



UPDATED MEETING POSTING
MEETING POSTING
TOWN OF NANTUCKET
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2024 AUG 06 PM 02:15
NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, August 06, 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_F2c5vvrZQEeP85gK_l8MFQ

To watch the live meeting, click here:

https://youtube.com/live/iBm3_lCud7M

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

- "Value of Written Submissions & Submission Deadlines"

II. CONSENT

1.	John Buttrick	34 Warrens Landing	Rev addition	38/11	LFW	SW
• <i>Commissioners: Pohl, Camp, Oliver, MacLeod and Patten- Last heard June 25, 2024</i>						
2.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move rotate	75/77	Emeritus LTD	SW
3.	Jane & Phillip Corwin	32 Flintlock Rd	Main House addition new porch	75/77	Emeritus LTD	SW
4.	Holding Christopher & Megar	25A Clifton St	New Garage	73.4.1/3.1	Emeritus LTD	SW
5.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW	SW
6.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov	SW
7.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK	SW
8.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	Self	SW
9.	Romano, Michael& Ann	55 Easton	Change deck stairs-east elev	42.4.1/86	Shelter 7 LLC	RP
10.	Stephen & Kim Schaefer	86 Cliff Rd	Shed rev	30/74.2	Sandcastle Const	RP
11.	Michelle Honey	71 Baxter	Shed	49/26.1	Self	RP
12.	19 ALW Nominee Trust	19 Austin Locke Way	Rev cabana	82/57	Shelter 7	RP
13.	Steven Cohen Tr 39 Monomoy Tr	39 Monomoy	Rev cabana	54/79	WAPD	SW
14.	Lindsay Torpey Cross	7 Green Ln	Fenestration alt	42.3.3/86	Emeritus LTD	SW
15.	Dean & Melissa Long	11 Pippins Wy	New dwelling	43/94.2	Topham Design	SW
16.	Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent	SW
17.	156 Cliff Rd Nom Trust	156 Cliff Rd	Siting change	41/836	S Metz	JP
18.	Harford, Suni & William B Jr	60 Wanoma Way	pergola	92/13	Ahern LLC	VO
19.	Lazowski Alan Tr	20 Waquoit Rd	Relocate MH	90/5	CWA	VO
20.	Lazowski Alan Tr	20 Waquoit Rd	Relocate GH	90/5	CWA	VO
21.	Ianetta Laura Fisher Doulas Tr	7 Paul Jones	Rev COA 2023-04-8308	30/68.1	Emeritus LTD	CT
22.	63 Hulbert LLC	63 Hulburt Ave	Rev COA 2023-9214 MH	29/9	Emeritus LTD	CT
23.	Eleven Lincoln Ave Trust	32 Jefferson Ave	Garg rev to 12-9630	30/132	Botticelli & Pohl	CT
24.	Hacket (1997) Inv Lim Part	8 Juniper Hill	Pool house addition	43/304	Botticelli & Pohl	AC
25.						

III. CONSENT WITH CONDITIONS

J	1.	John Hendricks	1 Jefferson	Fenestration alterations	55.4.1/74.1	Emeritus LTD
• <i>Commissioners: Pohl, Welch, Camp and Coombs- Last heard November 28, 2023</i>						
• Due to lack of visibility; evergreen screening to remain and be maintained, in perpetuity.						
					SW	
	2.	88 Pocomo Trust	88 Pocomo	Main House Revs	15/42	Emeritus LTD
• <i>Commissioners: Welch, Pohl, Oliver, Camp and Paul- Last heard July 16, 2024</i>						
• Approval is <u>not</u> an approval for removal of the existing building/structure, which is a separate matter.						
					SW	
S	3.	Smiley 15 N water LLC	15 N Water	Demo rebuild Chimney	42.4.2/50	Normand
• Contingent upon submission of documentary images to, and review by, Preservation Planner (as to necessity for the proposed work).						
					SW	
	4.	Elbow Lane Group	7 Elbow Ln	Window replacement	73.2.4/41	Jared Rodgers
• DH TLD, no casements.						
					SW	
	5.	NiSHA	1 Evergreen Lot 2	New dwelling	68/727	Emeritus LTD
• Main gables, add gable vents or appropriately proportioned 4-lite fixed windows;						
					SW	
	6.	NiSHA	1 Evergreen Lot 3	New dwelling	68/727	Emeritus LTD

- Main gables, add gable vents or appropriately proportioned 4-lite fixed windows; Est & west elevations, align 2nd floor windows (over fenestration below.)

