



UPDATED MEETING POSTING
MEETING POSTING
TOWN OF NANTUCKET
ORIGINAL POSTING TIME: 2024 JUL 19 PM 02:03
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Pursuant to MGL Chapter 30A, § 18-25
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2024 JUL 23 AM 11:31
NANTUCKET TOWN CLERK
Posting Number: T 681

Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, July 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
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_TXTalc3nSByg4yS63NLGfQ

To watch the live meeting, click here:

<https://youtube.com/live/UdakWnAkpg4>

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

- 2 Birdsong Lane – Extension to address Violation Notice; application’s resolution; potential involvement of 8 N Mill St
- Minutes – Interim solution to backlog
- CLG MOU – Review & vote

II. CONSENT

1.	Gail and Robert Butler	22 Waydale Rd	Roof top solar	67/28	Ack Smart	RP
2.	Gault, Mike & Darya	52 Miacomet Ave	Reno Shed	67/83.9	Thornewill	RP
3.	21 Pilgrim Rd Trust	4 Sophie’s Way/21 Pilgrim	New GH	41/213-213.2	S Metz	SW
4.	McDonough	5 Moby Wy	Rev cottage	65/59	Gryphon	SW
5.	Airport Gas Station	10 Airport Rd	Rev 2024-02-9907	68/310	Val Oliver	SW
6.	Breen George	19 Broadway	Historic Determination	73.1.3/111	NAG	HB/JP
7.	Howard Holt	10 Bayberry Ln	Rev 2021-07-4152	67/71	JN Design	JP
8.	Ryan Molly	110 Baxter Rd	Renew 56298 Garage	48/37	Thornewill	JP
9.	32 Hulbert Trust	32 Hulbert Ave	Rev 10000 Add ODS	29/72	Botticelli and Pohl	AC
10.	Mike and Meg Connolly	150 Surfside	Re-Roof & sidewall	80/33	Val Oliver	AC
11.	Dale Hamson	59 B Polpis Rd	Gazebo	54/26.1	NAG	AM
12.	Chris & Ashley Austin	10 Maple Ln Lot 7	Fence	67/303.5	Emeritus LTD	AM
13.	Kathrine Seholm	4B Pinkham Cir	2nd floor addition	56/161.1	Anton Dimov	AM
14.	NPC Inc	9 Nobadeer Farm Rd	Addition	69/88	BPC	VO
15.	21 Sankaty Head Trust	21 Sankaty Head Rd	Garage fen changes	48/4	BPC	VO
16.	David & Avery Keller	6 Plainfield Rd	New Dwelling	49/173	Kris Megna	VO
17.	Crib LLC	12 Nobska Way	Shed 1	67/103	Emeritus LTD	VO
18.	Crib LLC	12 Nobska Way	Shed 2	67/103	Emeritus LTD	VO
19.	Allan McKelvie	6 Candle House Ln	Rev 9147 remove door	55.4.4/52.1	LFW	CP
20.	Nan Historical Assoc.	15 Broad St	Siding change	42.4.2/61	LFW	CP

III. CONSENT WITH CONDITIONS

1.	Gault, Mike & Darya	52 Miacomet Ave	New Pool	67/83.9	Thornewill	RP
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
2.	Nelson More than Enough	30 Russells Way	Move off /Demo	77/81	Chip Webster	RP
• Approve as a Move off/Demo; date of construction (c.1982) added to the COA						
3.	42 Chuck Hollow Rd	42 Chuck Hollow	Rev Pool house	75/65.1	EMDA	RP
• Approve due to lack of visibility.						
4.	Steward Reed	3 Low Beach Rd	Roof change	73.3.2/29	Vasil Marinon	SW
• Date of construction added to the COA (HDC Survey NAN.2821 “Cross Rip” c.1923)						
5.	21 Pilgrim Rd Trust	4 Sophie’s Way/21 Pilgrim	New Garage	41/213-213.2	S Metz	SW
• Decrease overall height by 1' 3" without modifying i) main roof pitch or 2nd flr top plate and ii) dormer assembly relationships. Revise CoA application i) to include new height (23') under "Height of ridge above final finish grade", and ii) to strike 24' 3" from "Diff. Between existing grade and proposed finish grade.”						
6.	Ryan Molly	110 Baxter Rd	Renew 55589 Pool	48/37	Thornewill	JP
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
7.	Bristow, Shawn	31 Exeter St	Move off / Demo of garage	76.4.2/285	self	JP
• Approve as Move off / Demo; provide height of garage to ridge						
8.	Chris Oberg	35 Gloucester St	Rev 8327 Pool	76.4.2/97	Jesse Dutra	JP

- Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
- Douglas A Shenkel 2 Old Tom Nevers Rd New Garage 75/140 Jacob Lilley Arch JP
 - Approve due to limited visibility.
 - Douglas A Shenkel 2 Old Tom Nevers MH Addition 75/140 Jacob Lilley Arch JP
 - Approve due to limited visibility.
 - Brandon & Carol Smith 3 Lyons Ln New Roof 76/31 Richard Prunier VO
 - Date of construction added to the COA (c.1965)
 - Liliana & Dalibor Kovacevic 3 Aster Ct Spa Hardscape 68/373 Ahern LLC CT
 - Revise the site plan to show 5' off the 5' setback for a total of 10' from the property line. Note required zoning setbacks on plan.
 - Liliana & Dalibor Kovacevic 3 Aster Ct New Shed 68/373 Ahern LLC CT
 - The site plan must show required zoning setbacks for placement off the property line.
 - 111 Cliff Rd Trust 111 Cliff Rd Rev 10029 material change chimney 41/10 Emeritus LTD CT
 - Approve due to limited visibility.
 - Berry Pleasant LLC 15 Pleasant St Replace & add fence 42.3.3/123 LFW CT
 - Approve as 5 & 1 fence NTW and front Type II Picket White to match front existing fence; add date of dwellings construction to the COA.

IV. SIGNS

- Nantucket Land Bank 204 Cliff Rd (1 of 2) Public Info Sign (Rev) 40/57 Elijah Holland
Recommended for approval with a height restriction of 48"
- Nantucket Land Bank 204 Cliff Rd (2 of 2) Public Info Sign (Rev) 40/57 Elijah Holland
Recommended for approval with a height restriction of 48"
- Nantucket Land Bank Hummock Pond Rd Public Info Sign (Rev) 63/35 Elijah Holland
Recommended for approval with a height restriction of 48"
- Nantucket Land Bank Madaket Rd Public Info Sign (Rev) 38/8.1 Elijah Holland
Recommended for approval with a height restriction of 48"
- Nantucket Land Bank 76 Millbrook Rd Public Info Sign (Rev) 57/24 Elijah Holland
Recommended for approval with a height restriction of 48"
- Nantucket Land Bank 28 W Miacomet Rd Public Info Sign (Rev) 81/70 Elijah Holland
Recommended for approval with a height restriction of 48"
- 29 Center Street LLC 16.5 Federal Street Temporary Sign (JCREW) 42.3.1/70 Anna Riffle
Recommended for denial

V. NEW BUSINESS 06/11/2024

- Cheese & Crackers LLC 39 Cliff Rd Demo Dwelling 42.4.4/3 MCA
 - **Commissioners: Welch, Pohl, Thornewill, Camp and Macleod- Last heard July 16, 2024**
- Cheese & Crackers LLC 39 Cliff Rd New Dwelling 42.4.4/3 MCA
- FP Martin House LLC 61 Center Rev stairs accessible lift 42.4.3/67 Emeritus
- Krall, Kathleen 15 Masaquet Porch Revs 2022-12-7535 80/141 Botticelli & Pohl
- Steve Cohen 39 Monomoy 39 Monomoy Rd Rev Cabana 54/79 WAPD
- Steve Cohen 39 Monomoy 39 Monomoy Rd Pool hardscape 54/79 Ahern LLC
- NiSHA Inc 1 Evergreen New main facility 68/727 Emeritus
 - **Commissioners: Pohl, Welch, Oliver, Coombs and Camp alternate: Paul and Patten- Last heard May 14, 2024**

IV. OLD BUSINESS 06/18/2024

- 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**
- 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**
- Doherty Ack LLC 4 Mariner Way Pool 55.1.4/72.4 Nantucket Surveyor
 - **Commissioners: Pohl, Welch, Camp and Oliver- Last heard May 21, 2024**
- Doherty Ack LLC 6 Mariner Way Pool 55.1.4/72.4 Nantucket Surveyor
 - **Commissioners: Pohl, Welch, Camp and Oliver- Last heard May 21, 2024**
- 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**

