



**UPDATED MEETING POSTING**  
**MEETING POSTING**  
**ORIGINAL POSTING TIME: 2024 MAY 10 PM 02:19**  
**ORIGINAL POSTING NUMBER: T 434**

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2024 MAY 14 PM 01:42  
NANTUCKET TOWN CLERK  
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**TOWN OF NANTUCKET**

Pursuant to MGL Chapter 30A, § 18-25  
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office  
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

|                                                          |                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Committee/Board/s                                        | Historic District Commission (HDC) – OLD/NEW Business                                                                                                                                                                                                                    |
| Day, Date, & Time                                        | Tuesday, May 14, 2024, at 4:00 pm *HYBRID                                                                                                                                                                                                                                |
| Location / Address                                       | COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM<br>Information on viewing the meeting can be found at:<br><a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a> |
| Please note:                                             | Ray Pohl, Chairman<br><b>IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.</b>                                                                                                      |
| <b>HISTORIC DISTRICT COMMISSION</b>                      |                                                                                                                                                                                                                                                                          |
| Signature of Chair/Authorized Person: Ray Pohl, Chairman |                                                                                                                                                                                                                                                                          |

**To join the Historic District Commission meeting click on the Zoom Registration Link below:**

[https://us06web.zoom.us/webinar/register/WN\\_S0LUcu34SZevcPh0WXq0pQ](https://us06web.zoom.us/webinar/register/WN_S0LUcu34SZevcPh0WXq0pQ)

**To watch the live meeting, click here:**

<https://youtube.com/live/5w04v8sHt8k>

**Commissioners:** Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

**Associate Commissioners:** Carrie Thornewill, Constance Patten, Joe Paul

**Staff:** Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

**Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust**

<https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

**AGENDA**

*Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.*

**This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.**

## I. SIGNS

### \*\*ITEMS 2-5 – RESCIND VOTE FROM 4/30/24; RATIFY VOTE BELOW\*\*

|     |                                                          |                                          |                                  |            |                     |
|-----|----------------------------------------------------------|------------------------------------------|----------------------------------|------------|---------------------|
| 1.  | NIR Retail, LLC                                          | 4 Harbor Square<br>(straight wharf fish) | Wall sign                        | 42.2.4//1  | WorkshopAPD         |
|     | <i>SAC Recommends Approval.</i>                          |                                          |                                  |            |                     |
| 2.  | 30 North Beach St LLC                                    | 30 North Beach Street                    | Wall Sign (1 of 3)               | 29/130     | Poyant Signs        |
|     | <i>SAC Recommends Approval.</i>                          |                                          |                                  |            |                     |
| 3.  | 30 North Beach St LLC                                    | 30 North Beach Street                    | Wall Sign (2 of 3)               | 29/130     | Poyant Signs        |
|     | <i>SAC Recommends Denial.</i>                            |                                          |                                  |            |                     |
| 4.  | 30 North Beach St LLC                                    | 30 North Beach Street                    | Wall Sign (3 of 3)               | 29/130     | Poyant Signs        |
|     | <i>SAC Recommends Denial.</i>                            |                                          |                                  |            |                     |
| 5.  | 30 North Beach St LLC                                    | 30 North Beach Street                    | Flag Sign                        | 29/130     | Poyant Signs        |
|     | <i>SAC Recommends Approval.</i>                          |                                          |                                  |            |                     |
| 6.  | Anthony Odoardi                                          | 38 Center Street                         | Projecting Sign                  | 42.3.1/66  | Sign Here Nantucket |
|     | <i>SAC Recommends Approval.</i>                          |                                          |                                  |            |                     |
| 7.  | 29 Center Street LLC                                     | 31 Center Street                         | Projecting Sign                  | 42.3.1/68  |                     |
|     | <i>SAC Recommends Hold For Revisions/Representation.</i> |                                          |                                  |            |                     |
| 8.  | NIR Retail LLC                                           | 44 Main Street                           | Projecting Sign                  | 42.3.1/189 | Amy Molina          |
|     | <i>SAC Recommends Hold For Revisions/Representation.</i> |                                          |                                  |            |                     |
| 9.  | Sconset Trust                                            | 122 Baxter Road                          | Free Standing Sign #1 (timeline) | 48/5       | Julie Meade         |
|     | <i>SAC Recommends Hold For Revisions.</i>                |                                          |                                  |            |                     |
| 10. | Sconset Trust                                            | 122 Baxter Road                          | Free Standing Sign #2 (geology)  | 48/5       | Julie Meade         |
|     | <i>SAC Recommends Hold For Revisions.</i>                |                                          |                                  |            |                     |
| 11. | Sconset Trust                                            | 122 Baxter Road                          | Free Standing Sign #3 (history)  | 48/5       | Julie Meade         |
|     | <i>SAC Recommends Hold For Revisions.</i>                |                                          |                                  |            |                     |
| 12. | Sconset Trust                                            | 122 Baxter Road                          | Free Standing Sign #4 (moving)   | 48/5       | Julie Meade         |
|     | <i>SAC Recommends Hold For Revisions.</i>                |                                          |                                  |            |                     |
| 13. | Sconset Trust                                            | 122 Baxter Road                          | Free Standing Sign #5 (facts)    | 48/5       | Julie Meade         |
|     | <i>SAC Recommends Hold For Revisions.</i>                |                                          |                                  |            |                     |
| 14. | Sconset Trust                                            | 122 Baxter Road                          | Free Standing Sign #6 (CG)       | 48/5       | Julie Meade         |
|     | <i>SAC Recommends Approval.</i>                          |                                          |                                  |            |                     |
| 15. | Amelia Drive LLC                                         | 5 Amelia Drive                           | Wall Sign (sign #1)              | 67/435     | Emeritus            |
|     | <i>SAC Recommends Hold For Revisions.</i>                |                                          |                                  |            |                     |
| 16. | Amelia Drive LLC                                         | 5 Amelia Drive                           | Wall Sign (sign #2)              | 67/435     | Emeritus            |
|     | <i>SAC Recommends Denial.</i>                            |                                          |                                  |            |                     |
| 17. | Amelia Drive LLC                                         | 5 Amelia Drive                           | Wall Sign (sign #3)              | 67/435     | Emeritus            |
|     | <i>SAC Recommends Hold For Revisions.</i>                |                                          |                                  |            |                     |
| 18. | NHA                                                      | 13 Broad Street                          | Temp Sign (1)                    | 42.4.2/61  | Ashley Santos       |
|     | <i>SAC Recommends Approval.</i>                          |                                          |                                  |            |                     |
| 19. | NHA                                                      | 13 Broad Street                          | Temp Sign (2)                    | 42.4.2/61  | Ashley Santos       |
|     | <i>SAC Recommends Approval.</i>                          |                                          |                                  |            |                     |

