Ln Lot 7	Hardscape	67/303	Emeritus LTD
6. Hedges LLC 02-7904	10 Bassett Rd	Shed door color change	26/39	Claudine Bazinet
7. Roy Weedon 02-7880	9 Twin St	Add window rev 02-7823	55.4.1/7.1	Linda Williams
8. Fish Tales LLC 02-7882	8 New Mill St	Garage rev	42.3.3/33.2	Linda Williams
9. Fish Tales LLC 02-7883	8 New Mill St	Hardscape	42.3.3/33.2	Linda Williams
10. Chris Bouque 02-7961	18 Bartlett Rd	Enclosed 2 <sup>nd</sup> fl deck	67/876	Emeritus LTD
11. Randy Sharp 02-7977	49 Meadow View Dr	Extend fence & hardscape	56/390	Thornewill Design
12. Phil Taylor 02-7953	21A Pine Grove Ln	Move on/ demo shed	67/420.2	Thornewill Design
13. 41 WMR Trust 02-7963	41 W Miacomet Rd	New Cabana	86/13.1	Emeritus LTD
14. 41 WMR Trust 02-7962	41 W Miacomet Rd	New shed	86/13.1	Emeritus LTD

15. David Yeager <b>02-7886</b>	2 Howard Ct	Addition	42.34/36	Brook Meerbergen
16. Tom Sleeper <b>02-7934</b>	8 Osprey Way	Minor roof alterations	82/40	Christopher Hall
17. Denice Dickson <b>02-7987</b>	40 Madaquecham	Firepit, patio	89/26	Waterscapes
18. Van Velle <b>02-7946</b>	10 Maxcy Pond Rd	Trim Color change	40/100	Lucas Velle
19. Brian Herlily <b>02-7943</b>	3 Rudder Ln	Fenestration rev 10-7260	66/361	JB Studio
20. Peaches & Mango <b>02-7910</b>	18 Sleepy Hollow Rd	New shed	66/447.2	SMRD
21. Martha Polachi <b>02-7944</b>	8 Magnolia Ave	Window change	73.3.1/58	Martha Polachi

Voting **Pohl, Welch, Coombs, Camp**  
 Alternates Dutra, Patten  
 Recused Oliver, Thornewill  
 Documentation None  
 Representing None  
 Public None  
 Concerns No concerns.  
 Motion **Motion to Approve items 1, 2, 4 – 14, 16 – 21 (Welch)**  
 Vote Carried unanimously Certificate # **HDC2023-02-(as noted)**  
 Concerns No concerns.  
 Motion **Motion to Hold item 3 for further review and submission of previously approved COA (Welch)**  
 Vote Carried unanimously Certificate # **HDC2023-02-7973**  
 Concerns No concerns.  
 Motion **Motion to Hold item 15 for minor Revisions. (Oliver)**  
 Vote Carried unanimously Certificate # **HDC2023-02-7886**

**IV. 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. Thomas Kilgriff <b>01-7817</b>	24 Rudder Lane	Roof solar array	66/331	Sunwind
• Due to lack of visibility.				
2. Dwovetzky-Banse Family <b>02-7958</b>	8 Shawkemo Rd	Pool relocation Rev12-2404	43/90	Botticelli + Pohl
• 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.				

Voting **Pohl, Welch, Coombs, Camp, Oliver, Dutra**  
 Alternates Thornewill, Patten  
 Recused Pohl  
 Documentation None  
 Representing None  
 Public None  
 Concerns No concerns.  
 Motion **Motion to Approve through Staff per noted conditions (Coombs)**  
 Vote Carried unanimously Certificate # **HDC2023-01-(as noted)**

**V. 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. Sun Island Tr. <b>01-7748</b>	5A Sun Island Rd	Resurface walls	69/29.3	Val Oliver

Voting **Pohl, Coombs, Camp, Thornewill, Patten**  
 Alternates Welch, Dutra  
 Recused Oliver  
 Documentation None  
 Representing Val Oliver  
 Public None  
 Concerns None  
 Motion **Motion to Approve with unit going to corrugated steel on the side wall (Thornewill)**  
 Vote Carried unanimously Certificate # **HDC2023-01-7748**

