



UPDATED MEETING POSTING
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ORIGINAL POSTING TIME: 2024 JUN 28 PM 02:34
ORIGINAL POSTING NUMBER: T 596
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, July 2, 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_Kp2QpxxPTKSiosdp4Ow2_w

To watch the live meeting, click here:

<https://youtube.com/live/2JECu19YytM>

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

- Definition of “consent-able” applications

II. CONSENT

1.	90 N Liberty Pres Trust	90 N Liberty	Relocate Shed	41/22	Botticelli & Pohl	
	• <i>Commissioners: Camp, Coombs, Oliver, Thornewill, Paul, alt: Patten. Recused Pohl – Last heard February 20, 2024</i>					SW
2.	Lloyd Arnold	13 Somerset Rd	Color change	56/96.3	LFW	AC
3.	Alfred-Mary Novissimo	14 Deer Run Rd	Move shed off	57/14.1	LFW	AC
4.	Robert Grandgrade	17 Trotters Ln	Move shed on	67/285	LFW	AC

III. CONSENT WITH CONDITIONS

1.	John Wise	16.5 Williams St	2nd dwelling	5/372	Normand Res	RP
	• <i>Commissioners: Pohl, Camp, Oliver, Patten and Thornewill- Last heard May 28, 2024</i>					
	• Approved with windows to be consistent with the Main House approval; Green Moutian SDL					
2.	Wiggins	40 Vesper Ln	Shed	55/123	LINK	SW
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, and Patten- Last heard May 28, 2024</i>					
	• Reorient shed so that door faces interior of the lot (driveway preferred, not required); pent roof (over door) to be reduced to fit within the space between gable rake boards.					

IV. NEW BUSINESS 05/14/2024

1.	Kenneth & Lis Dias	27 Rugged Road	New Main House	67/916	Normand Res	
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul – Last heard June 25, 2024 – held for a VIEW</i>					
2.	Wolfram Family Trust	7 Folgers Ln	Accessory dwelling	42.4.4/33.3	WAPD	
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Thornewill – Last heard June 25, 2024 – held for a VIEW</i>					
	• HOLD PER APPLICANT UNTIL JULY 9TH MEETING					
3.	Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd	

V. OLD BUSINESS 05/21/2024

1.	TACK3 LLC	3 Commercial St	Dormer rev's	42.3.4/22	CWA	
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; alt: Patten, Paul – Last heard March 26, 2024</i>					
2.	2 Candle House LLC	2 Candle House	Hardscape	55.4.1/1.1	LFW	
	• <i>Commissioners: Welch, Coombs, Paul, Thornewill, alt: Patten. – Last heard April 23, 2024</i>					
3.	Brian & Christina LLC	9 Salti Way	Revs photos	20/51.1	JB Studio	
	• <i>Commissioners: Pohl, Camp, Coombs, Oliver, Paul; alt: Patten – Last heard April 30, 2024</i>					
4.	More Than Enough	30 Russells Way	Rev decks height and fenestration	77/8.1	Chip Webster	
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; alt: Patten, Thornewill - Last heard May 14, 2024</i>					
5.	More Than Enough LLC	30 Russells Way	New Guest House	77/8.1	CWA	
	• NEW BUSINESS 05/14/2024					
6.	Behrend, Dean & Maryellen	12.5 Pequot St	Main house	80/20	Mike McKay	
	• <i>Commissioners: Pohl, Paul, Oliver, Camp, Coombs; alt: Patten – Last heard April 30, 2024</i>					