## II. CONSENT

|     |                            |                        |                               |            |                   |
|-----|----------------------------|------------------------|-------------------------------|------------|-------------------|
| 1.  | Megan Trudel               | 4 Aster Ct             | Shed                          | 68/376     | Self              |
| 2.  | Glenbeigh LLC              | 33 Nonantum Ave        | fence                         | 87/49      | Botticelli & Pohl |
| 3.  | 48 Hulbert LLC             | 48 Hulbert Ave         | Handicap access               | 29/63      | Mark Avery        |
| 4.  | Nantucket Golf Club        | 250 Milestone Road     | Pavilion                      | 50/3       | Emeritus          |
| 5.  | Amelia Drive LLC           | 5 Amelia Drive         | Hardscape                     | 67/435     | Emeritus          |
| 6.  | 47 Walsh St LLC            | 47 Walsh Street        | Handicap Door                 | 26/94      | Mark Avery        |
| 7.  | Susan B. McCollum Tr.      | 35 Eel Point Road      | Add entry roof & screen porch | 32/63      | Botticelli & Pohl |
| 8.  | Joshua & Stephanie Goldman | 16 Polliwog Pond Rd    | Outdoor Shower                | 55/422.7   | Self              |
| 9.  | Keegan Bartlett            | 41 Bartlett Farm Rd    | Rooftop solar                 | 82/500.1   | Acksmart          |
| 10. | Andrew Rosen               | 148 Polpis Rd          | Roof                          | 27/16      | JMS Arch          |
| 11. | 61 Fairgrounds LLC         | 61 Fairgrounds Road    | Lot C Fencing                 | 67/173.1   | LFW               |
| 12. | Fair City LLC              | 117 Old South Rd       | Hoop tent                     | 68/111&112 | EMDA              |
| 13. | George Metri               | 12 Angola              | Driveway/ curb cut            | 55.4.4/78  | KMLD              |
| 14. | Squam Holdings             | 31 Squam Rd            | Reno addition                 | 21/3       | Botticelli & Pohl |
| 15. | NIR                        | 19 N Water St (lot 9)  | Hardscape                     | 42.4.2/3   | Ahern LLC         |
| 16. | NIR                        | 19 N Water St (lot 10) | Hardscape                     | 42.4.2/3   | Ahern LLC         |