2. Sun Island Tr. <b>01-7749</b>	9 Sun Island Rd	Resource walls	69/29.2	Val Oliver
----------------------------------	-----------------	----------------	---------	------------

Voting **Pohl, Coombs, Camp, Thornewill, Patten**  
 Alternates Welch, Dutra  
 Recused Oliver  
 Documentation None  
 Representing Val Oliver  
 Public None  
 Concerns None  
 Motion **Motion to Approve with unit going to corrugated steel on the side wall (Thornewill)**  
 Vote Carried unanimously Certificate # **HDC2023-01-7749**

3. ACK 15CHR LLC **01-7782** 8 Chuck hollow Rd Pool & hardscape 72/31 Atlantic Landscaping  
 Voting **Pohl, Welch, Coombs, Camp, Dutra**  
 Alternates Thornewill, Patten  
 Recused Oliver  
 Documentation None  
 Representing Lindsay  
 Public None  
 Concerns No concerns.  
 Motion **Motion to Hold for location of the new house and the pool location in relation to that new house. (Coombs)**  
 Vote Carried Unanimously Certificate # **HDC2023-01-7782**
4. Susan Genthner **02-7870** 128 Surfside Rd New 2<sup>nd</sup> dwelling rev 10-7333 80/229.1 Val Oliver  
 Voting **Pohl, Welch, Coombs, Camp, Thornewill**  
 Alternates Patten, Dutra  
 Recused Oliver  
 Documentation Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.  
 Representing Val Oliver  
 Public None  
 Concerns None  
 Motion **Motion to Approve as submitted. (Welch)**  
 Vote Carried Unanimously Certificate # **HDC2023-02-7870**

**IX. OLD BUSINESS 01/17/23**

- | <u>Property owner name</u> | <u>Street Address</u>   | <u>Scope of work</u> | <u>Map/Parcel</u>      | <u>Agent</u>     |
|----------------------------|---|----------------------|------------------------|------------------|
| 1. K225 LLC <b>03-5944</b> | 126 Main St.  | Main House revision  | 42.3.2/98              | **Linda Williams |
| Voting                     | <b>Pohl, Welch, Coombs, Camp, Oliver</b>  |                      |                        |                  |
| Alternates                 | Thornewill, Dutra, Patten   |                      |                        |                  |
| Recused                    | None  |                      |                        |                  |
| Documentation              | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.  |                      |                        |                  |
| Representing               | Linda Williams  |                      |                        |                  |
| Public                     | None  |                      |                        |                  |
| Concerns                   |   |                      |                        |                  |
| Motion                     | <b>Motion to Hold for Revisions substantially addressing the points that were made, to include a proposal in writing as to how the foundation will be addressed and to include the documentary evidence that was requested. (Welch)</b> |                      |                        |                  |
| Vote                       | Carried Unanimously   | Certificate #        | <b>HDC2022-03-5944</b> |                  |
| 2. K225 LLC <b>11-7483</b> | 126 Main St.  | Driveway             | 42.3.2/98              | Linda Williams   |
| Voting                     | <b>Pohl, Welch, Coombs, Camp, Oliver</b>  |                      |                        |                  |
| Alternates                 | Thornewill, Dutra, Patten   |                      |                        |                  |
| Recused                    | None  |                      |                        |                  |
| Documentation              | Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.  |                      |                        |                  |
| Representing               | Linda Williams  |                      |                        |                  |
| Public                     | None  |                      |                        |                  |
| Concerns                   |   |                      |                        |                  |
| Motion                     | <b>Motion to Hold for Revisions. (Welch)</b>  |                      |                        |                  |
| Vote                       | Carried Unanimously   | Certificate #        | <b>HDC2022-11-7483</b> |                  |

