



UPDATED MEETING POSTING
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ORIGINAL POSTING NUMBER: T 503
TOWN OF NANTUCKET

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NANTUCKET TOWN CLERK
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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, June 4, 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
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: Stephen Welch, Chairman	

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

https://us06web.zoom.us/webinar/register/WN_ZzM2pSiFSJS2GgyJvJZ-tA

To watch the live meeting, click here:

<https://youtube.com/live/gkQebcuyaQ4>

Commissioners: Ray Pohl (Vice-Chair), Stephen Welch (Chair), Abby Camp, 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. COMMISSIONER DISCUSSION

- Discussion of Previously Approved Best Practices.

II. CONSENT

1.	David & Dorothy Bailey	100 Baxter Road	Demo Portion 8216	48/42	LINK	AC
2.	David & Dorothy Bailey	83 Sankaty Road	Stick build portion 8209	49.91/0	LINK	CP
3.	Carolyn M Higgins Rev Trst	6 Fair Street	Historic Determination	42.3.1/151	Botticelli & Pohl	HB
4.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle	SW
5.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD	SW

III. CONSENT WITH CONDITIONS

1.	Lubin Richard K Trust	6 Hinckley Lane	Remove bulkhead walkout	30/78	Emeritus LTD	CT
			• Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1996)			
2.	West Chester St LLC	61 W. Chester St	Dormer Addition	41/222.1	BPC	CT
			• Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1994)			
3.	Lubin Richard K Trust	6 Hinckley Lane	New Pool Cabana	30/78	Emeritus LTD	CT
			• Approvable due to minimal visibility.			
4.	23 Sankaty Head Rd Trust	23 Sankaty Head Rd	Demo garage	48/4.1	BPC	CT
			• Approve as a move-off only.			
5.	Andy Bender	2 Braeburn Way	Rooftop solar pool house	39/41	Acksmart	SW
			• Panels appropriately located on secondary structure, but also due to limited visibility.			
6.	Steven L. Cohen, Trustee of Monomoy Trust	39 Monomoy	New garage	54/79	WAPD	RP
			• Approve as revised.			
			• <i>Commissioners: Pohl, Thornewill, Coombs, Camp. Oliver, alt. Welch (OLD BUSINESS 6/4/24)</i>			

IV. NEW BUSINESS 05/28/2024 - VIEW

1.	ReMain LLC	54 Main St	Solar Roof	42.3.1/193	AckSmart
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V. OLD BUSINESS 05/14/24

1.	ACK Mid Island LLC	18-26 Sparks Ave	Rev Mixed Use Bldg	55 231.1 -307-310	LFW
			• <i>Commissioners: Pohl, Camp, Patten, Paul, Welch (Mullen form received)– Last heard April 30, 2024</i>		

VI. NEW BUSINESS 04/23/2024 – NOW OLD BUSINESS

1.	Timothy & Susan Grell	21 Field Ave	Pool	80/41	LINK
			• <i>Commissioners: Pohl, Camp, Oliver, Coombs, Patten – Last heard May 28, 2024</i>		
2.	Quarter Mile Hill	2 Quarter Mile Hill	New way surface	42.3.3/4	Gryphon Arch
			• <i>Commissioners: Pohl, Camp, Oliver, Patten, Paul – Last heard May 28, 2024</i>		

VII. 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 Association	89 Bartlett Road	Roof Solar	66/410	AckSmart
			• <i>Not anticipated by the Chair within 48 hours</i>		
			• <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 - Last heard April 2, 2024</i>		
5.	Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
			• <i>Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - Last heard April 2, 2024</i>		
6.	Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
			• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver - Last heard April 9, 2024</i>		
7.	450 Greenpark LLC	2 Stone Alley	Railings	42.3.1 /102	Emeritus
			• <i>Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver - Last heard April 9, 2024</i>		
8.	Cohen StevenTR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
			• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Patten - Last heard April 2, 2024</i>		

9. Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
• <i>Commissioners: Welch, Coombs, Oliver, Paul, Thornewill – Last heard April 9, 2024</i>				
10. Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver - Last heard April 9, 2024</i>				

