



UPDATED MEETING POSTING
MEETING POSTING
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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 Business
Day, Date, & Time	Tuesday, April 23, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	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.

HISTORIC DISTRICT COMMISSION

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_BzdeoDhrS8eprkaZerSJag#/registration

To watch the live meeting, click here:

https://www.youtube.com/live/0tNG_YT6zU8?si=TtWLSAHAKsMBHBDk

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. DISCUSSIONS & VOTE

- Discussion of Article 38, ATM 2024

II. CONSENT

1.	Shawn Casey	3 5 th Way	Fence	67/269	Self	SW
2.	Rabbit Run Rd LLC	26 Rabbit Run Rd	Hardscape	28/9	Ahern LLC	VO
3.	Altman	37 Sankaty Head Rd	Hardscape pergola	48/2	BPC	CT
4.	Elizabeth Singer	63 Baxter	Move on shed	49/22	Bryan Swain	RP
5.	Golden Pond LLC	64 Baxter	Move off shed	49/51	Bryan Swain	RP
6.	Damashek, Jonathan	77 Vestal	New cottage	56/473	SMRD	SW
7.	Adrienne Hersh	10 Bartlett	Roof	67/149	J Lydon	SW
8.	Nyland	93 Sankaty	Revise stairs	49/182	Topham	SW
9.	Henry & Marlene Spitzer	1 Sconset Ave	Revision	73.4.1/8	EMDA	JP
10.	Cisco Sanctuary	5 Bartlett Farm Rd	New Pergola	65/14	Gryphon Arch	JP
11.	First Sun LLC	2 Gold Star	Shed	55/170	Permits Plus	JP
12.	Jennie Garafolo	4 Monomoy	Driveway gate	55/67	Normand	JP
13.	Linda Williams	6 S Pasture Ln	Move on shed	80/297.4	LFW	HB

III. CONSENT WITH CONDITIONS –

1.	Sharon Foote	3 Sconset	Roof	73.4.1/7	Richard Prunier	RP
• COA to reflect ARCHITECTURAL singles, Pewter Gray (GAF)						
2.	Gandhi	9 New Jersey	House move	60.3.1/408	Shelter 7	RP
• COA # of previous certificate be added to this COA						
3.	Ed Grennan	3 Hussey St	Replace deck	42.3.1/112	Oliver	RP
• Date of construction to be added to COA (c. 1847 William H. Chase House)						
4.	Brendon and Bridget Lower	146 Main St	Color change	41/518	Matthew Rider	RP
• Date of construction to be added to COA (c. 1915 – HDC Survey NAN.468)						
5.	Seven Pines LLC	78 Pocomo	Window change	15/39	Mark Avery	SW
• Date of construction to be added to COA (c.2004)						
6.	23 Broad St	23 Broad St	Roof change	42.4.2/77	T & T Roofing	SW
• Roof color to be Pewter Gray						
7.	Carmine & Sheila Giardini	7A Clifford Street	New Dwelling 12-9634	79/19	Reid Yenor	SW
• Subject to 2 nd floor decks to have cottage corners (vs. corner boards). South Elevation (large second floor deck) split into two after reducing overall length by 1/3, and decks to be centered on respective doors.						

IV. NEW BUSINESS 03/19/2024 – VIEW

1.	Parents Cooperative of Nan	15 Nobadeer Farm	Solar rooftop	69/85	Acksmart	
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V. NEW BUSINESS 04/02/2024