VI. 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	

VII. OLD BUSINESS 06/04/2024

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

2.	Squam Holdings LLC	31 Squam Rd	Reno add move	21/3	Botticelli Pohl
	• <i>Commissioners: Welch, Coombs, Camp, Oliver, Thornewill; alt: Patten, Paul – Last heard May 21, 2024</i>				
3.	106 Squam Rd LLC	106 Squam Rd	Secondary dwelling	12/37	Elliot
	• <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - Last heard May 14, 2024</i>				
4.	106 Squam Rd LLC	106 Squam Rd	Tertiary dwelling	12/37	Elliot
	• <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - Last heard May 14, 2024</i>				
5.	106 Squam Rd LLC	106 Squam Rd	Existing main house	12/37	Elliot
	• <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - Last heard May 14, 2024</i>				
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
	• <i>Commissioners: Welch, Thornewill, Camp, Oliver, Paul – Last heard May 28, 2024</i>				
8.	88 Pocomo Trust	88 Pocomo	Rev 5885	15/42	Emeritus
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Paul - Last heard May 28, 2024</i>				
9.	Michele Kolb	27 N Liberty	Rev 1051 Door	41/452	Michele Kolb
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver; alt: Paul, Patten – Last heard May 28, 2024</i>				
10.	K 22 S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
	• <i>Commissioners: Pohl, Welch, Coombs, Camp, Oliver; alt: Paul, Patten – Last heard April 30, 2024</i>				
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>				
	• HOLD PER APPLICANT UNTIL JULY 9TH MEETING				
13.	39 Monomoy Rd LLC	39 Monomoy	Pool Hardscape	54/79	Ahern LLC
	• <i>Commissioners: Pohl, Welch, Camp, Oliver and Coombs- Last heard May 14, 2024</i>				
	• HOLD PER APPLICANT UNTIL JULY 9TH MEETING				
14.	Reade Aurther Jr Trust	19 Monomoy Rd	Addition	54/260	Gryphon
	• <i>Commissioners: Welch, Paul, Pohl, Camp, Oliver – Last heard May 28, 2024</i>				

VIII. NEW BUSINESS 06/11/2024

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

25.	NT Property Owner	6 Beach Grass	Rev Sash	68/860	LFW	
VIII. OLD BUSINESS 06/18/2024						
1.	Ack MWG LLC	8 Silver Street	New Dwelling	55.4.1/197	EMDA	
	• Commissioners: Pohl, Welch, Camp, Oliver and Patten -- Last heard May 28, 2024					
2.	450 Green Park LLC	2 Stone Alley	Railings	42.3.2/211	Emeritus	
	• Commissioners: Welch, Thornewill, Paul, and Camp alternate: Patten- Last heard June 4, 2024					
3.	Smiley 15 N Water St LLC	15 N Water St	Driveway & Fencing	42.4.2/50	Normand Res	
	• Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- Last heard June 4, 2024					
4.	Smiley 15 N Water St LLC	15 N Water St	Porch Deck	42.4.2/50	Normand Res	
	• Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- Last heard June 4, 2024					
5.	Smith, Geoffrey	22 Coffin St Sias.	New Structure	73.4.1/36	Topham	
	• Commissioners: Pohl, Welch, Camp, MacLeod and Thornewill- Last heard June 4, 2024					
6.	Breskman	34A Grove Ln	Pool/ Relocate Driveway	41/433.1	LINK	
	• Commissioners: Pohl, Welch, Camp, Thornewill and Patten- Last heard May 28, 2024					
7.	Ack Mid Island LLC	18-26 Sparks Ave	Mixed Use Buildings	55/231.1+	LFW	
	• Commissioners: Pohl, Welch, Camp, Paul and Patten- Last heard June 11, 2024					
8.	Brian Davis	108 Surfside	Rooftop Solar	80/5	SunWind	
	• Commissioners: Pohl, Welch, Camp, and Patten- Last heard June 4, 2024					
9.	Doherty Ack LLC	2 Mariner Way	Pool	55.1.4/72.4	Nantucket Surveyors	
	• Commissioners: Pohl, Welch, Camp and Oliver- Last heard May 21, 2024					
10.	Doherty Ack LLC	4 Mariner Way	Pool	55.1.4/72.4	Nantucket Surveyors	
	• Commissioners: Pohl, Welch, Camp and Oliver- Last heard May 21, 2024					
11.	Doherty Ack LLC	6 Mariner Way	Pool	55.1.4/72.4	Nantucket Surveyors	
	• Commissioners: Pohl, Welch, Camp and Oliver- Last heard May 21, 2024					
12.	Sankaty Head Beach Club	18 Hoicks Hollow	Move Demo Structure	23/9	Emeritus	
	• Commissioners: Pohl, Welch, Camp MacLeod and Paul- Last heard June 11, 2024					
	•					
X. NEW BUSINESS 06/25/2024 – VIEW						
1.	Janet Eyre	18 Lindberg Ave	Solar Roof	73.4.1/9	Ack Smart	RP
XI. NEW BUSINESS 06/25/2024						
2.	Carmine & Sheila Giurdini	7 Clifford St	Pool & Hardscape	79/19	Reid Yenor	
3.	NHA Properties	7 Benjamin	Solar Roof	67/506	Ack Smart	
4.	Callen Mill Inc	117 Orange St	Dormers	55/377	EMDA	
5.	Nantucket Boys & Girls Club	61 Sparks Ave	Rooftop solar	55/143	SunWind	
6.	Eight Sea Street LLC	8 Sea St	New Storage Barn	42.4.2/51	Normand Res	
7.	John Buttrick	26 Warrens Landing Rd	Solar Ground	38/11.3	Ack Smart	
8.	Ocean Ave NT	20 Ocean Ave	Main house addition	73.2.4/20	Normand Res	
9.	Ocean Ave NT	20 Ocean Ave	Cottage Addition	73.2.4/20	Normand Res	
10.	Ocean Ave NT	20 Ocean Ave	Hardscape	73.2.4/20	Normand Res	V
11.	Sharp, Randy	59 Polpis	New Dwelling	54/26.1	Thornewill	
12.	23 Sankaty Head Trust	23 Sankaty Head Rd	Demo Garage	48/4.1	BPC	
13.	Suni & William Harford	60 Wanoma	GH color change	92/13	Emeritus	
14.	Webster Trust	44 Madaket Rd	2 nd floor alterations	41/322	CWA	
15.	Pug Cottage Nom Trust	26 Jefferson Ave	New dwelling	30/135.2	Botticelli& Pohl	
16.	Tuorto, Gregory & Aileen	20 Midland Ave	Addition Reno	59.3/164	Gryphon Architects	
17.	Ducks Crossing LLC	32 Easton St Cottage	Window door replacement	42.1.4/17	Gryphon Arch.	
18.	Ducks Crossing LLC	32 Easton St MH	Window door replacement	42.1.4/17	Gryphon Arch.	
19.	NOTLIH LLC	55 Burnell	Hardscape pool	49.3.2/1.4	LFW	
20.	Patrick Planche	3 Kite Hill Lane	As built fence	42.4.4/64	self	
21.	Patrick Planche	3 Kite Hill Lane	Deck	42.4.4/64	self	
X11. OLD BUSINESS 07/02/2024						
15.	George Metri	12 Angola St	Driveway Curb cut	55.4.4/78	KMLD	
	• Commissioners: Welch, Thornewill, Paul, Coombs and Patten - Last heard May 21, 2024					