VIII. 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	Thornewill
8. Anthony & Jane & Tomasiallo	13 Bank St	Replace 3-4 Windows	73.1.3/68	Richard Pruniar
9. Geoff Smith	22 Coffin St	Demo move off	73.4.1/36	Topham
10. Geoff Smith	22 Coffin St	New dwelling	73.4.1/36	Topham
11. Courtney Gault	8 New Mill St	Add Dormers	42.3.3/33.2	Concept plan design
12. 12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage	21/83	Botticelli & Pohl
13. 12 Sesachacha LLC	12 Sesachacha Rd	New garage	21/83	Botticelli & Pohl
14. Stark point LLC	16 Easton St	Studio Addition	42.4.1/11	Botticelli & Pohl
15. Skyline Drive, LLC	6 Woodland Dr	Cabana	79/209	Stow MT Builders
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. Schneider Family	10 West Dover St	New Dwelling	55.4.1/192	Val Oliver
20. Patience Killen	1 Old North Wharf	Addition	42.3.1/80	Val Oliver
21. Naughty Cal LLC	26B Daffodil Ln	Rooftop solar	68/738.2	Acksmart
22. St Mary's Church	3 Federal	Railing	42.3.1/174	Hollister Consulting
23. Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Botticelli & Pohl
24. 48 Hulbert LLC	48 Hulbert Ave	Handicap access	29/63	Mark Avery
25. Sankaty Head Golf Club Inc.	18 Hoicks Hollow Road	Demo structure	23/9	Emeritus
26. REDHORSE LLC	88 Quidnet Road	Rev 2021-06-4059	26/109	Ahern LLC

IX. OLD BUSINESS 05/14/2024

1. Steven L. Cohen, Trustee of 72 Pocomo Trust	72 Pocomo Road	New Primary Dwelling	15/37	Workshop APD
• HOLD UNTIL JUNE 11 – PER APPLICANT - Commissioners: Pohl, Welch, Coombs, Camp, Oliver				
2. Matt O'Connor	22 Tahama Lane	Fence, Pool, Driveway	55/451	KMLD
• <i>Commissioners: Welch, Coombs, Camp, Paul, Thornewill</i>				
3. Dukes Road Trust	2 Dukes Road	New Dwelling	41/187	Botticelli & Pohl
• <i>Commissioners: Welch, Coombs, Camp, Paul, Patten - Last heard April 23, 2024</i>				
4. Nancy Holmes	3 Eagles Wing Way	Solar	80/229	Empower Energy
• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver</i>				
5. Lord Family, LLC	15 Coffin Street Sia	Hardscape, Driveway	73.4.1/34	LFW
• <i>Commissioners: Pohl, Welch, Coombs, Oliver, Paul</i>				
6. Bessie, James & Laura	9 Correia Lane	Garage	80/58.2	Brook M
• <i>Commissioners: Welch, Coombs, Camp, Patten, Thornewill - Last heard April 23, 2024</i>				
7. 3 Pleasant St. Nom. Tr.	3 Pleasant Street	Addition	42.3.3/155	Emeritus
• <i>Commissioners: Coombs, Camp, Oliver – Last heard April 30, 2024</i>				
8. Big Patch LLC	69 Hummock Pond Road	New Main Dwelling	56/320	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul - Last heard April 23, 2024</i>				
9. Big Patch LLC	69 Hummock Pond Road	New Garage	56/320	Emeritus
• <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul - Last heard April 23, 2024</i>				
10. NIR	19 N Water St, Lot 8	New Dwelling	42.4.2/3	Emeritus
• <i>Commissioners: Coombs, Camp, Oliver, Paul – Last heard April 30, 2024</i>				

X. NEW BUSINESS 05/14/2024

1. Olsen Family	28 Prospect St	Hardscape	55.4.4/77.1	Val Oliver
2. Nelson, Carl & Karen	21 Wigwam	Gate	77/5.9	CWA
3. Ripley	92 Washington	New Dwelling	42.2.3/22	Marshall Harris
4. Ripley	92 Washington	Garage	42.2.3/22	Marshall Harris
5. Ripley	92 Washington	shed	42.2.3/22	Marshall Harris
6. Kenneth & Lisa Dias	27 Rugged Rd	New Main House	67/916	Normand Res