1.	Beach Bucket LLC	14 Silver St	Demo/ move	55.4.1/182	Chandra Miller	
2.	Matt O'Connor	22 Tashama	Pool fence hardscape	55/451	KMLD	
3.	Bessey, James & Laura	9 Correia	Primary Dwelling	80/58.2	Brook M	
4.	Bessey, James & Laura	9 Correia	Secondary	80/58.2	Brook M	
5.	Bessey, James & Laura	9 Correia	Tertiary	80/58.2	Brook M	
6.	Bessey, James & Laura	9 Correia	Studio/Gargae	80/58.2	Brook M	
7.	Bessey, James & Laura	9 Correia	Pool Hardscape	80/58.2	Brook M	
8.	Bessey, James & Laura	9 Correia	Pavilion	80/58.2	Brook M	
9.	Zero India St LLC	1 Cambridge	Ramp rev	42.3.1/130.2	Emeritus	
10.	Fernandez	13 Academy Ln	Reduce & Replace Hardscape	42.4.3/112	Gryphon Arch	
11.	Dean Behrend	12.5 Pequot	Move demo mh	80/20	Michael McKay	
12.	Dean Behrend	12.5 Pequot	dwelling	80/20	Michael McKay	
13.	Dean Behrend	12.5 Pequot	Move demo shed	80/20	Michael McKay	
14.	Dean Behrend	12.5 Pequot	Move demo studio	80/20	Michael McKay	
15.	Riverview Crossing, LLC	12.5 Pequot St	Pool & Hardscape	80/20	Behrend	
16.	Riverview Crossing, LLC	12.5 Pequot St	Garage	80/20	Behrend	
17.	100 Cliff Rd LLC	100 Cliff	Addition	41/14	MCA	
18.	47 Walsh St LLC	47 Walsh St	Extend drive and walkways	29/64	Mark Avery	
19.	Dukes Rd Trust	2 Dukes Rd	New Dwelling	41/187	Botticelli & Pohl	
20.	Little Big Building LLC	9 Orange St	Reno	42.3.1/150	NAG	
21.	Conway Family	11 Western Ave	Pool & Hardscape	87/117	Oliver	
22.	90 N Liberty Pres. Tr.	90 N Liberty St	Driveway & retaining wall	41/22	Jardins	
23.	Jacqueline Moss	36 Shell St	Roof change	73.1.3/44	Richard Abreu	
24.	Steve Duro	11 Alexandria Drive	Driveway Apron	67/414	Self	