**X. NEW BUSINESS 01/24/23**

- | <u>Property owner name</u>       | <u>Street Address</u>                         | <u>Scope of work</u>  | <u>Map/Parcel</u>      | <u>Agent</u>    |
|----------------------------------|---|-----------------------|------------------------|-----------------|
| 1. White Elephant <b>01-7712</b> | 60 Easton St                                  | Fence, gate, & arbors | 42.4.1/60              | Dennis Patnaude |
| Voting                           | <b>Pohl, Welch, Coombs, Camp, Oliver</b>      |                       |                        |                 |
| Alternates                       | Thornewill, Dutra, Patten                     |                       |                        |                 |
| Recused                          | Pohl  |                       |                        |                 |
| Documentation                    | None  |                       |                        |                 |
| Representing                     | Dennis Patnaude                               |                       |                        |                 |
| Public                           | None  |                       |                        |                 |
| Concerns                         |   |                       |                        |                 |
| Motion                           | <b>Motion to Hold for Revisions. (Coombs)</b> |                       |                        |                 |
| Vote                             | Carried unanimously                           | Certificate #         | <b>HDC2023-01-7712</b> |                 |

<b>2. White Elephant 02-7950</b>	<b>64 Easton St</b>	<b>Fence, gate, &amp; arbors</b>	<b>42.4.1/60</b>	<b>Dennis Patnaude</b>
Voting	<b>Pohl, Welch, Coombs, Camp, Oliver</b>			
Alternates	Thornewill, Dutra, Patten			
Recused	Pohl			
Documentation	None			
Representing	Dennis Patnaude			
Public	None			
Concerns				
Motion	<b>Motion to Hold for Revisions. (Coombs)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-02-7950</b>
<b>3. Charles Bruno 02-7884</b>	<b>10 Monohansett rd.</b>	<b>New barn</b>	<b>79/142</b>	<b>Linda Williams</b>
Voting	<b>Pohl, Welch, Coombs, Camp, Oliver</b>			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve through Staff subject to changing the covered porch to a 4-12 pitch by lowering the beam. (Welch)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-02-7884</b>
<b>4. NT Property Owner LLC 02-7919</b>	<b>3 HoneySuckleDrLot72</b>	<b>Hardscape,patio, fence,driveway</b>	<b>68/879</b>	<b>Linda Williams</b>
Voting	<b>Pohl, Welch, Coombs, Thornewill, Dutra</b>			
Alternates	Camp, Oliver, Patten			
Recused	None			
Documentation	None			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve through Staff planting plant material every other section, anchor the ends with privet or some such material. (Welch)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-02-7919</b>
<b>5. NT Property Owner LLC 02-7923</b>	<b>11 HoneySuckleDrLot75</b>	<b>Hardscape,patio, fence,driveway</b>	<b>68/872</b>	<b>Linda Williams</b>
Voting	<b>Pohl, Welch, Coombs, Thornewill, Dutra</b>			
Alternates	Camp, Oliver, Patten			
Recused	None			
Documentation	None			
Representing	Linda Williams			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve through Staff planting plant material every other section, anchor the ends with privet or some such material. (Welch)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-02-7923</b>

