



UPDATED MEETING POSTING MEETING POSTING

TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 AUG 15 PM 02:31

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2024 AUG 20 AM 11:29
NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, August 20, 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_sXpivgeUQ22zzxr4OuOlxA

To watch the live meeting, click here:

<https://youtube.com/live/gtn9OidAzhQ>

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

1. “Value of Written Submission & Submission Deadlines”

II. CONSENT

1. Jennifer Garren	36 Pocomo Rd	Renew 68574 shed demo	14/79	NAG	RP
2. Audrey Sterk	6 Marsh Hawke	Rev shed	56/396	EMDA	RP
3. Scott Jube	10 Oak Hollow Ln	New dwelling	56/77	K. Megna	RP
4. Take it Easy LLC	6 Captains Ln	Addition	30/619	Val Oliver	RP
5. 6A Marble Way LLC	6 Marble Way	New Dwelling	66/103	K. Megna	JP
6. Squam Partners LLC	89 Squam Rd	Renew COA #64019	13/3	Thornewill	JP
7. 5 Wauwinet Rd LLC	5 Wauwinet Rd	Rev 2023-10-9343	20/74	Val Oliver	JP
8. Conway Family Trust	11 Western Ave	Rev 2021 08 4328	87/117	Val Oliver	AM
9. Gibson Steven & Kara Trst	5 Arrowhead Dr	New Dwelling	69/304	K. Megna	VO
10. Eleven Lincoln Ave Tr	32 Jefferson Ave	Rev to 9274 fens/color	30/132	Botticelli & Pohl	VO
11. Eleven Lincoln Ave Tr	32 Jefferson Ave	Rev to 9964 color	30/132	Botticelli & Pohl	VO
12. Torres, Jessica	43 Old South Rd	Add egress window wells	68/81	LINK	CP
13. ACK Weatherly Pl LLC	3 Weatherly Pl	Revise COA Front Door	67/950	LINK	AC
14. Sulzer Jim Elder Barbara	12 Back St	Eliminate window asbuilt	55/352	Thornewill	VO
15. William Woldorf	50 Madequecham Vlly	addition	88/74	EMDA	VO

III. CONSENT WITH CONDITIONS

1. LCCACK LLC	142R Cliff Rd	New Cabana	41/78	Metz	RP
• Approve due to lack of visibility.					
2. Chris Emery	7 West Way	New Shed	38/135	Self	JP
• Sash color to match MH & be annotated on COA					
3. Yellow Dog Nom Trust	224 Polpis Rd	Additions Alterations	26/22.3	Emeritus LTD	VO
• Approve due to lack of visibility.					
4. 61 Fairgrounds LLC	63 Fairgrounds Rd	Parking patio	67/173.2	JBStudio	VO
• Provide photos of the existing structure and driveway area					
5. Durham Station LLC	76 Pocomo Rd	New shed	15/38	LFW	VO
• Applicant to provide photos of the existing structures for the file.					
6. Seven Pines LLC	78 Pocomo Rd	New shed	15/39	LFW	VO
• Applicant to provide photos of the existing structures for the file.					
7. NOTLIH LLC	55 Burnell St	Rev 2024-02-10017	49.3.2/1.4	LFW	CT
• Approve due to lack of visibility.					
8. GHYC	19 Nobadeer Farm Rd	Move off demo	69/83	LINK	CP
• Move Off Only; provide data sheet with floor plan dimensions and elevation heights for file.					
9. Ainslie	9 Howard St	Front Door Color change	42.3.3/54	Mike Freedman	VO
• Date of construction (HDC Survey NAN.529 c.pre-1750 “Zaccheus Macy II House” added to the COA.					
10. 41 Washaman Trust	41 Washaman Ave	Demo fireplace add walls patio	55/558	Ben Champoux	VO
• Fire pit not to be seen at time of inspection and in perpetuity.					
11.					

IV. SIGNS

1. 3 Step Lane LLC	3 Step Lane (Veranda House)	Projecting Sign (1 of 3)	42.4.2/44	Plymouth Sign Co
• Recommended for approval				
2. 3 Step Lane LLC	3 Step Lane (Veranda House)	Projecting Sign (2 or 3)	42.4.2/44	Plymouth Sign Co
• Recommended to hold for revisions				
3. 3 Step Lane LLC	3 Step Lane (Veranda House)	Wall Sign (3 of 3)	42.4.2/44	Plymouth Sign Co
• Recommended for approval				

V. OLD BUSINESS – FROM LAST WEEK

106 Squam Rd LLC	106 Squam Rd	New dwelling tertiary	12/37	Wayne Elliot
• Commissioners: Pohl, Oliver, Paul, Cam, Patten (Mullened)- Last heard August 13, 2024;				

VI. NEW BUSINESS 07/09/24

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

IV. 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

V. 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
	• HOLD PER APPLICANT					
14.	Roberto & Amy Finzi	26 Pocomo Rd	New Garage	14/74	Smith & Hutton	AM
	• HOLD PER APPLICANT					
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 Guiterrel	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