VI. NEW BUSINESS 06/25/2024 – VIEW					
1.	Janet Eyre	18 Lindberg Ave	Solar Roof	73.4.1/9	Ack Smart RP
VI. NEW BUSINESS 06/25/2024					
1.	Carmine & Sheila Giurdini	7 Clifford St	Pool & Hardscape	79/19	Reid Yenor
2.	NHA Properties	7 Benjamin	Solar Roof	67/506	Ack Smart
3.	Callen Mill Inc	117 Orange St	Dormers	55/377	EMDA
4.	Nantucket Boys & Girls Club	61 Sparks Ave	Rooftop solar	55/143	SunWind
5.	Eight Sea Street LLC	8 Sea St	New Storage Barn	42.4.2/51	Normand Res
6.	John Buttrick	26 Warrens Landing Rd	Solar Ground	38/11.3	Ack Smart
7.	Ocean Ave NT	20 Ocean Ave	Main house addition	73.2.4/20	Normand Res
8.	Ocean Ave NT	20 Ocean Ave	Cottage Addition	73.2.4/20	Normand Res
9.	Ocean Ave NT	20 Ocean Ave	Hardscape	73.2.4/20	Normand Res VO
10.	Sharp, Randy	59 Polpis	New Dwelling	54/26.1	Thornewill
11.	23 Sankaty Head Trust	23 Sankaty Head Rd	Demo Garage	48/4.1	BPC
12.	Suni & William Harford	60 Wanoma	GH color change	92/13	Emeritus
13.	Webster Trust	44 Madaket Rd	2 nd floor alterations	41/322	CWA
14.	Pug Cottage Nom Trust	26 Jefferson Ave	New dwelling	30/135.2	Botticelli& Pohl
15.	Tuorto, Gregory & Aileen	20 Midland Ave	Addition Reno	59.3/164	Gryphon Architects
16.	Ducks Crossing LLC	32 Easton St Cottage	Window door replacement	42.1.4/17	Gryphon Arch.
17.	Ducks Crossing LLC	32 Easton St MH	Window door replacement	42.1.4/17	Gryphon Arch.
18.	NOTLIH LLC	55 Burnell	Hardscape pool	49.3.2/1.4	LFW
19.	Patrick Planche	3 Kite Hill Lane	As built fence	42.4.4/64	self
20.	Patrick Planche	3 Kite Hill Lane	Deck	42.4.4/64	self
VII. OLD BUSINESS 07/02/2024					
1.	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					
2.	Power Landscaping Inc	21 Clarendon St Main H	Solar roof	76.1.3/106	Normand Res
• Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- Last heard June 11, 2024					
3.	Third Point Holdings	39 Quaise	Garage	26 3	Smith And Hutton
• Commissioners: Pohl, Welch, Oliver, Thornewill and Paul- Last heard May 28, 2024					
4.	Third Point Holdings	39 Quaise	New dwelling	26 3	Smith And Hutton
• Commissioners: Pohl, Welch, Oliver, Thornewill and Paul - Last heard May 28, 2024					
5.	Shawn Bristow	31 Exeter St	Addition	76.4.2/285	Shawn Bristow
• Commissioners: Pohl, Welch, Thornewill, Oliver and Paul- Last heard May 28, 2024					
6.	3 Pleasant St Nom Trust	3 Pleasant St	Addition	42.3.3/155	Emeritus
• Commissioners: Camp, Oliver, Paul and Thornewill- Last heard June 18, 2024					
7.	111 OSR LLC	111B Old South Rd	Mixed use structure	68/167	Emeritus
• Commissioners: Pohl, Welch, Camp, MacLeod and Patten- Last heard June 25, 2024					
8.	Cohen Steven L TR c/o Area 51 Tr	51 W Miacomet	Pool hardscape	81/52	Ahern LLC
• Commissioners: Welch, Camp, Oliver, Thornewill and Patten- Last heard June 18, 2024					

