



UPDATED MEETING POSTING MEETING POSTING

TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 JUL 26 PM 03:02

ORIGINAL POSTING: T 693

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)

RECEIVED

2024 JUL 30 AM 10:00
NANTUCKET TOWN CLERK
Posting Number: T 696

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, July 30, 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_gddNStZbQrCuKnkP5ImIoA

To watch the live meeting, click here:

<https://youtube.com/live/eCbnE0uhrvw>

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.

I. COMMISSIONER DISCUSSION

- "Old Business/New Business alternating schedule begins August 5th"
- "Value of Written Submissions & Submission Deadlines"

II. CONSENT

- | | | | | | | |
|----|---------------------------|--------------|----------|----------|------------------|----|
| 1. | Thank you Aline Nom Trust | 3 Wyers Way | Pool rev | 41/380 | Botticelli& Pohl | SW |
| 2. | Thank you Aline Nom Trust | 3B Wyers Way | Pool rev | 41/380.1 | Botticelli& Pohl | SW |

III. OLD BUSINESS 06/18/2024

- | | | | | | |
|----|--------------------|---------------|----------|------------|----------|
| 1. | 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*
- **WITHDRAWN PER APPLICANT 7/29/24**

IV. OLD BUSINESS

- | | | | | | |
|----|--------------------|------------------|----------------|----------|-----|
| 1. | Ack Mid Island LLC | 18-26 Sparks Ave | Rev Building A | 55/231.1 | LFW |
|----|--------------------|------------------|----------------|----------|-----|

- *Commissioners: Welch, Pohl, Camp, Paul, and Patten- Last heard July 9, 2024*

- | | | | | | |
|----|--------------------|------------------|----------------|----------|-----|
| 2. | Ack Mid Island LLC | 18-26 Sparks Ave | Rev Building B | 55/231.1 | LFW |
|----|--------------------|------------------|----------------|----------|-----|

- *Commissioners: Welch, Pohl, Camp, Paul, and Patten- Last heard July 9, 2024*

V. NEW BUSINESS 06/25/2024

- | | | | | | |
|-----|--------------------------|----------------------|-----------------------------------|------------|-------------------|
| 1. | 23 Sankaty Head Trust | 23 Sankaty Head Rd | Demo Garage | 48/4.1 | BPC |
| 2. | Suni & William Harford | 60 Wanoma | GH color change | 92/13 | Emeritus |
| 3. | Webster Trust | 44 Madaket Rd | 2 nd floor alterations | 41/322 | CWA |
| 4. | Pug Cottage Nom Trust | 26 Jefferson Ave | New dwelling | 30/135.2 | Botticelli& Pohl |
| 5. | Tuorto, Gregory & Aileen | 20 Midland Ave | Addition Reno | 59.3/164 | Gryphon Architect |
| 6. | Ducks Crossing LLC | 32 Easton St Cottage | Window door replacement | 42.1.4/17 | Gryphon Arch. |
| 7. | Ducks Crossing LLC | 32 Easton St MH | Window door replacement | 42.1.4/17 | Gryphon Arch. |
| 8. | NOTLIH LLC | 55 Burnell | Hardscape pool | 49.3.2/1.4 | LFW |
| 9. | Patrick Planche | 3 Kite Hill Lane | As built fence | 42.4.4/64 | self |
| 10. | Patrick Planche | 3 Kite Hill Lane | Deck | 42.4.4/64 | self |

VI. OLD BUSINESS 07/02/2024

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|----|--------------|--------------|-------------------|-----------|------|
| 3. | George Metri | 12 Angola St | Driveway Curb cut | 55.4.4/78 | KMLD |
|----|--------------|--------------|-------------------|-----------|------|
- *Commissioners: Ray, Welch, Thornewill, Paul, Coombs; Alt: Patten- Last heard May 21, 2024*
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|----|-----------------------|-----------------|-----------------------|------------|-------------|
| 4. | Power Landscaping Inc | 21 Clarendon St | Solar roof Main House | 76.1.3/106 | Normand Res |
|----|-----------------------|-----------------|-----------------------|------------|-------------|
- *Commissioners: Welch, Pohl, Camp, Oliver and MacLeod; Alt: Patten, Thornewill, Paul Last heard June 11, 2024*
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|----|----------------------|-----------|--------|------|------------------|
| 5. | Third Point Holdings | 39 Quaise | Garage | 26 3 | Smith And Hutton |
|----|----------------------|-----------|--------|------|------------------|
- *Commissioners: Pohl, Welch, Oliver, Thornewill and Paul; Alt: Patten- Last heard May 28, 2024*
- | | | | | | |
|----|----------------------|-----------|--------------|------|------------------|
| 6. | Third Point Holdings | 39 Quaise | New dwelling | 26 3 | Smith And Hutton |
|----|----------------------|-----------|--------------|------|------------------|
- *Commissioners: Pohl, Welch, Oliver, Thornewill and Paul; Alt: Patten - Last heard May 28, 2024*
- | | | | | | |
|----|---------------|--------------|----------|------------|---------------|
| 7. | Shawn Bristow | 31 Exeter St | Addition | 76.4.2/285 | Shawn Bristow |
|----|---------------|--------------|----------|------------|---------------|
- *Commissioners: Pohl, Welch, Thornewill, Oliver and Paul; Alt: Patten- Last heard May 28, 2024*
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|----|-------------------------|---------------|----------|------------|----------|
| 8. | 3 Pleasant St Nom Trust | 3 Pleasant St | Addition | 42.3.3/155 | Emeritus |
|----|-------------------------|---------------|----------|------------|----------|
- *Commissioners: Camp, Oliver, Paul and Thornewill; Alt: Patten & Paul- Last heard June 18, 2024*
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|----|-------------|-------------------|---------------------|--------|----------|
| 9. | 111 OSR LLC | 111B Old South Rd | Mixed use structure | 68/167 | Emeritus |
|----|-------------|-------------------|---------------------|--------|----------|
- *Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alt: Thornewill & Paul- Last heard June 25, 2024*
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|-----|----------------------------------|---------------|----------------|-------|-----------|
| 10. | Cohen Steven L TR c/o Area 51 Tr | 51 W Miacomet | Pool hardscape | 81/52 | Ahern LLC |
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- *Commissioners: Welch, Camp, Oliver, Thornewill and Patten; Alt: Paul- Last heard June 18, 2024*