VIII. NEW BUSINESS 8/20/2024

1.	Malony, Rosalie Grennan	15 Old N Wharf	Renewal 72026	42.3.1/26	Val Oliver	RP
2.	Hubbell, Peter	87 Main St	Onsite parking	42.3.4/30	Permit Plus	JP
3.	Verizon	215 Cliff Rd	T-Mobile cell site modification	40/62	Adam Wolfrey	RP
4.	Ruddick, Girrard	6 Bayberry/ Sconset	Rev's to9023	49/92	Thornewill	RP
5.	Lightus Coop Inc	7 Crooked Ln	New Carriage House	41/80	S Metz	VO
6.	Paige Mary Yates Trust	4 Coffin Sias	New Dwelling	73.1.4/18	Val Oliver	JP
7.	Sulzer Jim Elder Barbara	12 Back St	Fence asbuilt	55/352	Thornewill	VO
8.	Cameron Gammill	87 Somerset Rd	Solar rooftop	66/79	AckSmart	VO
9.	100 Wauwinet Trust	100 Wauwinet Rd	New Dwelling	11/24.1	Botticelli & Pohl	JP
10.	100 Wauwinet Trust	100 Wauwinet Rd	New Garage GH	11/24.1	Botticelli & Pohl	JP
11.	Beth Maier	5A Field Ave	Renew fence	80/415	Self	JP
12.	Keegan Hodges	35 India St	Colors change door shutter	42.3.4/128	Thornewill	JP
13.	Nick Ray	37 Somerset Rd	Rev 2024-05-10545	56/108	Val Oliver	AM

14. Pocomo LLC	61 Pocomo Rd	Move bldg	15/15	Alexander Zara AM
15. Pocomo LLC	61 Pocomo Rd	hardscape	15/15	Alexander Zara AM
16. Pocomo LLC	61 Pocomo Rd	Egress window basement	15/15	Alexander Zara AM
17. Azima Farhood	20 Liberty St	Patio reno	42.3.4/143	SMRD AM
18. Azima Farhood	20 Liberty St	Garage door & overhang ALT	42.3.4/143	SMRD AM
19. Bill Jennings	2 Marion Ave	Pool hardscape	82/402	Jesse Dutra JP
20. 116 Baxter Rd B H Trust	116 Baxter Rd	Alterations to fenestration	48/34	LFW VO
21. Fred Kudish	13 Meadow Ln	Hardscape pool	56/87	LFW CT
22. Fred Kudish	13 Meadow Ln	Move garage same site	56/87	LFW CT
23. Ack Offices LLC	18A Sparks Ave	Move demo shop dwelling	55/231.2	LFW CT
24. Ack Offices LLC	18A Sparks Ave	Move demo shed	55/231.2	LFW CT
25. Ack Mid Island LLC	18 Sparks Ave	Move demo restaurant	55/231.1	LFW CT
26. Ack Mid Island LLC	20 Sparks Ave	Move demo Dwelling 1	55/307	LFW CT
27. Ack Mid Island LLC	20 Sparks Ave	Move demo Dwelling 2	55/307	LFW CT
28. Ack Mid Island LLC	24 Sparks Ave	Move demo Dwelling	55/309	LFW CT
29. Hubbell, Elizabeth	43 Orange St	Color change	42.3.2/222	LINK CP
30. Land Bank	65 Easton St	Revise COA fence	42.4.1/115	E. Antonietti AC
31. Land Bank	67 Easton St	Revise COA fence	42.4.1/115.1	E. Antonietti AC

VIII. OLD BUSINESS 07/30/2024

1. Thomas Ripley	92 Washington St	New Dwelling	42.2.3/22	Marshall Harris
<i>Commissioners: Welch, Pohl, Oliver, MacLeod and Thornevill- Last heard June 18, 2024</i>				
2. Thomas Ripley	92 Washington St	New garage	42.2.3/22	Marshall Harris
<i>Tracking with MH – Not opened</i>				
3. Thomas Ripley	92 Washington St	New shed	42.2.3/22	Marshall Harris
<i>Tracking with MH – Not opened</i>				
4. 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>				
HELD PER APPLICANT				
5. Wolfram Family Trust	7 Folger Ln	New dwelling lot 3 & 4	42.4.4/33.3	WAPD
<i>Commissioners: Welch, Pohl, Oliver, MacLeod and Thornevill- Last heard May 14, 2024</i>				

IX. 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>				
1. Off Shore Development	6 Tautemo Way	New cabana	83/19	S Boukus
2. Off Shore Development	6 Tautemo Way	New pool	83/19	S Boukus
3. 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>				

Approve Minutes –	
Review Minutes -	<i>CLG Minutes of June 28, 2024 – for HDC's review</i> - April 23, 2024 Minutes for review <i>-not anticipate by the Chair within 48 hours</i>
Other Business -	Next HDC Meeting- August 27th @ 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

	8. Discussion of options for house moves
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