|                                                                                                                                     |                        |                                 |              |                      |
|-------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------|--------------|----------------------|
| 17. Michele Kolb                                                                                                                    | 27 N Liberty           | door                            | 41/453       | self                 |
| 18. NIR                                                                                                                             | 19 N Water St (Lot 8)  | Hardscape                       | 42.4.2/3     | Ahern LLC            |
| 19. St Mary's Rectory                                                                                                               | 6 Orange St            | Restoration                     | 42.3.1/148.1 | Hollister Consulting |
| 20. Adan Rodriguez                                                                                                                  | 16 Bailey Road         | Window wells                    | 55/106       | LFW                  |
| 21. Sankaty Head Golf                                                                                                               | 100 Sankaty Road       | New Dorm                        | 49/163       | NAG                  |
| 22. SS Road LLC                                                                                                                     | 56 S Shore Rd          | Rev door window changes         | 80/114       | EMDA                 |
| 23. Rabbit Run LLC                                                                                                                  | 26 Rabbit Run          | Roof top solar                  | 29/9         | Sunwind              |
| 24. Once upon a time                                                                                                                | 56R Madequecham Valley | shed                            | 88/65        | NAG                  |
| 25. Once upon a time                                                                                                                | 56R Madequecham Valley | Window rev                      | 88/65        | NAG                  |
| 26. Capry's Island Holding                                                                                                          | 47 Crooked Ln          | fence                           | 41/200.1     | Val Oliver           |
| 27. 32B Hulbert NT                                                                                                                  | 32B Hulbert            | Color change MH                 | 29/72.1      | Thornewill           |
| 28. 32B Hulbert NT                                                                                                                  | 32B Hulbert            | Color change Garagr             | 29/72.1      | Thornewill           |
| 29. Jamie McCoy                                                                                                                     | 14 Wapposett           | Patio (hardscape)               | 67/576       | Self                 |
| 30. Roland Voyages                                                                                                                  | 14 Osprey Wy           | Roof Cottage                    | 82/33        | self                 |
| 31. Joseph Marchese                                                                                                                 | 8 Winn St              | Shed door window change         | 41/51.2      | EMDA                 |
| 32. Donald & Mary Charbonneau                                                                                                       | 10 Curlew              | Window replacement              | 68/522       | Robert Pyke          |
| 33. MMS Investments                                                                                                                 | 14 Orange              | roof                            | 42.3.1/46    | T & T                |
| 34. Derek Taff                                                                                                                      | 16 Paul Jone Rd        | Deck hardscape                  | 41/97.1      | R Newman             |
| 35. Marsh Hawk LLC                                                                                                                  | 11 Marsh Hawk          | shed                            | 56/112       | Structures Unltd     |
| 36. Gilbert & Linda Adams                                                                                                           | 11 Beach St            | Roof                            | 73.1.3/25    | Gerardo Nolosco      |
| 37. Littlefield                                                                                                                     | 3 Franklin             | hardscape                       | 41/267       | Julie Jordan         |
| 38. 55 S Shore Rd LLC                                                                                                               | 56 S Shore Rd          | demo                            | 80/114       | EMDA                 |
| 39. Freysinger David Tr ETAL                                                                                                        | 8 Shimmo Pond          | Pool hardscape                  | 54/258       | Ahern LLC            |
| 40. NIR LLC                                                                                                                         | 19 N Water St Lot 9    | Rev's window doors              | 42.4.2/3     | Emeritus LTD         |
| 41. NHA Properties                                                                                                                  | 75 B Old South Rd      | fence                           | 68/999.1     | LFW                  |
| 42. Housing Nantucket Inc                                                                                                           | 73 A Old South Rd      | fence                           | 68/248       | LFW                  |
| 43. Bridgett Bloise-Smith                                                                                                           | 10C Thirty Acres       | Fence                           | 67/777       | self                 |
| 44. Ruby Fee                                                                                                                        | 56 Fairgrounds         | Window door ext stair           | 67/300       | self                 |
| 45. N. Harnishfegger                                                                                                                | 5 Nanina Drive         | Move on Gazebo (from 72 pocomo) | 67/587       | LINK                 |
| 46. Jonathan Jacoby                                                                                                                 | 3 Tautemo Way          | Revision                        | 83/22        | EMDA                 |
| 47. Sankaty Head Golf Club Inc.                                                                                                     | 18 Hoicks Hollow Road  | Demo pool                       | 23/9         | Emeritus             |
| 48. Steven & Marjorie Lewis                                                                                                         | 124 Tom Nevers         | Door and window change          | 91/43.2      | EMDA                 |
| 49. P & M Reis Trucking                                                                                                             | 10 Green Meadows       | Fence                           | 67/382       | Joseph Martinez      |
| 50. Tim Reinemo                                                                                                                     | 85 Bartlett Rd         | Rooftop solar                   | 66/408       | Cotuit Solar Karen   |
| 51. Johnsen, Joanne                                                                                                                 | 40 Lovers Ln           | Rooftop solar                   | 79/3         | Cotuit Solar Karen   |
| 52. Skyline Drive, LLC                                                                                                              | 6 Woodland Dr          | Cabana                          | 79/209       | Stow MT Builders     |
| 53. 19 Broad St. LLC                                                                                                                | 19 Broad Street        | Ramp                            | 42.4.2875    | LFW                  |
| <b>III. CONSENT WITH CONDITIONS –</b>                                                                                               |                        |                                 |              |                      |
| 1. Carolyn M Higgins Rev. Tr.                                                                                                       | 6 Fair Street          | Rev 2023-08-8907                | 42.3.1/151   | Boticelli & Pohl VO  |
| • Consent subject to 2 <sup>nd</sup> floor railing being shingled as previously approved.                                           |                        |                                 |              |                      |
| 2. Conway Family                                                                                                                    | 11 Western Ave         | Driveway                        | 87/117       | Val Oliver           |
| • Driveway to meet Zoning Bylaw 139-20.1 and shown on the site plan.                                                                |                        |                                 |              |                      |
| 3. Paul Abbott                                                                                                                      | 6 Bailey Road          | Hardscape/pool                  | 55/106.5     | LFW                  |
| • Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. |                        |                                 |              |                      |
| 4. Henry Spitzer                                                                                                                    | 1 Sconset              | Gates Patio Bocce Ball Court    | 73.4.1/8     | KMLD                 |
| • Bocce Court not to be visible at the time of inspection.                                                                          |                        |                                 |              |                      |
| 5. Richmond Great Pt                                                                                                                | 30A Evergreen Way      | Revisions – fence around ac     | 98/711.2     | KOH                  |
| • NTW with vegetation in perpetuity.                                                                                                |                        |                                 |              |                      |
| 6. Nelson, Carl & Karen                                                                                                             | 21 Wigwam              | Gate                            | 77/5.9       | CWA                  |
| • Gate post must be NTW not white.                                                                                                  |                        |                                 |              |                      |
| 7. Robert Sarkasian                                                                                                                 | 8 N Mill               | Driveway/ curb cut              | 55.4.4/78.2  | KMLD                 |
| • Apron depth must extend to 10' for Zoning Compliance and shown on the site plan.                                                  |                        |                                 |              |                      |
| 8. Steven Arst                                                                                                                      | 5 Flintlock Rd         | Fence                           | 75/94        | Steven Arst          |
| • Gate must not be visible at time of inspection and in perpetuity.                                                                 |                        |                                 |              |                      |
| 9. 61 Fairgrounds LLC                                                                                                               | 15 Parker Lane Lot B   | Fencing/Pool                    | 67/173       | LFW                  |
| • Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. |                        |                                 |              |                      |

**IV. NEW BUSINESS 04/02/2024 – VIEW**

|                            |                   |           |       |          |
|----------------------------|-------------------|-----------|-------|----------|
| 1. Michelle & Darren Black | 28 Eel Point Road | Breezeway | 40/44 | Emeritus |
|----------------------------|-------------------|-----------|-------|----------|

**V. NEW BUSINESS 04/02/2024**

|             |              |              |             |     |
|-------------|--------------|--------------|-------------|-----|
| 1. K22S LLC | 126R Main St | New dwelling | 42.3.3/98.1 | LFW |
| 2. K22S LLC | 126R Main St | New shed     | 42.3.3/98.1 | LFW |

**VI. OLD BUSINESS 04/09/2024**

|                    |               |              |             |     |
|--------------------|---------------|--------------|-------------|-----|
| 1. Doherty ACK LLC | 2 Mariner Way | Rev. to pool | 55.1.4/72.4 | LFW |
|--------------------|---------------|--------------|-------------|-----|