VII. 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.	Jeff Kaschluk	86A/88 Old South Rd	New Commercial Bldg	68/400&419.1	LFW
34.	Jeff Kaschluk	86A/88 Old South Rd	Hardscape	68/400&419.1	LFW
35.	Sharon Fruit	14 Pond View	Entrance gate	81/8	Graham & Graham

VIII. OLD BUSINESS 07/16/2024 - VIEW

1.	Dan Driscoll	15 Madaket Rd	Solar Roof	41/299.3	Ack Smart
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- *Commissioners: Pohl, Oliver, Welch, Macleod and Camp- Last heard June 11, 2024*

VIII. 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>				
•	WITHDRAWN PER APPLICANT 7/29/24				
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.	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
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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	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
• WITHDRAWN PER APPLICANT 7/29/24					
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
XI. OLD BUSINESS 07/30/2024					
3.	D Behrend	12.5 Pequot St	Main House	80/20	D Behrend
• Commissioners: Pohl, Oliver, MacLeod, Paul, and Patten- Last heard July 2, 2024					
4.	D Behrend	12.5 Pequot St	Demo MH	80/20	D Behrend
5.	D Behrend	12.5 Pequot St	Demo Studio	80/20	D Behrend
6.	D Behrend	12.5 Pequot St	Demo shed	80/20	D Behrend
7.	D Behrend	12.5 Pequot St	Pool	80/20	D Behrend
8.	D Behrend	12.5 Pequot St	Garage	80/20	D Behrend
9.	More than Enough	30 Russell's Way	Reduce height fenestration	77/8.1	CWA
• Commissioners: Welch, Pohl, Oliver, MacLeod, and Camp- Last heard July 2, 2024					
10.	K22S LLC	126R Main St	Fenestration & dormers cottage	42.3.3/98.1	JB Studio
• Commissioners: Welch, Pohl, Oliver, Camp and Paul Alt: Patten- Last heard July 9, 2024					
11.	K22S LLC	126R Main St	Shed revisions	42.3.3/98.1	JB Studio
• Commissioners: Welch, Pohl, Oliver, Camp and Paul Alt: Patten- Last heard July 9, 2024					
12.	Thomas Ripley	92 Washington St	New Dwelling	42.2.3/22	Marshall Harris
• Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill- Last heard June 18, 2024					
13.	John Hendricks	1 Jefferson	Fenestration alterations	55.4.1/74.1	Emeritus LTD
• Commissioners: Pohl, Welch, Camp and Coombs- Last heard November 28, 2023					
14.	John Buttrick	34 Warrens Landing	Rev addition	38/11	LFW
• Commissioners: Pohl, Camp, Oliver, MacLeod and Patten- Last heard June 25, 2024					
15.	88 Pocomo Trust	88 Pocomo	Main House Revs	15/42	Emeritus LTD
• Commissioners: Welch, Pohl, Oliver, Camp and Paul- Last heard July 16, 2024					
16.	13 and 15 Nancy Ann LLC	13-15 Nancy Ann Ln	New Mixed Use Bldg	68/137-138	Emeritus LTD
• Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- Last heard July 02, 2024					
17.	Wolfram Family Trust	7 Folger Ln	New dwelling lot 3 & 4	42.4.4/33.3	WAPD
• Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill- Last heard May 14, 2024					

Approve Minutes –	April 9, 2024 Minutes <i>Not anticipated by the Chair within 48 hours</i>
Review Minutes -	
Other Business -	Next HDC Meeting- August 06th @ 4pm. NEW 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