**XI. OLD BUSINESS 01/31/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
<b>1. Horchow &amp; Routman 06-6534</b>	<b>33 Cliff Rd</b>	<b>MH fenestration, ramp, dormer</b>	<b>42.4.4/5</b>	<b>CWA/Link</b>
Voting	<b>Camp, Coombs, Oliver, Thornewill</b>			
Alternates	Pohl, Welch, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Chip Webster - CWA			
Public	None			
Concerns				
Motion	<b>Motion to Approve through Staff with no skirt on the roof walk, ramp if you want and the portico roof to drop 6 – 8 inches along with the post detailing and the roof to expand in height a tiny bit. (Thornewill)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6534</b>
<b>2. Horchow &amp; Routman 06-6540</b>	<b>33 Cliff Rd</b>	<b>GH addition &amp; renovation</b>	<b>42.4.4/5</b>	<b>CWA/Link</b>
Voting	<b>Camp, Coombs, Oliver, Thornewill</b>			
Alternates	Pohl, Welch, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Chip Webster - CWA			
Public	None			
Concerns				
Motion	<b>Motion to Hold for Revisions. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6540</b>
<b>3. Horchow &amp; Routman 06-6541</b>	<b>33 Cliff Rd</b>	<b>Garage revision</b>	<b>42.4.4/5</b>	<b>CWA/Link</b>
Voting	<b>Camp, Coombs, Oliver, Thornewill</b>			
Alternates	Pohl, Welch, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Chip Webster - CWA			
Public	None			
Concerns				
Motion	<b>Motion to Approve through Staff with garage doors drawn a few inches above the grade so that the eave of the addition can be dropped so the eave of the existing mass is a bit higher than the proposed addition. (Thornewill)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-06-6541</b>
<b>4. J &amp; B Leaf LLC 11-5037</b>	<b>43 Kendrick Ave</b>	<b>Guest house</b>	<b>76.4.3/31</b>	<b>CWA/Link</b>
Voting	None			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Chip Webster- CWA			
Public	None			
Concerns	Application not opened.			
Motion	<b>Motion to Hold per applicant's request</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2022-11-5037</b>
<b>5. Ashkan Vaziri 01-7692</b>	<b>9 Woodbury Lane</b>	<b>New dwelling</b>	<b>41/551</b>	<b>Studio PPark</b>
Voting	<b>Pohl, Welch, Camp, Oliver, Dutra</b>			
Alternates	Coombs, Thornewill, Patten			
Recused	None			
Documentation	None			
Representing	James Krapp- Studio PPark			
Public	None			
Concerns				
Motion	<b>Motion to Hold for Revisions. (Camp)</b>			
Vote	Carried unanimously		Certificate #	<b>HDC2023-01-7692</b>
<b>6. Ashkan Vaziri 01-7699</b>	<b>9 Woodbury Lane</b>	<b>New dwelling</b>	<b>41/551</b>	<b>Atlantic Landscaping</b>
Voting	<b>Pohl, Welch, Camp, Oliver, Dutra</b>			
Alternates	Coombs, Thornewill, Patten			
Recused	None			
Documentation	None			
Representing	Lindsay			
Public	None			
Concerns	Application not opened.			

Motion **Motion to Hold to Track (Camp)**  
 Vote Carried unanimously

Certificate # **HDC2023-01-7699**

**IX. 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. Mike Romano <b>01-7841</b>	55 Easton St	Addition rev 05-6245	42.4.1/86	Shelter 7
Voting	<b>Pohl, Welch, Camp, Coombs, Patten</b>			
Alternates	Oliver, Thornewill, Dutra			
Recused	None			
Documentation	None			
Representing	Jason Olbres			
Public	None			
Concerns	None			
Motion	<b>Motion to Approves as submitted. (Welch)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-01-7841</b>
2. 196 Hummock LLC <b>02-7890</b>	196 Hummock Pd.	Garage revision 05-6246	65/30	Shelter 7
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Jason Olbres			
Public	None			
Concerns	None			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-02-7890</b>
3. Matthew Manera <b>01-7834</b>	15 Morey ln	Move & rotate house	73.3.1/38	EMDA
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Application not opened.			
Motion	<b>Motion to Hold for Representation per applicant's request. (Welch)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-01-7834</b>
4. Lions Foot <b>02-7909</b>	9 Sherburne Way	Demo/ Move off to Millbrook	30/37	Topham Design
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Joe Topham			
Public	None			
Concerns				
Motion	<b>Motion to Hold for more historic information to be reviewed on March 14<sup>th</sup>. (Camp)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-02-7909</b>
5. Marty McGowan <b>01-7822</b>	25 Millbrook Rd	Move on from 9 shrbn way	56/67.2	Topham Design
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Joe Topham			
Public	None			
Concerns				
Motion	<b>Motion to Hold to Track with Move/Off from 9 Sherburne Wy. (Camp)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-01-7822</b>
6. Porcupine Grass LLC <b>02-7915</b>	9 Sherburne Tp	Move off to 8 paul jones	30/111	Topham Design
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>			
Alternates	Thornewill, Dutra, Patten			
Recused	None			
Documentation	None			
Representing	Joe Topham			
Public	None			
Concerns	None			