- Commissioners: Pohl, Welch, Camp, Coombs, Oliver –
- \*\*HOLD PER APPLICANT\*\***

|                    |               |              |           |     |
|--------------------|---------------|--------------|-----------|-----|
| 2. Doherty ACK LLC | 4 Mariner Way | Rev. to pool | 55.1.4/72 | LFW |
|--------------------|---------------|--------------|-----------|-----|

- Commissioners: Pohl, Welch, Camp, Coombs, Oliver –
- \*\*HOLD PER APPLICANT\*\***

|                    |               |              |             |     |
|--------------------|---------------|--------------|-------------|-----|
| 3. Doherty ACK LLC | 6 Mariner Way | Rev. to pool | 55.1.4/72.2 | LFW |
|--------------------|---------------|--------------|-------------|-----|

- Commissioners: Pohl, Welch, Camp, Coombs, Oliver –
- \*\*HOLD PER APPLICANT\*\***

|                      |               |                             |       |      |
|----------------------|---------------|-----------------------------|-------|------|
| 4. 39 Monomoy Rd LLC | 39 Monomoy Rd | Primary dwell demo move add | 54/79 | WAPD |
|----------------------|---------------|-----------------------------|-------|------|

- Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None

Items 15-18 to track

|                      |               |        |       |      |
|----------------------|---------------|--------|-------|------|
| 5. 39 Monomoy Rd LLC | 39 Monomoy Rd | Garage | 54/79 | WAPD |
|----------------------|---------------|--------|-------|------|

|                      |               |             |       |      |
|----------------------|---------------|-------------|-------|------|
| 6. 39 Monomoy Rd LLC | 39 Monomoy Rd | Pool cabana | 54/79 | WAPD |
|----------------------|---------------|-------------|-------|------|

|                      |               |      |       |      |
|----------------------|---------------|------|-------|------|
| 7. 39 Monomoy Rd LLC | 39 Monomoy Rd | Shed | 54/79 | WAPD |
|----------------------|---------------|------|-------|------|

|                      |               |          |       |           |
|----------------------|---------------|----------|-------|-----------|
| 8. 39 Monomoy Rd LLC | 39 Monomoy Rd | Pool/spa | 54/79 | Ahern LLC |
|----------------------|---------------|----------|-------|-----------|

|                     |                |                         |         |          |
|---------------------|----------------|-------------------------|---------|----------|
| 9. KAC Holdings LLC | 156 Madaket Rd | Pickleball and driveway | 39/13.4 | Atlantic |
|---------------------|----------------|-------------------------|---------|----------|

- Commissioners: Pohl, Welch, Camp, Coombs, Thornewill

|                          |                |                    |        |     |
|--------------------------|----------------|--------------------|--------|-----|
| 10. More than enough LLC | 30 Russells Wy | Chimney deck grade | 77/8.1 | CWA |
|--------------------------|----------------|--------------------|--------|-----|

- Commissioners: Pohl, Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None

**VII. NEW BUSINESS 04/23/2024**

|                            |                |        |       |            |
|----------------------------|----------------|--------|-------|------------|
| 1. Servants Heart Ministry | 42 Monohansett | church | 79/55 | Val Oliver |
|----------------------------|----------------|--------|-------|------------|

|                          |              |      |       |      |
|--------------------------|--------------|------|-------|------|
| 2. Timothy & Susan Grell | 21 Field Ave | Pool | 80/41 | LINK |
|--------------------------|--------------|------|-------|------|

|                  |                  |        |            |      |
|------------------|------------------|--------|------------|------|
| 3. Fair City LLC | 117 Old South Rd | garage | 68/111&112 | EMDA |
|------------------|------------------|--------|------------|------|

|                  |                  |       |            |      |
|------------------|------------------|-------|------------|------|
| 4. Fair City LLC | 117 Old South Rd | fence | 68/111&112 | EMDA |
|------------------|------------------|-------|------------|------|

|                 |              |                |       |      |
|-----------------|--------------|----------------|-------|------|
| 5. Wayne Elliot | 106 Squam Rd | Addition to MH | 12/37 | self |
|-----------------|--------------|----------------|-------|------|

|                 |              |                          |       |      |
|-----------------|--------------|--------------------------|-------|------|
| 6. Wayne Elliot | 106 Squam Rd | 2 <sup>nd</sup> dwelling | 12/37 | self |
|-----------------|--------------|--------------------------|-------|------|

|                 |              |                   |       |      |
|-----------------|--------------|-------------------|-------|------|
| 7. Wayne Elliot | 106 Squam Rd | Tertiary dwelling | 12/37 | self |
|-----------------|--------------|-------------------|-------|------|

|                 |              |      |       |      |
|-----------------|--------------|------|-------|------|
| 8. Wayne Elliot | 106 Squam Rd | shed | 12/37 | self |
|-----------------|--------------|------|-------|------|

|                 |               |                  |         |        |
|-----------------|---------------|------------------|---------|--------|
| 9. Gerald Oshea | 10 Tom Nevers | Rev 2021-02-2847 | 71/13.2 | Oliver |
|-----------------|---------------|------------------|---------|--------|

|                    |           |               |            |            |
|--------------------|-----------|---------------|------------|------------|
| 10. #3 Back St LLC | 3 Back St | Move off demo | 55.1.4/427 | Thornewill |
|--------------------|-----------|---------------|------------|------------|

|                    |           |                       |            |            |
|--------------------|-----------|-----------------------|------------|------------|
| 11. #3 Back St LLC | 3 Back St | Move on with addition | 55.1.4/427 | Thornewill |
|--------------------|-----------|-----------------------|------------|------------|

|                    |           |          |            |            |
|--------------------|-----------|----------|------------|------------|
| 12. #1 Back St LLC | 1 Back St | Move off | 55.1.4/427 | Thornewill |
|--------------------|-----------|----------|------------|------------|

|                    |           |              |            |            |
|--------------------|-----------|--------------|------------|------------|
| 13. #1 Back St LLC | 1 Back St | New dwelling | 55.1.4/427 | Thornewill |
|--------------------|-----------|--------------|------------|------------|