16. Power Landscaping Inc	21 Clarendon St Main H	Solar roof	76.1.3/106	Normand Res
• <i>Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- Last heard June 11, 2024</i>				
17. Third Point Holdings	39 Quaise	Garage	26 3	Smith And Hutton
• <i>Commissioners: Pohl, Welch, Oliver, Thornewill and Paul- Last heard May 28, 2024</i>				
18. Third Point Holdings	39 Quaise	New dwelling	26 3	Smith And Hutton
• <i>Commissioners: Pohl, Welch, Oliver, Thornewill and Paul - Last heard May 28, 2024</i>				
19. Shawn Bristow	31 Exeter St	Addition	76.4.2/285	Shawn Bristow
• <i>Commissioners: Pohl, Welch, Thornewill, Oliver and Paul- Last heard May 28, 2024</i>				
20. 3 Pleasant St Nom Trust	3 Pleasant St	Addition	42.3.3/155	Emeritus
• <i>Commissioners: Camp, Oliver, Paul and Thornewill- Last heard June 18, 2024</i>				
21. 111 OSR LLC	111B Old South Rd	Mixed use structure	68/167	Emeritus
• <i>Commissioners: Pohl, Welsh, Camp, MacLeod and Patten- Last heard June 25, 2024</i>				
22. Cohen Steven L TR c/o Area 51 T1	51 W Miacomet	Pool hardscape	81/52	Ahern LLC
• <i>Commissioners: Welsh, Camp, Oliver, Thornewill and Patten- Last heard June 18, 2024</i>				

Approved Minutes –	
Review Minutes -	April 2, 2024 <i>Not anticipate by the chair within 48 hours</i>
Other Business -	Next HDC Meeting- July 9th @ 4pm. *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.
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