Motion	<b>Motion to Approve. (Oliver)</b>			Certificate #	<b>HDC2023-02-7915</b>
Vote	Carried 4-1 // Camp abstained			41/839	Topham Design
7. Kathleen O' Keefe	<b>02-7980</b>	8 Paul Jones	Move on from 9 Shrbrn Tp		
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	None				
Representing	Joe Topham				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve. (Oliver)</b>			Certificate #	<b>HDC2023-02-7980</b>
Vote	Carried 4-1// Camp abstained			56/367	JB studio
8. Gary Stahl	<b>02-7874</b>	8 Austin Farm rd.	Main house addition		
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve through Staff with dormer windows on the garage to be 9 over 6, putting dormer header into the top plate, dropping the eave line on the right, and correcting the dormer drawings on both sides. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-02-7874</b>
9. Gary Stahl	<b>02-7872</b>	8 Austin Farm rd.	New garage/ pool house	56/367	JB studio
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve through Staff with moving the dormer edges in right next to the windows that exist on the East Elevation and redistributing those windows to 4 evenly spaced out. (Oliver)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-02-7872</b>
10. Gary Stahl	<b>02-7873</b>	8 Austin Farm rd.	New pool	56/367	JB studio
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve though Staff with pool not visible at time of inspection and in perpetuity and pool to have no grade change from existing or as noted on the original application. (Welch)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-02-7873</b>
11. 14 Hussey St LLC	<b>01-7828</b>	14 Hussey St	Door & window changes	42.3.4/132	EMDA
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Application not opened.				
Motion	<b>Motion to Hold for Representation. (Pohl)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7828</b>
12. Jessica Torres	<b>01-7843</b>	108 Surfside Rd	New dwelling	80/5	Val Oliver
Voting	<b>Pohl, Coombs, Thornewill, Dutra, Patten</b>				
Alternates	Welch, Camp				
Recused	Val Oliver				
Documentation	None				
Representing	Val Oliver				
Public	None				
Concerns	None				

Motion	<b>Motion to Approve as submitted. (Coombs)</b>			Certificate #	<b>HDC2023-01-7843</b>
Vote	Carried unanimously			80/5	Val Oliver
13. Jessica Torres	<b>01-7842</b>	108 Surfside Rd	New garage		
Voting	<b>Camp, Oliver, Thornewill, Dutra</b>				
Alternates	Welch, Camp				
Recused	Val Oliver				
Documentation	None				
Representing	Val Oliver				
Public	None				
Concerns	None				
Motion	<b>Motion to Approve through Staff with raising the pent roof to the height of the shed roof and have the garage doors get taller. (Dutra)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7842</b>
14. Tic Tac Toe LLC	<b>01-7837</b>	13 Fawn ln	Spa to pool rev 09-7120	68/976	Brook Meerbergen
Voting	<b>Pohl, Welch, Camp, Coombs, Oliver</b>				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	None				
Representing	Brook Meerbergen				
Public	None				
Concerns					
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7837</b>

Rest Held for 03/07/23

15. Tyler Albright	<b>02-7869</b>	11 Cannonbury Lane	New dwelling	74/22	Val Oliver
16. Island Orange Group	<b>02-7868</b>	129 Orange St	Addition for storage	55/147	Val Oliver
17. Josh Malitsky	<b>01-7857</b>	253 Madaket Rd	Roof top solar	59.4/210	Ack Smart Energy
18. Sheep Pond Prop LLC	<b>02-7860</b>	14-16 Sheep Pond Rd	New Garage	63/29 30	Emeritus LTD
19. Sheep Pond Prop LLC		14-16 Sheep Pond Rd	Add breezeway Rev08-6852	63/29 &30	Emeritus LTD
20. 36 Lily St LLC	<b>02-7864</b>	36B Lily St	Demo studio	42.4.3/94	Botticelli + Pohl
21. 36 Lily St LLC	<b>02-7865</b>	36B Lily St	New studio	42.4.3/94	Botticelli + Pohl
22. 36 Lily St LLC	<b>02-7866</b>	36B Lily St	MH Rev04-3416	42.4.3/94	Botticelli + Pohl
23. 41 Hulbert LLC	<b>01-7859</b>	41 Hulbert Ave	GH Rev 22-09-7036	29/18	Botticelli + Pohl
24. Sarah Powers	<b>01-7858</b>	27 Tashama Lane	New gable & enclosed porch new windows	55/462	Sarah Powers
25. Jason Meldenson	<b>02-7895</b>	69 Monomoy Rd	Move off/ demo dwelling	43/102	Studio PPark
26. Jason Meldenson	<b>02-7896</b>	69 Monomoy Rd	New dwelling	43/102	Studio PPark
27. Caleb Cressman	<b>02-7981</b>	15 Margaret's Way	New 3 <sup>rd</sup> Dwelling	20/64	Thornewill Design
28. Lee Baldwin	<b>02-7968</b>	5 Mulberry St	Alterations	55.4.1/19	LINK