25. Michelle & Darren Black	28 Eel Point Road	Breezeway	40/44	Emeritus
26. Big Patch LLC	69 Hummock Pond Road	New primary dwelling	56/320	Emeritus
27. Big Patch LLC	69 Hummock Pond Road	Garage	56/320	Emeritus
28. Amelia Drive LLC	5 Amelia Drive	Material Change	67/436	Emeritus
29. Candle House 2 LLC	2 Candle House Lane	Hardscaping	55.4.1/1.1	LFW
30. William Coling TR	22 Westchester	Addition to garage	42.4.3/119.1	LFW
31. NHA	15 Broad St	New freight door	42.4.2/61	LFW
32. *HOLD PER APPLICANT** K22S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
33. *HOLD PER APPLICANT** K22S LLC	126R Main St	New shed	42.3.3/98.1	LFW
34. 41B Cliff Rd LLC	41B Cliff Road	Driveway	29/40	LFW
35. 61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW
36. 61 Fairgrounds LLC	15 Parker Lane	Lot B Fencing/Pool	67/173	LFW
37. Carolyn & Daniel Haley	8 Ipswich St	shed	71.3.2/275	JB Studio
38. Brian & Chrstine LLC	9 Salti Way	New Dwelling	20/51.1	JB Studios
VI. OLD BUSINESS 04/09/2024				
1. Youngman, Robin	32 York Street	Window replace	55.4.1/101	Val Oliver
• <i>Commissioners: Pohl, Camp, Coombs, Patten, Thornewill. Recused: Oliver</i>				
2. Amy & Ted Orenstein	5 Crows Nest Way	Windows/Doors	12/22.2	Sandcastle Const.
• <i>Commissioners: Welch, Camp, Coombs, Patten, Thornewill</i>				
3. *HOLD PER APPLICANT** Doherty ACK LLC	2 Mariner Way	Rev. to pool	55.1.4/72.4	LFW
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
4. *HOLD PER APPLICANT** Doherty ACK LLC	4 Mariner Way	Rev. to pool	55.1.4/72	LFW
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
5. *HOLD PER APPLICANT** Doherty ACK LLC	6 Mariner Way	Rev. to pool	55.1.4/72.2	LFW
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
6. *HOLD PER APPLICANT** ACK Mid Island LLC	18-26 Sparks Ave	Rev Mixed use building	55/231.1-2- 307-310	LFW
• <i>Commissioners: Pohl, Welch, Camp, Patten, Paul; Recused: Coombs, Oliver</i>				
7. 1 N Swift Rock Tr	1 N Swift Rock	Pavillion	40/2	Emeritus
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.</i>				
GARAGE TO TRACK W/ PAVILLION				
8. 1 N Swift Rock Tr	1 N Swift Rock	Garage	40/2	Emeritus
9. 3 Pleasant St Nom Tr	3 Pleasant St	Addition	42.3.3/155	Emeritus
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill.</i>				
10. 2538970 Ontario Inc	5 Coffin St (Sias)	Exterior alterations	73.1.4/21	Emeritus
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: None.</i>				
11. Nantucket Island Resorts	19 N Water St Lot 8	New Dwelling	42.4.2/3	Emeritus LTD
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul</i>				
12. Harold Bros Realty LLC	2 & 4 Highland Ave	Garage Color Change/Out shower	30/287-289	Emeritus LTD
• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul</i>				
13. 39 Monomoy Rd LLC	39 Monomoy Rd	Primary dwell demo move add	54/79	WAPD
• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
<i>Items 15-18 to track</i>				
14. 39 Monomoy Rd LLC	39 Monomoy Rd	Garage	54/79	WAPD
15. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool cabana	54/79	WAPD
16. 39 Monomoy Rd LLC	39 Monomoy Rd	Shed	54/79	WAPD
17. 39 Monomoy Rd LLC	39 Monomoy Rd	Pool/spa	54/79	Ahern LLC
18. KAC Holdings LLC	156 Madaket Rd	Pickleball and driveway	39/13.4	Atlantic
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill</i>				
19. More than enough LLC	30 Russells Wy	Chimney deck grade	77/8.1	CWA
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Thornewill, Patten; Alternates: None; Recused: None</i>				

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	Hoop tent	68/111&112	EMDA	
5. Fair City LLC	117 Old South Rd	fence	68/111&112	EMDA	
6. George Metri	12 Angola	Driveway/ curb cut	55.4.4/78	KMLD	
7. Robert Sarkasian	8 N Mill	Driveway/ curb cut	55.4.4/78.2	KMLD	
8. Wayne Elliot	106 Squam Rd	Addition to MH	12/37	self	
9. Wayne Elliot	106 Squam Rd	2 nd dwelling	12/37	self	
10. Wayne Elliot	106 Squam Rd	Tertiary dwelling	12/37	self	
11. Wayne Elliot	106 Squam Rd	shed	12/37	self	
12. Gerald Oshea	10 Tom Nevers	Rev 2021-02-2847	71/13.2	Oliver	
13.#3 Back St LLC	3 Back St	Move off demo	55.1.4/427	Thornewill	
14.#3 Back St LLC	3 Back St	Move on with addition	55.1.4/427	Thornewill	
15.#1 Back St LLC	1 Back St	Move off	55.1.4/427	Thornewill	
16.#1 Back St LLC	1 Back St	New dwelling	55.1.4/427	Thornewill	
17.Quarter Mile Hill	2 Quarter Mile Hill	New way surface	42.3.3/4	Gryphon Arch	
18.19 Monomoy Trust	19 Monomoy Rd	Addition	54/260	Gryphon Arch	
19.A Barrett	17 Pine Tree	Revs	68/31	Topham	
20.P & M Reis Trucking	10 Green Meadows	Fence	67/382	Joseph Martinez	
21.Laura & Brian Millham	6 Boulevard Rd	Sports Court	80/75.1	Zoran Milorski	
22.Squam Holdings	31 Squam Rd	Reno addition	21/3	Botticelli & Pohl	
23.John Wise	16 Williams St	Driveway gate	55/372	Normand	
24.John Wise	16 Williams St	New dwelling	55/372	Normand	
25.John Wise	16 Williams St	New dwelling	55/372	Normand	
26.John Wise	18 Williams St	New dwelling	55/371	Normand	
27.John Wise	16.5 Williams St	driveway	55/372	Normand	
28.John Wise	16.5 Williams St	New dwelling	55/372	Normand	
29.John Wise	16.5 Williams St	New dwelling	55/372	Normand	
30.NIR	19 N Water St (lot 9)	Hardscape	42.4.2/3	Ahern LLC	
31.NIR	19 N Water St (lot 10)	Hardscape	42.4.2/3	Ahern LLC	
32.Welton Family Trust	6 Lyon St	Deck stairs	55.4.1/73	Caleb Kardell CT	
33.Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon	
34.Dennis Keller	3 Nosegay	Revision rooftop solar	73.1.4/14	AckSmart	
35.Michele Kolb	27 N Liberty	door	41/453	self	
36.Michele Kolb	27 N Liberty	Garage	41/453	self	
37.NIR	19 N Water St (Lot 8)	Hardscape	42.4.2/3	Ahern LLC	
38.Third Point Holdings LLC	39 Quaise Rd	New Dwelling	26/3	Smith Hutton	
39.Third Point Holdings LLC	39 Quaise Rd	Demo MH	26/3	Smith Hutton	
40.Third Point Holdings LLC	39 Quaise Rd	Demo Garage	26/3	Smith Hutton	
41.Third Point Holdings LLC	39 Quaise Rd	Garage	26/3	Smith Hutton	
42.6 Clara Dr LLC	6 Clara	New Deck OD shower	66/283	NAG	
43.Jeffery Akseizer	14 Moores End Ln	Dormer & Front Porch	43/216	EMDA	
44.Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA	
45.88 Pocomo Trust	88 Pocomo	Rev Massing Fenestration	15/42	Emeritus LTD	
46.1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus LTD	
47.Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self	
48.SE Cache Trust	6 W Dover	As built studio	55.4.1/191	Jogn Brescher	
49.89 Easton St Trust	89 Easton St	Dormer revision	42.4.4/21	BPC	
50.308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio	
51.Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio	
52.Hugh Gorman Trust	10 Sheep Pond	revs	63/27	LINK	
53.Breskman	34A Grove Ln	Pool Hardscape		LINK	
54.M Gault	6 Forrest Ave	New Garage		LINK	
55.Wiggins	40 Vesper Ln	New Shed		LINK	
56.Monomoy Acquisitions	30 N Liberty	roof		LINK	
57.Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK	
58.Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl	
59.Glenbeigh LLC	33 Nonantum Ave	fence	87/49	Botticelli & Pohl	
60.Blanchfield Thomas	67 Tom Nevers Rd	Roof	76/52	Jasen Muto Muto Inc	

61. Emil Malfati	6 White Whale	hardscape	66/536	LFW
62. Drake RE LLC	5 Davis Ln	Shed	82/72	LFW
63. Todd Raisch	13 B Witherspoon	Shed	68/477.2	LFW
64. 10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30/175.1	LFW
65. Cynthis Roche	34 Sparks Ave	Roof	55/232.2	LFW

VIII. OLD BUSINESS 04/23/2024

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

Approved Minutes –	• February 6, 2024 & February 13, 2024
Review Minutes -	• March 5, 2024
Other Business -	• Next HDC Meeting- April 30th 4 pm. *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.
Potential Items for Discussion-	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Discussion of Previously Approved Best Practices. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Review policy of Move/Demo hearings in relation to new dwellings • Review policy of Move/Demo hearings in relation to new Historic dwellings • Hardscaping • NosegayDiscussion of salvaging demos • Discussion of options for house moves