7.	Derek Taff	16 Paul Jone Rd	Deck hardscape	41/97.1	R Newman
8.	Center of Town LLC	35 Center	Rooftop solar	42.3.1/3	Acksmart
9.	Pour La Table	54 Skyline	New garage	76 / 46	LINK
10.	Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordan
11.	Jacobs Amanda kevin	4 Rays Ct	Fence rev	43.3.2/3	Julie Jordan
12.	XXII Years LLC	3 Maxey Pond	Tennis court	40/106	Ahern LLC
13.	XXII Years LLC	3 Maxey Pond	New garage	40/106	CWA
14.	Peaches Lou LLC	11 Green Ln	Fenestration Trim	42.3.3/87.2	Emeritus LTD
15.	111 OSR LLC	111 B Old South Rd	Mixed use structure	68/167	Emeritus LTD
16.	Ted Silva	14 Harbor View Way	Rev MH 8887	42.4.1/26	LFW
17.	Buttrick NT Trust	34 Warrens Landing	Relocate dwelling additions	38/11	LFW
18.	North Liberty Street LLC	13 N Liberty St	Garage Move on reno	42.3.4/3	SMRD
19.	Elizabeth Holby	19 Low Beach Cottage	Solar roof	74/83	Acksmart
20.	Wolfram Family Trust	7 Folgers Ln	MH Addition	42.4.4/33.3	WAPD
• HOLD UNTIL JUNE 11 – PER APPLICANT					
21.	Wolfram Family Trust	7 Folgers Ln	Accessory dwelling	42.4.4/33.3	WAPD
• HOLD UNTIL JUNE 11 – PER APPLICANT					
22.	Wolfram Family Trust	7 Folgers Ln	shed	42.4.4/33.3	WAPD
• HOLD UNTIL JUNE 11 – PER APPLICANT					
23.	Wolfram Michelle Lavin Tr	7 Folger Ln	Hardscaping Deck	42.4.4/33.3	Ahern LLC
• HOLD UNTIL JUNE 11 – PER APPLICANT (New Business 5/28/24)					
24.	Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd

XI. OLD BUSINESS 05/21/2024

1.	Goran & Melinda Puljic	14 Almanack Pond Rd	Alteration and addition	25/12	self
• Commissioners: Welch, Camp, Coombs, Oliver, Paul – Last heard April 2, 2024					
2.	Farhood & Cyndi Azima	20 Liberty St	Addition Revisions	42.3.4/143	SMRD
• Commissioners: Welch, Camp, Coombs, Paul, Patten. Recused: Oliver – Last heard April 2, 2024					
3.	TACK3 LLC	3 Commercial St	Dormer rev's	42.3.4/22	CWA
• Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill – Last heard March 26, 2024					
4.	90 N Liberty Pres Trust	90 N Liberty	Relocate Shed	41/22	Botticelli & Pohl
• Commissioners: Camp, Coombs, Oliver, Thornewill, Paul. Alt: Patten. Recused Pohl – Last heard February 20, 2024					
5.	2 Candle House LLC	2 Candle House	hardscape	55.4.1/1.1	LFW
• Commissioners: Welch, Coombs, Paul, Thornewill					
6.	Brian & Christina LLC	9 Salti Way	Revs photos	20/51.1	JB Studio
• Commissioners: Pohl, Camp, Coombs, Oliver, Paul – Last heard April 30, 2024					
7.	More Than Enough	30 Russells Way	Rev decks height and fenestration	77/8.1	Chip Webster
• Commissioners: Pohl, Welch, Camp, Coombs, Oliver - Last heard May 14, 2024					
8.	More Than Enough LLC	30 Russells Way	New Guest House	77/8.1	CWA
• NEW BUSINESS 05/14/2024					
9.	Behrend, Dean & Maryellen	12.5 Pequot St	Main house	80/20	Mike McKay
• Commissioners: Pohl, Paul, Oliver, Camp, Coombs – Last heard April 30, 2024					