VIII. NEW BUSINESS 07/09/2024

1.	Off Shore Development	6 Tautemo Way	New Dwelling	85/19	Concept Design
2.	Off Shore Development	6 Tautemo Way	Cabana	85/19	Concept Design
3.	Off Shore Development	6 Tautemo Way	Pool	85/19	Concept Design
4.	Giles Gregory	48 York St	addition	55.4.1/55	Link
5.	Orenstein/ Amy Ted	5 Crows Nest Way	Pool	12/22.2	Robert Newman
6.	Blaney, Bernard	6 Marion Ave	Pool hardscape	82/137	Ryan Blaney
7.	NHA Properties Inc	7C Surfside	Solar Rooftop	55/254	Ack Smart
8.	NHA Properties Inc	7D Surfside	Solar Rooftop	55/254	Ack Smart
9.	102 Wauwinet Road Trust	102 Wauwinet Rd	Historic Determination	11/24.2	Botticelli & Pohl
10.	14 Hussey St LLC	14 Hussey St	Front door color change	42.3.4/132	Olson Twombly
11.	Family Ties Ack LLC	11 Alliance Ln	Rev 8521 cottage	39/24.1	Studio Park
12.	Carl Jelleme	29 Quaise Rd	Add Roof inset deck	26/8	MCA
13.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	self
14.	Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent
15.	450 Green Park LLC	2 Stone Alley	Deck change	43.3.1/102	Ahern LLC
16.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov
17.	Holding Christopher & Megan	25A Clifton St	New Dwelling	73.4.1/3.1	Emeritus LTD
18.	Holding Christopher & Megan	25A Clifton St	New Garage	73.4.1/3.1	Emeritus LTD
19.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move rotate	75/77	Emeritus LTD
20.	Jane & Phillip Corwin	32 Flintlock Rd	Main House addition new porch	75/77	Emeritus LTD
21.	Smiley 15 N water LLC	15 N Water	Demo rebuild Chimney	42.4.2/50	Normand
22.	29 Jefferson LLC	29 Jefferson Ave	Driveway, hardscape, gate	30/125	LINK
23.	Katie Holohan Adam Kates	12 Pilgrim	New dwelling	41/476	Emeritus LTD
24.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW
25.	Elbow Lane Group	7 Elbow Ln	Window replacement	73.2.4/41	Jared Rodgers
26.	NiSHA	1 Evergreen Lot 2	New dwelling	68/727	Emeritus LTD
27.	NiSHA	1 Evergreen Lot 3	New dwelling	68/727	Emeritus LTD
28.	FP 4 N water	4 N Water	Addition	42.4.2/90	Emeritus LTD
29.	Sam & Craig Cordts Pearce	76 Pleasant St	Front Dwelling addition	55/367	Sanne Payne
30.	Sam & Craig Cordts Pearce	76 Pleasant St	New Dwelling in rear	55/367	Sanne Payne
31.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK
32.	FAE A Perlman LLC	17 SherburneTpk	Cottage Shutters Color	30/172.1	LINK
33.	Eric Summer TR	46 Hummock Pond Rd	Outdoor kitchen, patio	56/288	LINK
34.	Jeff Kaschluk	86A/88 Old South Rd	New Commercial Bldg	68/400&419.1	LFW
35.	Jeff Kaschluk	86A/88 Old South Rd	Hardscape	68/400&419.1	LFW
36.	Sharon Fruit	14 Pond View	Entrance gate	81/8	Graham & Graham

IX. OLD BUSINESS 07/16/2024

1.	Barnes C Joan Trust	12 Sunset Hill	Lowered Roof & Setback addition	41/450	NAG
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- Last heard June 4, 2024</i>					
2.	Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordin
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- Last heard June 25, 2024</i>					
3.	Killen, Patience	1 Old N Wharf	Addition	42.3.1/80	Val Oliver
• <i>Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill- Last heard June 11, 2024</i>					
4.	1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus
• <i>Commissioners: Pohl, Oliver, Coombs and Thornewill- Alt: Paul Last heard April 30, 2024</i>					
5.	Holby Elizabeth	19 Low Beach Cottage	Solar Roof		Ack Smart
• <i>Commissioners: Pohl, MacLeod, Camp, Paul and Patten- Last heard June 25, 2024</i>					
6.	Dan Driscoll	15 Madaket Rd	Solar Roof	41/299.3	Ack Smart
• <i>Commissioners: Pohl, Oliver, Welch, Macleod and Camp- Last heard June 11, 2024</i>					
7.	Candle House 2 LLC	2 Candle House	Rev Hardscape	55.4.1/1.1	LFW
• <i>Commissioners: Welch, Paul, and Thornewill Alt: Patten- Last heard July 2, 2024</i>					

X. NEW BUSINESS 07/23/2024

1.	Joe Tirone	25 Honey Suckle Dr	Roof top solar	68/389	Isaksen Solar
2.	Jeffery Ackseizer	14 Moors End Ln	Garage	43/216	EMDA

3.	Ack MWG LLC	10 Silver St	New dwelling	55.4.1/187	EMDA
4.	21 Pilgrim Rd Trust	4 Sophie's Way/21 Pilgrim	New Dwelling	41/213-213.2	S Metz
5.	Dalibor & Liliana Kovacevic	3 Aster Ct	Solar Roof	68/373	Ack Smart
6.	Garret Roberts	1 South Mill St	Rev change roof pitch	55.4.1/61	EMDA
7.	Reinemo, Timothy	65 Lovers Ln	pool	80/214.1	Self
8.	1 N Swift Rock Rd Trust	1 N Swift Rock Rd	Rev 9580	40/2	Emeritus LTD
9.	23 Sankaty Head Trust	23 Sankaty Head Rd	Folly	48/4.1	BPC
10.	Jeffery Greenberg	30A Orange St	Lower main roof/fenestration 4940	42.3.2/200	Emeritus LTD
11.	Cohen Steven L TR/Dukes Rd Tr	2 Dukes Rd	Pool Hardscape	41/187	Ahern LLC
12.	Boulevard Property Group LLC	20 Main St	Pool Hardscape	73.3.1/50	LFW
Approve Minutes –					
Review Minutes -		April 9, 2024 Minutes <i>Not anticipated by the Chair within 48 hours</i>			
Other Business -		Next HDC Meeting- July 30TH @ 4pm. OLD BUSINESS *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			