



UPDATED MEETING POSTING
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TOWN OF NANTUCKET

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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 18, 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_l6TDo8LFTqOCzYIXJjDuA

To watch the live meeting, click here:

<https://youtube.com/live/s9IxzrtMB9Y>

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

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

- Vote for Community Preservation Committee (CPC) representative (last held by Diane Coombs)
- Vote for Section 106 (of the National Historic Preservation Act) representative (last held by Diane Coombs)
- Commissioner discussion regarding the separation of New Business and Old Business agendas.
- Sequencing of agenda regarding absences (of applicants.)

II. CONSENT

- | | | | | | | |
|---|--------------------------|-----------------|--------------|------------|-------------------|----|
| 1. | Three North Gully Rd LLC | 7 N Gully Rd | New Dwelling | 73.1.3/123 | Botticelli & Pohl | SW |
| • <i>Commissioners: Welch, Camp, MacLeod, Oliver and Thornehill- Last heard June 11, 2024</i> | | | | | | |
| 2. | Egilmez Nejat | 41 Goldfinch Dr | Add portico | 68/584 | JB Studio | SW |
| • <i>Commissioners: Welch, Camp, Patten, Thornehill and Paul- Last heard May 28, 2024</i> | | | | | | |

III. OLD BUSINESS

- | | | | | | |
|---|-------------------|----------------|-----------------------|--------|-----------------|
| 1. | Town of Nantucket | 19 Waitt Drive | Multi Family Dwelling | 67/927 | J&J Contractors |
| • <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver, alt: Patten, Paul, Thornehill – Last heard February 13, 2024</i> | | | | | |

IV. OLD BUSINESS 04/23/2024

- | | | | | | |
|---|--------------------------------|--------------------|------|-------|-----------|
| 1. | Cohen StevenTR. co Area 51 TR. | 51 W Miacomet Road | Pool | 81/52 | Ahern LLC |
| • <i>Commissioners: Camp, Coombs, Oliver, Patten, Welch, alt: Paul, Thornehill - Last heard April 2, 2024</i> | | | | | |

V. NEW BUSINESS 04/30/2024

- | | | | | | |
|----|--------------------|-----------------|------------------|--------|-------------------|
| 1. | Skyline Drive, LLC | 6 Woodland Dr | Cabana | 79/209 | Stow MT Builders |
| 2. | Dukes Road Trust | 2 Dukes Road | New Guest | 41/187 | Botticelli & Pohl |
| 3. | Dukes Road Trust | 2 Dukes Road | New Garage | 41/187 | Botticelli & Pohl |
| 4. | REDHORSE LLC | 88 Quidnet Road | Rev 2021-06-4059 | 26/109 | Ahern LLC |

VI. OLD BUSINESS 05/14/2024

- | | | | | | |
|---|---|----------------------|----------------------|------------|--------------|
| 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, alt: Patten, Paul, Thornehill – Last heard April 9, 2024</i> | | | | | |
| 2. | Bessie, James & Laura | 9 Correia Lane | Garage | 80/58.2 | Brook M |
| • <i>Commissioners: Welch, Coombs, Camp, Patten, Thornehill, alt: Paul - Last heard April 23, 2024</i> | | | | | |
| 3. | 3 Pleasant St. Nom. Tr. | 3 Pleasant Street | Addition | 42.3.3/155 | Emeritus |
| • <i>Commissioners: Coombs, Camp, Oliver, Thornehill (Mullen), alt: Patten, Paul – Last heard April 30, 2024</i> | | | | | |
| 4. | Big Patch LLC | 69 Hummock Pond Road | New Main Dwelling | 56/320 | Emeritus |
| • <i>Commissioners: Welch, Coombs Camp, Oliver, Paul, alt: Patten, Thornehill - Last heard April 23, 2024</i> | | | | | |
| 5. | Big Patch LLC | 69 Hummock Pond Road | New Garage | 56/320 | Emeritus |
| • <i>Commissioners: Welch, Coombs, Camp, Oliver, Paul, alt: Patten, Thornehill - Last heard April 23, 2024</i> | | | | | |
| 6. | NIR | 19 N Water St, Lot 8 | New Dwelling | 42.4.2/3 | Emeritus |
| • <i>Commissioners: Coombs, Camp, Oliver, Paul, alt: Patten – Last heard April 30, 2024</i> | | | | | |