SW

- | | | | | | | |
|-----|---|---------------------|--------------------|--------------|----------------|----|
| 7. | Mark Horan & Jinx Howe | 74 Vestal St | Addition Porch | 56/257 | Thornewill | RP |
| | • Approve due to lack of visibility. | | | | | |
| 8. | 19 ALW Nominee Trust | 19 Austin Locke Way | Shed demo | 82/57 | Shelter 7 | RP |
| | • Approve as a move off /demo; provide date of construction on COA. | | | | | |
| 9. | Five Peaks Nantucket LLC | 5 Deacons way | Demo roof walk | 40/87 | JBStudio | SW |
| | • Add date of construction of dwelling to COA (c.2001.) | | | | | |
| 10. | Dan Landry | 11 Eel Point | Pool spa | 40/74 | Jesse Dutra | SW |
| | • Pool not to be visible at the time of inspection and in perpetuity. No grade change form existing or as noted on the application. | | | | | |
| 11. | Macfarlane, Dudley | 27 Bosworth Rd | apron | 92.4/95 | Atlantic | SW |
| | • Apron to be a granite type that represents colors of native gravel/peastone; see example at interior, gated entry to The Creeks Preserve (Land Bank park) | | | | | |
| 12. | Robert Lecours | 46 Fair St | Roof | 42.3.2/154 | J Lydon | SW |
| | • Consider Pewter Gray or Colonial Slate; each approvable in OHD. Add date of construction to the COA (HDC Survey – NAN.3150 c.1797) | | | | | |
| 13. | William Klein | 48 Fair St | Roof | 42.3.2/100 | J Lydon | SW |
| | • Consider Pewter Gray or Colonial Slate; each approvable in OHD. Add date of construction to the COA (HDC Survey – NAN.3150 c.1797) | | | | | |
| 14. | Richmond Great Point LLC | 5 Sandplain Dr | Demo Dwelling | 68/349 | Dave Armenetti | JP |
| | • Approve due to condemned state of structure, with a copy of the Board of Health letter. | | | | | |
| 15. | Forrest Ave LLC | 6 Forrest Ave | Rooftop solar | 68/12.1 | AckSmart | JP |
| | • Approve due to limited visibility. | | | | | |
| 16. | McQuade, Margaret | 7 Plainfield Rd | Rev COA | 49/171 | SMRD | JP |
| | • Previously approved plans. | | | | | |
| 17. | Lippincott, Job | 12 Wanoma Wy | Window replacement | 92.4/165-166 | SMRD | JP |
| | • Date of construction added to the COA (c.1985); sash same color as existing; NTW trim TME) | | | | | |
| 18. | Tamara Wing | 52 West Chester | Color Trim change | 41/381 | Emeritus LTD | VO |
| | • Due to lack of visibility. | | | | | |
| 19. | Teasdale Arnie | 24 India St | Shed relocate | 42.3.4/66 | Thornewill | VO |
| | • Provide photo of property from street to see context. | | | | | |
| 20. | ACK MWG LLC | 8 Silver St | Move shed off | 55.4.1/187 | EMDA | AM |
| | • Add updated HDC Survey (Draft) of 8 Silver St and date of shed between c.1949-1969 to COA. | | | | | |
| 21. | Mack LLC | 38 Chuck Hollow Rd | Move Building | 75/66.1 | EMDA | AM |
| | • Add updated HDC Survey (Draft) of 8 Silver St and date of shed between c.1949-1969 to COA. | | | | | |
| 22. | Nagys Deividas | 16 Somerset Rd | Pool | 56/302 | Atlantic | CT |
| | • Pool not to be seen at the time of inspection and in perpetuity. Not grade change from existing or as noted on the application. | | | | | |
| 26. | Big Batch LLC | 69 Hummock Pond | Cabana | 56/320 | Emeritus LTD | CT |
| | • Pull cabana off setback | | | | | |
| 27. | John & Jill Petterson | 5 Wigwam Rd | Shed | 77/5.3 | SELF | AC |
| | • Due to lack of visibility. | | | | | |
| 28. | Terry Anne Vigil Trst | 26 Somerset Ln | Move off demo shed | 66/10 | JBStudio | CP |
| | • Provide date of construction and dimensions of shed. | | | | | |