XII. NEW BUSINESS 05/28/2024

2.	Thomas & Kelly Donovan	104 Surfside	New Dwelling	67/349	EMDA
3.	EDP c/o Peter Carey	28 Union St	Color change	42.3.2/179	Betsy Carey
4.	Mark Cook	37 Cato Ln	Rooftop Solar	56/40	Karen Alence CS
5.	Linda Meredith	3 Whero whero	Fence	67/471	self
6.	Karen Mehra	10 Orange	Fence replacement	42.3.1/103	self
7.	Christopher Hurd	25 E Lincoln Ave	Move demo	42.4.1/2	EMDA
8.	Francis Baskett	2 Charter	Window replacement	42.3.2/167	Seth Gottlieb
9.	Mahn, Fredrick	50 Eel Point Rd	Deer fence	32/25.1	Atlantic
10.	Stuckey, Darla	22 Woodland Dr	fence	79/207	self
11.	Chervin, Stan & Erin	4 Meadow View	Raise roof to create 2 nd floor	56/149	Sanne Payne
12.	'13 and 15 Nancy Ann LLC'	13-15 Nancy Ann	Mixed use building	68/137&138	Emeritus LTD
13.	Schiabale, Cherrie	3 Maxey Rd	Fenestration Porch & Chimney	40/106	CWA
14.	Ack 71 Orange St LLC	71 Orange St	New picket fence	55.4.1/167	LINK

XIII. OLD BUSINESS 06/04/2024

6.	Servants Heart Ministries	42 Monohansett	Revisions	79/55	Val Oliver
• Commissioners: Pohl, Coombs, Camp, Paul, Patton – Last heard May 14, 2024					

- | | | | | | |
|-----|--|-----------------|---------------------------|-------------|-------------------|
| 7. | Squam Holdings LLC | 31 Squam Rd | Reno add move | 21/3 | Botticelli Pohl |
| | • <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill – Last heard May 21, 2024</i> | | | | |
| 8. | 106 Squam Rd LLC | 106 Squam Rd | Secondary dwelling | 12/37 | Elliot |
| | • <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patton - Last heard May 14, 2024</i> | | | | |
| 9. | 106 Squam Rd LLC | 106 Squam Rd | Tertiary dwelling | 12/37 | Elliot |
| | • <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patton - Last heard May 14, 2024</i> | | | | |
| 10. | 106 Squam Rd LLC | 106 Squam Rd | Existing main house | 12/37 | Elliot |
| | • <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patton - Last heard May 14, 2024</i> | | | | |
| 11. | Hawkes End LLC | Esther's Island | New shed barn | 36.2.3/97 | Botticelli & Pohl |
| | • <i>Commissioners: Welch, Thornewill, Camp, Oliver, Paul – Last heard May 28, 2024</i> | | | | |
| 12. | 88 Pocomo Trust | 88 Pocomo | Rev 5885 | 15/42 | Emeritus |
| | • <i>Commissioners: Pohl, Welch, Camp, Oliver, Paul - Last heard May 28, 2024</i> | | | | |
| 13. | Michele Kolb | 27 N Liberty | Rev 1051 Door | 41/452 | Michele Kolb |
| | • <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver – Last heard May 28, 2024</i> | | | | |
| 14. | K 22 S LLC | 126R Main St | New dwelling | 42.3.3/98.1 | LFW |
| | • <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver – Last heard April 30, 2024</i> | | | | |
| 15. | K 22 S LLC | 126R Main St | New shed | 42.3.3/98.1 | LFW |
| | • TRACK with New Dwelling | | | | |
| 16. | Steven Cohen Trustee of Monomoy Trust | 39 Monomoy | Remove studio adjust trim | 54/79 | WAPD |
| | • HOLD UNTIL JUNE 11 – PER APPLICANT | | | | |
| | • <i>Commissioners: Pohl, Thornewill, Coombs, Camp, Oliver, alt Welch. – Last heard May 14, 2024</i> | | | | |
| 17. | Reade Aurther Jr Trust | 19 Monomoy Rd | Addition | 54/260 | Gryphon |
| | • <i>Commissioners: Welch, Paul, Pohl, Camp, Oliver – Last heard May 28, 2024</i> | | | | |

Approved Minutes –	• March 19, 2024
Review Minutes -	
Other Business -	- Next HDC Meeting- June 11TH 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. - 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 - Nosegay Discussion of salvaging demos - Discussion of options for house moves