VII. 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. | Romano | 55 Easton St | Hardscape pergola | 42.4.1/86 | Julie Jordin |
| 10. | Jacobs Amanda kevin | 4 Rays Ct | Fence rev | 43.3.2/3 | Julie Jordin |
| 11. | XXII Years LLC | 3 Maxey Pond | Tennis court | 40/106 | Ahern LLC |
| 12. | XXII Years LLC | 3 Maxey Pond | New garage | 40/106 | CWA |
| 13. | Peaches Lou LLC | 11 Green Ln | Fenestration Trim | 42.3.3/87.2 | Emeritus LTD |
| 14. | 111 OSR LLC | 111 B Old South Rd | Mixed use structure | 68/167 | Emeritus LTD |
| 15. | Ted Silva | 14 Harbor View Way | Rev MH 8887 | 42.4.1/26 | LFW |
| 16. | Buttrick NT Trust | 34 Warrens Landing | Relocate dwelling additions | 38/11 | LFW |
| 17. | North Liberty Street LLC | 13 N Liberty St | Garage Move on reno | 42.3.4/3 | SMRD |
| 18. | Elizabeth Holby | 19 Low Beach Cottage | Solar roof | 74/83 | Acksmart |
| 19. | Wolfram Family Trust | 7 Folgers Ln | MH Addition | 42.4.4/33.3 | WAPD |
| 20. | Wolfram Family Trust | 7 Folgers Ln | Accessory dwelling | 42.4.4/33.3 | WAPD |
| 21. | Wolfram Family Trust | 7 Folgers Ln | shed | 42.4.4/33.3 | WAPD |
| 22. | Wolfram Michelle Lavin Tr | 7 Folger Ln | Hardscaping Deck | 42.4.4/33.3 | Ahern LLC |

- (New Business 5/28/24)

23.	Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd
VIII. 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, Thornewill (Mullen) 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, alt: Patten. – Last heard April 23, 2024					
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					
IX. NEW BUSINESS 05/28/2024					
1.	Thomas & Kelly Donovan	104 Surfside	New Dwelling	67/349	EMDA
2.	EDP c/o Peter Carey	28 Union St	Color change	42.3.2/179	Betsy Carey
3.	Mark Cook	37 Cato Ln	Rooftop Solar	56/40	Karen Alence CS
4.	Linda Meredith	3 Whero whero	Fence	67/471	self
5.	Karen Mehra	10 Orange	Fence replacement	42.3.1/103	self
6.	Christopher Hurd	25 E Lincoln Ave	Move demo	42.4.1/2	EMDA
7.	Francis Baskett	2 Charter	Window replacement	42.3.2/167	Seth Gottlieb
8.	Mahn, Fredrick	50 Eel Point Rd	Deer fence	32/25.1	Atlantic
9.	Stuckey, Darla	22 Woodland Dr	fence	79/207	self
10.	Chervin, Stan & Erin	4 Meadow View	Raise roof to create 2 nd floor	56/149	Sanne Payne
11.	’13 and 15 Nancy Ann LLC’	13-15 Nancy Ann	Mixed use building	68/137&138	Emeritus LTD
12.	Schiabale, Cherrie	3 Maxey Rd	Fenestration Porch & Chimney	40/106	CWA
13.	Ack 71 Orange St LLC	71 Orange St	New picket fence	55.4.1/167	LINK
X. OLD BUSINESS 06/04/2024					
1.	Servants Heart Ministries	42 Monohansett	Revisions	79/55	Val Oliver
•Commissioners: Pohl, Coombs, Camp, Paul, Patton – Last heard May 14, 2024					
2.	Squam Holdings LLC	31 Squam Rd	Reno add move	21/3	Botticelli Pohl
•Commissioners: Welch, Coombs, Camp, Oliver, Thornewill – Last heard May 21, 2024					
3.	106 Squam Rd LLC	106 Squam Rd	Secondary dwelling	12/37	Elliot
•Commissioners: Pohl, Coombs, Oliver, Paul, Patton - Last heard May 14, 2024					
4.	106 Squam Rd LLC	106 Squam Rd	Tertiary dwelling	12/37	Elliot
•Commissioners: Pohl, Coombs, Oliver, Paul, Patton - Last heard May 14, 2024					
5.	106 Squam Rd LLC	106 Squam Rd	Existing main house	12/37	Elliot
•Commissioners: Pohl, Coombs, Oliver, Paul, Patton - Last heard May 14, 2024					
6.	106 Squam Rd LLC	106 Squam Rd	Shed	12/37	Elliot
•New Business 04/24/2024 TRACK					
7.	Hawkes End LLC	Esther’s Island	New shed barn	36.2.3/97	Botticelli & Pohl
•Commissioners: Welch, Thornewill, Camp, Oliver, Paul – Last heard May 28, 2024					
8.	88 Pocomo Trust	88 Pocomo	Rev 5885	15/42	Emeritus
•Commissioners: Pohl, Welch, Camp, Oliver, Paul - Last heard May 28, 2024					
9.	Michele Kolb	27 N Liberty	Rev 1051 Door	41/452	Michele Kolb
•Commissioners: Pohl, Welch, Coombs, Camp, Oliver – Last heard May 28, 2024					
10.	K 22 S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
•Commissioners: Pohl, Welch, Coombs, Camp, Oliver – Last heard April 30, 2024					
11.	K 22 S LLC	126R Main St	New shed	42.3.3/98.1	LFW
•NEW BUSINESS - TRACK with New Dwelling					