IV. OLD BUSINESS

- | | | | | | |
|----|--|------------------|----------------|----------|-----|
| 1. | Ack Mid Island LLC | 18-26 Sparks Ave | Rev Building A | 55/231.1 | LFW |
| | • <i>Commissioners: Welch, Pohl, Camp, Paul and Patten- Last heard July 30, 2024</i> | | | | |
| 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 30, 2024

V. OLD BUSINESS VIEW

1.	Patrick Planche	3 Kite Hill Lane	As built fence	42.4.4/64	self
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- Commissioners: Welch, Pohl, Camp, Paul and Patten- Last heard July 30, 2024

1.	Patrick Planche	3 Kite Hill Lane	Deck	42.4.4/64	self
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VI. NEW BUSINESS 07/09/2024

1.	14 Hussey St LLC	14 Hussey St	Front door color change	42.3.4/132	Olson Twombly
2.	Family Ties Ack LLC	11 Alliance Ln	Rev 8521 cottage	39/24.1	Studio Park
3.	450 Green Park LLC	2 Stone Alley	Hardscaping revs.	43.3.1/102	Ahern LLC
4.	Holding Christopher & Megan	25A Clifton St	New Dwelling	73.4.1/3.1	Emeritus LTD
5.	29 Jefferson LLC	29 Jefferson Ave	Driveway, hardscape, gate	30/125	LINK
6.	Katie Holohan Adam Kates	12 Pilgrim	New dwelling	41/476	Emeritus LTD
7.	FP 4 N water	4 N Water	Addition	42.4.2/90	Emeritus LTD
8.	Sam & Craig Cordts Pearce	76 Pleasant St	Front Dwelling addition	55/367	Sanne Payne
9.	Sam & Craig Cordts Pearce	76 Pleasant St	New Dwelling in rear	55/367	Sanne Payne
10.	FAE A Perlman LLC	17 SherburneTpk	Cottage Shutters Color	30/172.1	LINK
11.	Jeff Kaschluk	86A/88 Old South Rd	New Commercial Bldg	68/400&419.1	LFW
12.	Jeff Kaschluk	86A/88 Old South Rd	Hardscape	68/400&419.1	LFW
13.	Sharon Fruit	14 Pond View	Entrance gate	81/8	Graham & Graham

VII. 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	55.4.1/61	EMDA
7.	Reinemo, Timothy	65 Lovers Ln	pool	80/214.1	Self
8.	23 Sankaty Head Trust	23 Sankaty Head Rd	Folly	48/4.1	BPC
9.	Jeffery Greenberg	30A Orange St	Lower main roof/fenestration 4940	42.3.2/200	Emeritus LTD
10.	Cohen Steven L TR/Dukes Rd Tr	2 Dukes Rd	Pool Hardscape	41/187	Ahern LLC
11.	Boulevard Property Group LLC	20 Main St	Pool Hardscape	73.3.1/50	LFW

VIII. NEW BUSINESS 08/06/2024

1.	3 Back Street LLC	3 Back St	Demo	55/348	Thornewill	RP
2.	3 Back Street LLC	3 Back St	Partial Demo option 2	55/348	Thornewill	RP
3.	Brandon Eldridge	26 Arlington St	Solar	76.1.3/281	Isaksen Solar	RP
4.	George Ellis	14 New Mill St	Replace Window	55.4.4/72	Vincent Cannella SW	
5.	Centrall Family LLC	25 Masaquet Ave	shed	80/138	Edward Cantrall JP	
6.	Greg Coffee	1 Lowell Place	Renew 62928 MH	41/858	NAG	JP
7.	Greg Coffee	1 Lowell Place	Renew 62671 Move demo	41/858	NAG	JP
8.	256 Polpis LLC	256 Polpis Rd	GH Add Dormer fen rev	25/25	Botticelli & Pohl JP	
9.	Harford, Suni & William B Jr	60 Wanoma Way	Pool hardscape	92/13	Ahern LLC	VO
10.	Teasdale Arnie	24 India St	cottage	42.3.4/66	Thornewill	VO
11.	Jamie Kane	21 Ridge Ln	Rev COA 2021-09-4627	38/76	B Meerberger	VO
12.	New Street LLC	7 New Street	Window change rev 2024-06-10638	55.4.1/37	WAPD	VO
13.	42/44 Arb Way LLC	9 Arbour Way	Rev to 11-9503 infill porch	29/137	Botticelli & Pohl AM	
14.	Suzanne & Thomas Albani	39 Wanoma Way	Replace beach stairs	92.4/318	EMDA	AM
15.	John Roberts	15 Helen Dr	Roof change add dormers	66/146	KMLD	AM
16.	Roberto & Amy Finzi	26 Pocomo Rd	Addition	14/74	Smith & Hutton AM	
17.	Roberto & Amy Finzi	26 Pocomo Rd	Garage	14/74	Smith & Hutton AM	
18.	Elizabeth Churchill	3 Emily St	Move build and addition	49.2.3/53	self	
19.	Elizabeth Churchill	3 Emily St	Patio deck	49.2.3/53	self	
20.	Jose Guiterrel	4 Cartwright Pl	Addition	55/220.2	Val Oliver	AM
21.	Marrett Victor	3 Baily Rd	Egress window	56/426	Self	AM
22.	Big Batch LLC	69 Hummock Pond	Renovate – Rev #8733	56/320	Emeritus LTD	CT

	23. Stark Point LLC	16 Easton St	Hardscape	42.1.4/11	Botticelli & Pohl CT
	24. Nantucket Electric Co	32 Bunker Rd	New Commercial Bldg	78/2.7	LFW AC
	25. Terry Anne Vigil Trst	26 Somerset Ln	New main house	66/10	JBStudio CP
	26. Terry Anne Vigil Trst	26 Somerset Ln	New pool	66/10	JBStudio CP
O	IX. OLD BUSINESS 07/02/2024				
	1. Cohen Steven L TR c/o Area 51 Tr	51 W Miacomet	Pool hardscape	81/52	Ahern LLC
	• <i>Commissioners: Welch, Camp, Oliver, Thornewill and Patten- Last heard June 18, 2024</i>				
O	X. 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. Holby Elizabeth	19 Low Beach Cottage	Solar Roof		Ack Smart
	• <i>Commissioners: Pohl, MacLeod, Camp, Paul and Patten- Last heard June 25, 2024</i>				
	5. 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>				
	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>				
	• XI. OLD BUSINESS 07/30/2024				
	1. D Behrend	12.5 Pequot St	Main House	80/20	D Behrend
	• <i>Commissioners: Pohl, Oliver, MacLeod, Paul and Patten- Last heard July 2, 2024</i>				
	2. D Behrend	12.5 Pequot St	Demo MH	80/20	D Behrend
	3. D Behrend	12.5 Pequot St	Demo Studio	80/20	D Behrend
	4. D Behrend	12.5 Pequot St	Demo shed	80/20	D Behrend
	5. D Behrend	12.5 Pequot St	Pool	80/20	D Behrend
	6. D Behrend	12.5 Pequot St	Garage	80/20	D Behrend
	7. More than Enough	30 Russell's Way	Redice height fenestration	77/8.1	CWA
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- Last heard July 2, 2024</i>				
	8. K22S LLC	126R Main St	Fenestration & dormers cottage	42.3.3/98.1	JB Studio
	• <i>Commissioners: Welch, Pohl, Oliver, Camp and Paul Alt: Patten- Last heard July 9, 2024</i>				
	9. K22S LLC	126R Main St	Shed revisions	42.3.3/98.1	JB Studio
	• <i>Commissioners: Welch, Pohl, Oliver, Camp and Paul Alt: Patten- Last heard July 9, 2024</i>				
	10. Thomas Ripley	92 Washington St	New Dwelling	42.2.3/22	Marshall Harris
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill- Last heard June 18, 2024</i>				
	11. 13 and 15 Nancy Ann LLC	13-15 Nancy Ann Ln	New Mixed Use Bldg	68/137-138	Emeritus LTD
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- Last heard July 0 2024</i>				
	12. Wolfram Family Trust	7 Folger Ln	New dwelling lot 3 & 4	42.4.4/33.3	WAPD
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill- Last heard May 14, 2024</i>				

Approve Minutes –	
Review Minutes -	<i>Not anticipated by the Chair within 48 hours</i>
Other Business -	- Next HDC Meeting- August 13th @ 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