|                       |                     |                 |          |              |
|-----------------------|---------------------|-----------------|----------|--------------|
| 14. Quarter Mile Hill | 2 Quarter Mile Hill | New way surface | 42.3.3/4 | Gryphon Arch |
|-----------------------|---------------------|-----------------|----------|--------------|

|                      |               |          |        |              |
|----------------------|---------------|----------|--------|--------------|
| 15. 19 Monomoy Trust | 19 Monomoy Rd | Addition | 54/260 | Gryphon Arch |
|----------------------|---------------|----------|--------|--------------|

|               |              |      |       |        |
|---------------|--------------|------|-------|--------|
| 16. A Barrett | 17 Pine Tree | Revs | 68/31 | Topham |
|---------------|--------------|------|-------|--------|

|                           |                |              |         |                |
|---------------------------|----------------|--------------|---------|----------------|
| 17. Laura & Brian Millham | 6 Boulevard Rd | Sports Court | 80/75.1 | Zoran Milorski |
|---------------------------|----------------|--------------|---------|----------------|

|               |                |               |        |         |
|---------------|----------------|---------------|--------|---------|
| 18. John Wise | 16 Williams St | Driveway gate | 55/372 | Normand |
|---------------|----------------|---------------|--------|---------|

|               |                |              |        |         |
|---------------|----------------|--------------|--------|---------|
| 19. John Wise | 16 Williams St | New dwelling | 55/372 | Normand |
|---------------|----------------|--------------|--------|---------|

|               |                |              |        |         |
|---------------|----------------|--------------|--------|---------|
| 20. John Wise | 16 Williams St | New dwelling | 55/372 | Normand |
|---------------|----------------|--------------|--------|---------|

|               |                |              |        |         |
|---------------|----------------|--------------|--------|---------|
| 21. John Wise | 18 Williams St | New dwelling | 55/371 | Normand |
|---------------|----------------|--------------|--------|---------|

|               |                  |          |        |         |
|---------------|------------------|----------|--------|---------|
| 22. John Wise | 16.5 Williams St | driveway | 55/372 | Normand |
|---------------|------------------|----------|--------|---------|

|               |                  |              |        |         |
|---------------|------------------|--------------|--------|---------|
| 23. John Wise | 16.5 Williams St | New dwelling | 55/372 | Normand |
|---------------|------------------|--------------|--------|---------|

|               |                  |              |        |         |
|---------------|------------------|--------------|--------|---------|
| 24. John Wise | 16.5 Williams St | New dwelling | 55/372 | Normand |
|---------------|------------------|--------------|--------|---------|

|                          |              |      |           |         |
|--------------------------|--------------|------|-----------|---------|
| 25. Nantucket Yacht Club | 1 S Beach St | Roof | 42.4.2/12 | J Lydon |
|--------------------------|--------------|------|-----------|---------|

|                   |           |                        |           |          |
|-------------------|-----------|------------------------|-----------|----------|
| 26. Dennis Keller | 3 Nosegay | Revision rooftop solar | 73.1.4/14 | AckSmart |
|-------------------|-----------|------------------------|-----------|----------|

|                  |              |        |        |      |
|------------------|--------------|--------|--------|------|
| 27. Michele Kolb | 27 N Liberty | Garage | 41/453 | self |
|------------------|--------------|--------|--------|------|

|                              |              |              |      |              |
|------------------------------|--------------|--------------|------|--------------|
| 28. Third Point Holdings LLC | 39 Quaise Rd | New Dwelling | 26/3 | Smith Hutton |
|------------------------------|--------------|--------------|------|--------------|

|                              |              |         |      |              |
|------------------------------|--------------|---------|------|--------------|
| 29. Third Point Holdings LLC | 39 Quaise Rd | Demo MH | 26/3 | Smith Hutton |
|------------------------------|--------------|---------|------|--------------|

|                              |              |             |      |              |
|------------------------------|--------------|-------------|------|--------------|
| 30. Third Point Holdings LLC | 39 Quaise Rd | Demo Garage | 26/3 | Smith Hutton |
|------------------------------|--------------|-------------|------|--------------|

|                              |              |        |      |              |
|------------------------------|--------------|--------|------|--------------|
| 31. Third Point Holdings LLC | 39 Quaise Rd | Garage | 26/3 | Smith Hutton |
|------------------------------|--------------|--------|------|--------------|

|                 |              |              |            |      |
|-----------------|--------------|--------------|------------|------|
| 32. Ack Mug LLC | 10 Silver St | New Dwelling | 55.4.1/187 | EMDA |
|-----------------|--------------|--------------|------------|------|

|                     |           |                          |       |          |
|---------------------|-----------|--------------------------|-------|----------|
| 33. 88 Pocomo Trust | 88 Pocomo | Rev Massing Fenestration | 15/42 | Emeritus |
|---------------------|-----------|--------------------------|-------|----------|

|                              |                     |                          |            |                   |
|------------------------------|---------------------|--------------------------|------------|-------------------|
| 34.1 N Swift Rock Road Trust | 1 N Swift Rock Road | Alterations              | 40/2       | Emeritus          |
| 35.Elizabeth & Shawn Bristow | 31 Exeter           | addition                 | 76.4.2/285 | self              |
| 36.SE Cache Trust            | 6 W Dover           | As built studio          | 55.4.1/191 | John Brescher     |
| 37.308 Madaket Holdings LLC  | 308 Madaket Rd      | New shed                 | 60.2.1/67  | JB Studio         |
| 38.Egilmez Nejat             | 41 Goldfinch Dr     | Add Portico              | 68/548     | JB Studio         |
| 39.Breskman                  | 34A Grove Ln        | Pool Hardscape           |            | LINK              |
| 40.M Gault                   | 6 Forrest Ave       | New Garage               |            | LINK              |
| 41.Wiggins                   | 40 Vesper Ln        | New Shed                 |            | LINK              |
| 42.Monomoy Acquisitions      | 30 N Liberty        | Hardscape patio fire pit |            | LINK              |
| 43.Hawkes End LLC            | Esthers Island      | New Shed                 | 36.2.3/97  | Botticelli & Pohl |
| 44.10.5 Sherburne TPK LLC    | 10.5 Sherburne TPK  | Rev Hardscape            | 30/175.1   | LFW               |