12.	Steven Cohen Trustee of Monomoy Trust	39 Monomoy	Main dwelling alterations	54/79	WAPD
	• <i>Commissioners: Pohl, Thornewill, Coombs, Camp, Oliver, alt Welch. – Last heard May 14, 2024</i>				
13.	Reade Aurther Jr Trust	19 Monomoy Rd	Addition	54/260	Gryphon
	• <i>Commissioners: Welch, Paul, Pohl, Camp, Oliver – Last heard May 28, 2024</i>				

XI. NEW BUSINESS 06/11/2024

1.	Senecal	29 Pleasant St	ADA ramp	55.4.1/109	Topham
2.	Paul Gray	9 Coffin St	Hardscape	73.4.1/15	KMLD
3.	Crosby, Jim	63 Bartlett Rd	Hardscape Rev	66/439	NAG
4.	Breen George	19 Broadway	New found/ reno	73.1.3/111	NAG
5.	Chibaro, Ed & Cathy	2 Middle Tawpawshaw	Pool patio fence	53/49	Thornewill
6.	41 Hulbert LLC	41 Hulbert Ave	Fens revs 9412	29/18	Botticelli & Pohl
7.	10 York Ack York LLC	10 York	Fenestration rev	55.4.1/142	Permits Plus
8.	Cheese & Crackers LLC	39 Cliff Rd	Demo Dwelling	42.4.4/3	MCA
9.	Cheese & Crackers LLC	39 Cliff Rd	New Dwelling	42.4.4/3	MCA
10.	85 Orange LLV	85 Orange Rear	Dormer	55.4.1/27	self
11.	85 Orange LLV	85 Orange Rear	Hardscape	55.4.1/27	self
12.	85 Orange LLV	85 Orange Rear	New guest house	55.4.1/27	self
13.	85 Orange LLV	85 Orange front	Renovation	55.4.1/27	self
14.	85 Orange LLV	85 Orange front	hardscape	55.4.1/27	self
15.	85 Orange LLV	85 Orange front	Demo	55.4.1/27	self
16.	Stuart Bell	4 Cabot Ln	Hardscape	30/254.2	Julie Jordan
17.	Amy Rowland	3 Pawguvet	Hardscape	30/128	Julie Jordan
18.	Kathryn Graham	11 Priscilla Ln	Rev 2023-11-9435	67/477	DTA
19.	Kathryn Graham	11 Priscilla Ln	New shed	67/477	DTA
20.	FP Martin House LLC	61 Center	Rev stairs accessible lift	42.4.3/67	Emeritus
21.	Krall, Kathleen	15 Masaquet	Porch Revs 2022-12-7535	80/141	Botticelli & Pohl
22.	Steve Cohen 39 Monomoy	39 Monomoy Rd	Rev Cabana	54/79	WAPD
23.	NiSHA Inc	1 Evergreen	New main facility	68/727	Emeritus
24.	Charles Bruno	10 Monohansett	Rev Sports Court	79/142	LFW
25.	Michael Pearlstein	20 Derrymore	Rev change fenestration	41/112	LFW
26.	NT Property Owner	6 Beach Grass	Rev Sash	68/860	LFW