**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.	44 Monomoy LLC <b>11-7487</b>	44 Monomoy Rd	New guest house	54/72	Workshop/APD
2.	Elizabeth Grace <b>12-7595</b>	211 Polpis rd.	Screened porch	26/31	Val Oliver
3.	Holly Coburn <b>01-7695</b>	5 North Beach St.	New Dwelling	42.4.1/92	Normand Residential
4.	Edward Gilberth <b>10-7346</b>	51 Walsh St	New Roofwalk & Stairs	29/61	Linda Williams
5.	Doherty Ack Llc <b>08-6934</b>	2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams
6.	Doherty Ack Llc <b>08-6937</b>	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams
7.	Doherty Ack Llc <b>08-6939</b>	4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams
8.	Doherty Ack Llc <b>08-6941</b>	4 Mariner Way	New Garage/Apt	55.1.4/72	Linda Williams
9.	Doherty Ack Llc <b>08-6943</b>	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams
10.	Doherty Ack Llc <b>08-6930</b>	6 Mariner Way	New Dwelling	55.1.4/72.2	Linda Williams
11.	Doherty Ack Llc <b>08-6931</b>	6 Mariner Way	Hardscape	55.1.4/72.2	Linda Williams
12.	Sachem Corner Llc	1 E Hallowell St	Demo Garage	30/100	Linda Williams
13.	Mike Romano <b>01-7815</b>	55 Easton St	Rev 05-6245 Windows	42.4.1/86	Shelter 7
14.	13 Commercial Llc <b>09-6996</b>	13 Commercial Wharf	Rev- Shorten Structure	42.2.4/10	Nag
15.	Kathryn Cook <b>10-7257</b>	85 Low Beach Rd	New dwelling MH	75/31.3	Michael Bard
16.	4 The Kids Realty <b>07-6708</b>	79 Pocomo Rd	Widows walk rev	15/5	CWA
17.	41 Hulbert LLC <b>11-7516</b>	41 Hulbert Ave	Mh Raise/ mass/ fenestration	29/18	Botticelli + Pohl
18.	32 Hulbert Trust	32 Hulbert Ave	Fenestration revisions	29/72	Botticelli + Pohl
19.	1010 Wins LLC <b>10-7136</b>	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD



Proposed HDC Minutes for February 21, 2023

20.	1010 Wins LLC <b>10-7317</b>	10 Lincoln Ave	New garage	30/184	Emeritus LTD
21.	Harold Brothers Realty, LLC <b>01-7685</b>	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD
22.	Harold Brothers Realty, LLC <b>01-7684</b>	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD
23.	Reade, Gullicksen, Hanley & Gifford <b>04-6162</b>	42 Easton St	Hardscape, gate & paving	42.4.1/21	Sconset Gardener Inc.
24.	Balaji Gandhi	9 New Jersey Ave	Addition to main house	60.3.1/408	Shelter 7
25.	Balaji Gandhi	9 New Jersey Ave	Fenestration chng garage	60.3.1/408	Shelter 7
26.	Jean Moran <b>01-5621</b>	4 Washington Ave	New Pool	60.2.4/65	Linda Williams
27.	Jean Moran <b>01-5199</b>	4 Washington Ave	New Garage	60.2.4/65	Linda Williams

**XI. OTHER BUSINESS**

Approved Minutes Motion Vote	<b>Motion to Approve minutes for January 31<sup>st</sup> and February 2<sup>nd</sup>. (Camp)</b> Carried 4-1// Welch abstained
Review Minutes	January 31 & February 2, 2023
Other Business	<ul style="list-style-type: none"> <li>• <b>There is no HDC meeting on Thursday, February 23<sup>rd</sup> or the week of 02/27-03/03 SCHOOL VACATION WEEK.</b></li> <li>• <b>Next HDC Meeting- March 7<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUND RD. - COMMUNITY 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 8:32 pm. (Oliver)**  
Vote Carried unanimously

Submitted by:

Esmeralda Martinez

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village