#### VIII. OLD BUSINESS 04/23/2024

|                                                                                                  |                      |                   |           |            |
|--------------------------------------------------------------------------------------------------|----------------------|-------------------|-----------|------------|
| 1. Mariela Oviedo                                                                                | 12 Wappossett Ci     | Solar             | 67/572    | Incite LLC |
| • Commissioners: Pohl, Welch, Coombs, Oliver, Patten                                             |                      |                   |           |            |
| 2. Brian Davis                                                                                   | 108 Surfside Road    | Roof Solar        | 80/5      | Sunwind    |
| • Commissioners: Pohl, Welch, Camp, Coombs, Patten                                               |                      |                   |           |            |
| 3. Nantucket Historical Assoc.                                                                   | 89 Bartlett Rd       | Roof Solar        | 66/410    | AckSmart   |
| • Commissioners: Pohl, Welch, Camp, Coombs, Oliver                                               |                      |                   |           |            |
| 4. Tomack LLC                                                                                    | 38 Chuck Hollow Road | MH – Roof/Fen     | 75/66.1   | JB Studio  |
| • Commissioners: Welch, Coombs, Oliver, Patten, Thornehill                                       |                      |                   |           |            |
| 5. Tomack LLC                                                                                    | 38 Chuck Hollow Road | Garage – Roof/Fen | 75/66.1   | JB Studio  |
| • Commissioners: Welch, Coombs, Oliver, Patten, Thornehill                                       |                      |                   |           |            |
| 6. Josh Leffler                                                                                  | 22 Pleasant St       | Addition          | 42.3.2/50 | Oliver     |
| • Commissioners: Pohl, Welch, Camp, Coombs, Oliver                                               |                      |                   |           |            |
| 7. 450 Greenpark LLC                                                                             | 2 Stone Alley        | Railings          |           | Emeritus   |
| • Commissioners: Welch, Camp, Coombs, Thornehill, Paul; Alternate: Patten; Recused: Pohl, Oliver |                      |                   |           |            |
| 8. Cohen StevenTR. co Area 51 TR.                                                                | 51 W Miacomet Road   | Pool              | 81/52     | Ahern LLC  |
| • Commissioners: Pohl, Camp, Coombs, Oliver, Patten                                              |                      |                   |           |            |
| 9. Turk Family LLC                                                                               | 15 Marsh Hawk Ln     | Pool/Patio        | 56/113.6  | LINK       |
| • Commissioners: Welch, Coombs, Oliver, Paul, Thornehill                                         |                      |                   |           |            |
| 10.Great Harbor Yacht Club Inc.                                                                  | 96 Washington Street | Add/alter         | 55.1.4/8  | Emeritus   |
| • Commissioners: Pohl, Welch, Coombs, Camp, Oliver                                               |                      |                   |           |            |

#### IX. NEW BUSINESS 04/30/2024

|                                |                       |                          |             |                      |
|--------------------------------|-----------------------|--------------------------|-------------|----------------------|
| 1. Durham Station LLC          | 76 Pocomo Rd          | Move off demo dwelling   | 15/38       | Mark Avery           |
| 2. Durham Station LLC          | 76 Pocomo Rd          | New dwelling             | 15/38       | Mark Avery           |
| 3. Durham Station LLC          | 76 Pocomo Rd          | New studio               | 15/38       | Mark Avery           |
| 4. Barnes Curtis & Joan Trust  | 12 Sunset Hill        | Addition                 | 41/450      | NAG                  |
| 5. Smiley 15 N Water LLC       | 15 N Water St         | House reno               | 42.4.2/50   | Normand              |
| 6. Smiley 15 N Water LLC       | 15 N Water St         | landscaping              | 42.4.2/50   | Normand              |
| 7. Eloise N.T                  | 1 Sandy Dr            | Ext Stair Rev            | 29/73       | Thornehill           |
| 8. Anthony & Jane & Tomasiallo | 13 Bank St            | Replace 3-4 Windows      | 73.1.3/68   | Richard Pruniar      |
| 9. A Novissimo                 | 14 Deer Run Rd        | New Garage               | 57/14.1     | Sandcastle           |
| 10.Geoff Smith                 | 22 Coffin St          | Demo move off            | 73.4.1/36   | Topham               |
| 11.Geoff Smith                 | 22 Coffin St          | New dwelling             | 73.4.1/36   | Topham               |
| 12.Courtney Gault              | 8 New Mill St         | Add Dormers              | 42.3.3/33.2 | Concept plan design  |
| 13.12 Sesachacha LLC           | 12 Sesachacha Rd      | Demo move garage         | 21/83       | Botticelli & Pohl    |
| 14.12 Sesachacha LLC           | 12 Sesachacha Rd      | New garage               | 21/83       | Botticelli & Pohl    |
| 15.Stark point LLC             | 16 Easton St          | Studio Addition          | 42.4.1/11   | Botticelli & Pohl    |
| 16.Dan Driscoll                | 15 Madaket Rd         | Rooftop solar            | 41/299.3    | Acksmart             |
| 17.Dukes Road Trust            | 2 Dukes Road          | New Gusset               | 41/187      | Botticelli & Pohl    |
| 18.Dukes Road Trust            | 2 Dukes Road          | New Garage               | 41/187      | Botticelli & Pohl    |
| 19.Ernie & Jamie Strang        | 7 Farmview Drive      | New Dwelling             | 66/180      | SMRD                 |
| 20.Schneider Family            | 10 West Dover St      | New Dwelling             | 55.4.1/192  | Val Oliver           |
| 21.Patience Killen             | 1 Old North Wharf     | Addition                 | 42.3.1/80   | Val Oliver           |
| 22.Naughty Cal LLC             | 26B Daffodil Ln       | Rooftop solar            | 68/738.2    | Acksmart             |
| 23.St Mary's Church            | 3 Federal             | Railing                  | 42.3.1/174  | Hollister Consulting |
| 24.Andy Bender                 | 2 Braeburn Way        | Rooftop solar pool house | 39/41       | Acksmart             |
| 25.White Elephant Hotel        | 50 Easton St          | Reno canopy              | 42.4.1/23   | Bill O'Brien         |
| 26.Three North Gully Road LLC  | 7 N. Gully Road       | New Dwelling             | 73.1.3/123  | Botticelli & Pohl    |
| 27.Sankaty Head Golf Club Inc. | 18 Hoicks Hollow Road | Demo structure           | 23/9        | Emeritus             |