IV. OLD BUSINESS 06/18/2024

1.	Ack MWG LLC	10 Silver Street	New Dwelling	55.4.1/197	EMDA
	• <i>Commissioners: Pohl, Welch, Camp, Oliver and Patten - Last heard May 28, 2024</i>				
2.	450 Green Park LLC	2 Stone Alley	Railings	42.3.2/211	Emeritus
	• <i>Commissioners: Welch, Thornewill, Paul, and Camp alternate: Patten- Last heard 06/04/2024</i>				
3.	Smiley 15 N Water St LLC	15 N Water St	Driveway & Fencing	42.4.2/50	Normand Res
	• <i>Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- Last heard 06/04/2024</i>				
4.	Smiley 15 N Water St LLC	15 N Water St	Porch Deck	42.4.2/50	Normand Res
	• <i>Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- Last heard 06/04/2024</i>				
5.	Smith, Geoffrey	22 Coffin St Sias.	New Structure	73.4.1/36	Topham
	• <i>Commissioners: Pohl, Welch, Camp, MacLeod and Thornewill- Last heard 06/04/2024</i>				
6.	Breskman	34A Grove Ln	Pool/ Relocate Driveway	41/433.1	LINK
	• <i>Commissioners: Pohl, Welch, Camp, Thornewill and Patten- Last heard 05/28/2024</i>				
7.	Brian Davis	108 Surfside	Rooftop Solar	80/5	SunWind
	• <i>Commissioners: Pohl, Welch, Camp, and Patten- Last heard 06/04/2024</i>				
8.	Doherty Ack LLC	2 Mariner Way	pool	55.1.4/72.4	Nantucket Surveyor
	• <i>Commissioners: Pohl, Welch, Camp and Oliver- Last heard 05/21/2024</i>				
9.	Doherty Ack LLC	4 Mariner Way	pool	55.1.4/72.4	Nantucket Surveyor
	• <i>Commissioners: Pohl, Welch, Camp and Oliver- Last heard 05/21/2024</i>				
10.	Doherty Ack LLC	6 Mariner Way	pool	55.1.4/72.4	Nantucket Surveyor
	• <i>Commissioners: Pohl, Welch, Camp and Oliver- Last heard 05/21/2024</i>				
11.	Sankaty Head Beach Club	18 Hoicks Hollow	Move demo Structure	23/9	Emeritus
	• <i>Commissioners: Pohl, Welch, Camp MacLeod and Paul- Last heard 06/11/2024</i>				
12.	FP N Water	4 N Water	Addition	42.4.2/90	Emeritus Ltd
	• <i>Commissioners: Pohl, Camp, Paul and Patten- Last heard 02/20/2024</i>				

Approved Minutes –	
Review Minutes -	• March 26, 2024 – <i>not anticipated by the Chair within 48 hours</i>
Other Business -	• Next HDC Meeting- June 25TH 4 pm. <i>*HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.</i> • Yearly Certified Local Government (CLG) Meeting – Friday, June 28th 1pm. <i>*VIA ZOOM</i>
Potential Items for Discussion-	• Review prior approved Best Practices. • 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 and historic dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves