



**UPDATED MEETING POSTING**  
**MEETING POSTING**  
**ORIGINAL POSTING TIME: 2024 AUG 09 AM 10:16**  
**ORIGINAL POSTING: T 725**  
**TOWN OF NANTUCKET**

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 AUG 13 PM 02:04  
NANTUCKET TOWN CLERK  
Posting Number: T 734

**Committee/Board/s**

Historic District Commission (HDC) – OLD Business

**Day, Date, & Time**

Tuesday, August 13, 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\\_7KXWUg2KQVSujGKAxn-YmA](https://us06web.zoom.us/webinar/register/WN_7KXWUg2KQVSujGKAxn-YmA)

**To watch the live meeting, click here:**  
<https://youtube.com/live/HW0JVK5cFY>

**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

- “Value of Written Submission & Submission Deadlines”

## II. CONSENT

- |    |             |                |                                 |        |     |    |
|----|-------------|----------------|---------------------------------|--------|-----|----|
| 1. | Greg Coffee | 1 Lowell Place | Renew COA #62928 MH             | 41/858 | NAG | JP |
| 2. | Greg Coffee | 1 Lowell Place | Renew COA #62671 Move off /demo | 41/858 | NAG | JP |

## III. NEW BUSINESS 07/09/2024 – FROM LAST WEEK

- |                                                                                            |                           |                |                         |        |             |
|--------------------------------------------------------------------------------------------|---------------------------|----------------|-------------------------|--------|-------------|
| 1.                                                                                         | Sam & Craig Cordts Pearce | 76 Pleasant St | Front Dwelling addition | 55/367 | Sanne Payne |
| • <i>Commissioners: Welch, Pohl, Camp, MacLeod and Patten; - Last heard August 6, 2024</i> |                           |                |                         |        |             |
| 2.                                                                                         | Sam & Craig Cordts Pearce | 76 Pleasant St | New Dwelling in rear    | 55/367 | Sanne Payne |
| • <i>Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Last heard August 6, 2024</i>   |                           |                |                         |        |             |

## IV. 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; Alt: Paul- Last heard June 18, 2024</i> |                                  |               |                |       |           |

## V. OLD BUSINESS 07/16/2024 - VIEW

- |                                                                                         |              |               |            |          |          |
|-----------------------------------------------------------------------------------------|--------------|---------------|------------|----------|----------|
| 1.                                                                                      | Dan Driscoll | 15 Madaket Rd | Solar Roof | 41/299.3 | AckSmart |
| • <i>Commissioners: Pohl, Welch, MacLeod, Camp and Oliver- Last heard June 11, 2024</i> |              |               |            |          |          |

## VI. 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> |                     |                      |                                 |            |              |
| • <b>HELD PER APPLICANT</b>                                                                 |                     |                      |                                 |            |              |
| 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.                                                                                          | 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>    |                     |                      |                                 |            |              |

## VII. OLD BUSINESS 07/30/2024

- |                                                                                                 |                         |                    |                                |             |                 |
|-------------------------------------------------------------------------------------------------|-------------------------|--------------------|--------------------------------|-------------|-----------------|
| 1.                                                                                              | D Behrend               | 12.5 Pequot St     | New 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 Studio                    | 80/20       | D Behrend       |
| 3.                                                                                              | D Behrend               | 12.5 Pequot St     | Demo shed                      | 80/20       | D Behrend       |
| 4.                                                                                              | D Behrend               | 12.5 Pequot St     | New Pool                       | 80/20       | D Behrend       |
| 5.                                                                                              | D Behrend               | 12.5 Pequot St     | New Garage                     | 80/20       | D Behrend       |
| 6.                                                                                              | More than Enough        | 30 Russell's Way   | Reduce height fenestration     | 77/8.1      | CWA             |
| • <i>Commissioners: Welch, Pohl, Oliver, MacLeod, and Camp- Last heard July 2, 2024</i>         |                         |                    |                                |             |                 |
| 7.                                                                                              | 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> |                         |                    |                                |             |                 |
| 8.                                                                                              | 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> |                         |                    |                                |             |                 |
| 9.                                                                                              | 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>   |                         |                    |                                |             |                 |
| 10.                                                                                             | 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 02, 2024</i>       |                         |                    |                                |             |                 |
| • <b>HELD PER APPLICANT</b>                                                                     |                         |                    |                                |             |                 |
| 11.                                                                                             | 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>    |                         |                    |                                |             |                 |

## VIII. OLD BUSINESS 08/13/2024 - VIEW

- |                                                                                       |                    |              |               |          |          |
|---------------------------------------------------------------------------------------|--------------------|--------------|---------------|----------|----------|
| 1.                                                                                    | Center of Town LLC | 35 Center St | Solar Rooftop | 42.3.1/3 | AckSmart |
| <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- Last heard June 25, 2024</i> |                    |              |               |          |          |