|                                    |                                                                  |                       |                          |             |                   |
|------------------------------------|------------------------------------------------------------------|-----------------------|--------------------------|-------------|-------------------|
| 28.                                | REDHORSE LLC                                                     | 88 Quidnet Road       | Rev 2021-06-4059         | 26/109      | Ahern LLC         |
| <b>X. OLD BUSINESS 05/14/2024</b>  |                                                                  |                       |                          |             |                   |
| 1.                                 | Steven L. Cohen, Trustee of 72 Pocomo Trust                      | 72 Pocomo Road        | New Primary Dwelling     | 15/37       | Workshop APD      |
|                                    | • <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver</i>        |                       |                          |             |                   |
| 2.                                 | Matt O'Connor                                                    | 22 Tahama Lane        | Fence, Pool, Driveway    | 55/451      | KMLD              |
|                                    | • <i>Commissioners: Welch, Coombs, Camp, Paul, Thornewill</i>    |                       |                          |             |                   |
| 3.                                 | Parents Cooperative of Nant.                                     | 15 Nobadeer Farm Road | Solar Roof Revisions     | 69/85       | Ack Smart         |
|                                    | • <i>Commissioners: Camp, Coombs, Oliver, Patten, Thornewill</i> |                       |                          |             |                   |
| 4.                                 | Dukes Road Trust                                                 | 2 Dukes Road          | New Dwelling             | 41/187      | Botticelli & Pohl |
|                                    | • <i>Commissioners: Welch, Coombs, Camp, Paul, Patten</i>        |                       |                          |             |                   |
| 5.                                 | Nancy Holmes                                                     | 3 Eagles Wing Way     | Solar                    | 80/229      | Empower Energy    |
|                                    | • <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>        |                       |                          |             |                   |
| 6.                                 | Lord Family, LLC                                                 | 15 Coffin Street Sia  | Hardscape, Driveway      | 73.4.1/34   | LFW               |
|                                    | • <i>Commissioners: Pohl, Welch, Coombs, Oliver, Paul</i>        |                       |                          |             |                   |
| 7.                                 | Bessie, James & Laura                                            | 9 Correia Lane        | Garage                   | 80/58.2     | Brook M           |
|                                    | • <i>Commissioners: Welch, Coombs, Camp, Patten, Thornewill</i>  |                       |                          |             |                   |
| 8.                                 | 3 Pleasant St. Nom. Tr.                                          | 3 Pleasant Street     | Addition                 | 42.3.3/155  | Emeritus          |
| 9.                                 | Big Patch LLC                                                    | 69 Hummock Pond Road  | New Main Dwelling        | 56/320      | Emeritus          |
| 10.                                | Big Patch LLC                                                    | 69 Hummock Pond Road  | New Main Dwelling        | 56/320      | Emeritus          |
| 11.                                | NIR                                                              | 19 N Water St, Lot 8  | New Dwelling             | 42.4.2/3    | Emeritus          |
| <b>XI. NEW BUSINESS 05/14/2024</b> |                                                                  |                       |                          |             |                   |
| 1.                                 | Olsen Family                                                     | 28 Prospect St        | Hardscape                | 55.4.4/77.1 | Val Oliver        |
| 2.                                 | Cotto                                                            | 3 Shawkemo Hills      | Roofwalk                 | 27/41       | Val Oliver        |
| 3.                                 | Sandy Ack LLC                                                    | 6 Sandy Dr            | Deck railing Rev's       | 29/76       | NAG               |
| 4.                                 | RMM Lemonade LLC                                                 | 23 Masaquet Ave       | New Dwelling             | 80/139      | EMDA              |
| 5.                                 | More Than Enough LLC                                             | 30 Russel's Way       | New Dwelling             | 77/8.1      | CWA               |
| 6.                                 | Cristler                                                         | 11 Bayberry Ln        | Garage                   | 67/63       | Val Oliver        |
| 7.                                 | Ripley                                                           | 92 Washington         | New Dwelling             | 42.2.3/22   | Marshall Harris   |
| 8.                                 | Ripley                                                           | 92 Washington         | Garage                   | 42.2.3/22   | Marshall Harris   |
| 9.                                 | Ripley                                                           | 92 Washington         | shed                     | 42.2.3/22   | Marshall Harris   |
| 10.                                | Todd & Kelly Broderick                                           | 17 Starbuck Rd        | Shed 2                   | 60/111      | BPC               |
| 11.                                | Kenneth & Lisa Dias                                              | 27 Rugged Rd          | New Main House           | 67/916      | Normand Res       |
| 12.                                | Kenneth & Lisa Dias                                              | 27 Rugged Rd          | Pool                     | 67/916      | Normand Res       |
| 13.                                | Kenneth & Lisa Dias                                              | 27 Rugged Rd          | Gym studio               | 67/916      | Normand Res       |
| 14.                                | Kenneth & Lisa Dias                                              | 27 Rugged Rd          | Garage studio            | 67/916      | Normand Res       |
| 15.                                | EMRE                                                             | 7 S Water St          | Outside stair            | 42.3.1/131  | R Newman          |
| 16.                                | Frist/ Karyn                                                     | 34 Morey Ln           | Addition ODS             | 73.3.2/60   | R Newman          |
| 17.                                | Gribell, James                                                   | 2 Mulberry St         | shed                     | 55.4.1/20   | Structures Unltd  |
| 18.                                | Center of Town LLC                                               | 35 Center             | Rooftop solar            | 42.3.1/3    | Acksmart          |
| 19.                                | 5 Amelia Dr LLC                                                  | 5 Amelia              | Rooftop solar            | 67/435      | Acksmart          |
| 20.                                | Pour La Table                                                    | 54 Skyline            | New garage               | 79/46       | LINK              |
| 21.                                | Don Allen Ford                                                   | 24 Polpis Rd          | shed                     | 54/177      | Val Oliver        |
| 22.                                | Romano                                                           | 55 Easton St          | Hardscape pergola        | 42.4.1/86   | Julie Jordan      |
| 23.                                | Jacobs Amanda kevin                                              | 4 Rays Ct             | Fence rev                | 43.3.2/3    | Julie Jordan      |
| 24.                                | Kurland Scott                                                    | 334 Madaket Rd        | Relocate MH on site      | 60/141      | JB Studio         |
| 25.                                | XXII Years LLC                                                   | 3 Maxey Pond          | Tennis court             | 40/106      | Ahern LLC         |
| 26.                                | XXII Years LLC                                                   | 3 Maxey Pond          | pool                     | 40/106      | Ahern LLC         |
| 27.                                | XXII Years LLC                                                   | 3 Maxey Pond          | New garage               | 40/106      | CWA               |
| 28.                                | XXII Years LLC                                                   | 3 Maxey Pond          | Guest house rev          | 40/106      | CWA               |
| 29.                                | 55 S Shore Rd LLC                                                | 56 S Shore Rd         | rev                      | 80/114      | EMDA              |
| 30.                                | Julia Meade                                                      | 8 Bayberry Sias       | Garage door color change | 49/921      | NAG               |
| 31.                                | Peaches Lou LLC                                                  | 11 Green Ln           | Fenestration Trim        | 42.3.3/87.2 | Emeritus LTD      |
| 32.                                | 111 OSR LLC                                                      | 111 B Old South Rd    | Mixed use structure      | 68/167      | Emeritus LTD      |
| 33.                                | Sankaty Golf Course                                              | 18 Hoicks Hollow Rd   | Demo/ move cabana A      | 23/9        | Emeritus LTD      |
| 34.                                | Sankaty Golf Course                                              | 18 Hoicks Hollow Rd   | Demo/ move cabana B      | 23/9        | Emeritus LTD      |

|                              |                      |                             |             |                  |
|------------------------------|----------------------|-----------------------------|-------------|------------------|
| 35. Sankaty Golf Course      | 18 Hoicks Hollow Rd  | Demo/ move cabana C         | 23/9        | Emeritus LTD     |
| 36. Sankaty Golf Course      | 18 Hoicks Hollow Rd  | Demo/ move cabana D         | 23/9        | Emeritus LTD     |
| 37. Sankaty Golf Course      | 18 Hoicks Hollow Rd  | Demo/ pergola               | 23/9        | Emeritus LTD     |
| 38. Sankaty Golf Course      | 18 Hoicks Hollow Rd  | Demo/pool B                 | 23/9        | Emeritus LTD     |
| 39. Jeffery Booms            | 14 Woodland Dr       | Move on shed                | 79/203      | LFW              |
| 40. Lydia Palmer             | 110 Wauwinet Rd      | roof                        | 11/29       | LFW              |
| 41. Ted Silva                | 14 Harbor View Way   | Rev MH 8887                 | 42.4.1/26   | LFW              |
| 42. John Buttrick ETAL       | 26 Warrens Landing   | Rev MH 7608                 | 38/113      | LFW              |
| 43. Buttrick NT Trust        | 34 Warrens Landing   | Relocate dwelling additions | 38/11       | LFW              |
| 44. North Liberty Street LLC | 13 N Liberty St      | Garage Move on reno         | 42.3.4/3    | SMRD             |
| 45. Elizabeth Holby          | 19 Low Beach Cottage | Solar roof                  | 74/83       | Acksmart         |
| 46. Koyote Realty LLC        | 4 Hickory Meadows    | Guest cottage               | 41/900      | WAPD             |
| 47. Wolfram Family Trust     | 7 Folgers            | MH Addition                 | 42.4.4/33.3 | WAPD             |
| 48. Wolfram Family Trust     | 7 Folgers            | Accessory dwelling          | 42.4.4/33.3 | WAPD             |
| 49. Wolfram Family Trust     | 7 Folgers            | shed                        | 42.4.4/33.3 | WAPD             |
| 50. Thomas Rhoder            | 125 Main St          | Rev shed                    | 42.3.3 49   | Structures Unltd |

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approved Minutes –                     | <ul style="list-style-type: none"> <li>January 9, 2024, January 16, 2024, &amp; February 20, 2024</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Review Minutes -                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Other Business -                       | <ul style="list-style-type: none"> <li><b>Next HDC Meeting- May 21<sup>st</sup> 4 pm.</b><br/><b>*HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Potential Items for Discussion-</b> | <ul style="list-style-type: none"> <li>Discussion on distinguishing between solid and veneer brick on chimneys and foundations.</li> <li>Discussion of Previously Approved Best Practices.</li> <li>Classification of street trees &amp; vegetating mapping</li> <li>Discussion of Wind Turbines</li> <li>Review policy of Move/Demo hearings in relation to new dwellings</li> <li>Review policy of Move/Demo hearings in relation to new Historic dwellings</li> <li>Hardscaping</li> <li>NosegayDiscussion of salvaging demos</li> <li>Discussion of options for house moves</li> </ul> |