**IX. OLD BUSINESS 08/13/2024**

- |    |                                                                                                        |               |                            |           |              |
|----|--------------------------------------------------------------------------------------------------------|---------------|----------------------------|-----------|--------------|
| 1. | 106 Squam Rd LLC                                                                                       | 106 Squam Rd  | New dwelling secondary     | 12/37     | Wayne Elliot |
|    | • <i>Commissioners: Pohl, Oliver, Paul and Camp- Last heard July 09, 2024 Patten not in attendance</i> |               |                            |           |              |
| 2. | 106 Squam Rd LLC                                                                                       | 106 Squam Rd  | New dwelling tertiary      | 12/37     | Wayne Elliot |
|    | • <i>Commissioners: Pohl, Oliver, Paul and Camp- Last heard July 09, 2024 Patten not in attendance</i> |               |                            |           |              |
| 3. | Off Shore Development                                                                                  | 6 Tautemo Way | Main house revs            | 83/19     | S Boukus     |
|    | • <i>Commissioners: Welch, Pohl, MacLeod, Camp and Paul - Last heard July 30, 2024</i>                 |               |                            |           |              |
| 4. | Off Shore Development                                                                                  | 6 Tautemo Way | New cabana                 | 83/19     | S Boukus     |
| 5. | Off Shore Development                                                                                  | 6 Tautemo Way | New pool                   | 83/19     | S Boukus     |
| 6. | FP Martin House LLC                                                                                    | 61 Center St  | Rev Stair? Accessible lift | 42.4.3/67 | Emeritus LTD |
|    | • <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Camp - Last heard July 23, 2024</i>               |               |                            |           |              |

**X. NEW BUSINESS 07/09/2024**

- |    |               |                     |                     |              |                 |
|----|---------------|---------------------|---------------------|--------------|-----------------|
| 1. | Jeff Kaschluk | 86A/88 Old South Rd | New Commercial Bldg | 68/400&419.1 | LFW             |
| 2. | Jeff Kaschluk | 86A/88 Old South Rd | Hardscape           | 68/400&419.1 | LFW             |
| 3. | Sharon Fruit  | 14 Pond View        | Entrance gate       | 81/8         | Graham & Graham |

**XI. 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           | New 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              | New 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/fen. Revs 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           |

**XII. 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 Roof                   | 76.1.3/281 | Isaksen Solar        | RP |
| 4.  | Centrall Family LLC          | 25 Masaquet Ave | New Shed                     | 80/138     | Edward Cantrall JP   |    |
| 5.  | 256 Polpis LLC               | 256 Polpis Rd   | GH Add Dormer fen rev        | 25/25      | Botticelli & Pohl JP |    |
| 6.  | Harford, Suni & William B Jr | 60 Wanoma Way   | Pool hardscape               | 92/13      | Ahern LLC            | VO |
| 7.  | Teasdale Arnie               | 24 India St     | New Cottage                  | 42.3.4/66  | Thornewill           | VO |
| 8.  | Jamie Kane                   | 21 Ridge Ln     | Rev COA 2021-09-4627         | 38/76      | B Meerberger         | VO |
| 9.  | New Street LLC               | 7 New Street    | Window change rev 2024-10638 | 55.4.1/37  | WAPD                 | VO |
| 10. | 42/44 Arb Way LLC            | 9 Arbour Way    | Rev to 11-9503 infill porch  | 29/137     | Botticelli & Pohl AM |    |
| 11. | Suzanne & Thomas Albani      | 39 Wanoma Way   | Replace beach stairs         | 92.4/318   | EMDA                 | AM |
| 12. | John Roberts                 | 15 Helen Dr     | Roof change add dormers      | 66/146     | KMLD                 | AM |
| 13. | Roberto & Amy Finzi          | 26 Pocomo Rd    | Addition                     | 14/74      | Smith & Hutton AM    |    |
| 14. | Roberto & Amy Finzi          | 26 Pocomo Rd    | New Garage                   | 14/74      | Smith & Hutton AM    |    |
| 15. | Elizabeth Churchill          | 3 Emily St      | Move build and addition      | 49.2.3/53  | self                 |    |
| 16. | Elizabeth Churchill          | 3 Emily St      | Patio deck                   | 49.2.3/53  | self                 |    |
| 17. | Jose Guterrel                | 4 Cartwright Pl | Addition                     | 55/220.2   | Val Oliver           | AM |
| 18. | Marrett Victor               | 3 Baily Rd      | Egress window                | 56/426     | Self                 | AM |
| 19. | Big Batch LLC                | 69 Hummock Pond | Renovate – Rev #8733         | 56/320     | Emeritus LTD         | CT |
| 20. | Stark Point LLC              | 16 Easton St    | Hardscape                    | 42.1.4/11  | Botticelli & Pohl    | CT |
| 21. | Nantucket Electric Co        | 32 Bunker Rd    | New Commercial Bldg          | 78/2.7     | LFW                  | AC |
| 22. | Terry Anne Vigil Trst        | 26 Somerset Ln  | New main house               | 66/10      | JBStudio             | CP |
| 23. | Terry Anne Vigil Trst        | 26 Somerset Ln  | New pool                     | 66/10      | JBStudio             | CP |

Approve Minutes –

Review Minutes -

Other Business -

- Next HDC Meeting- **August 20th @ 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