



UPDATED MEETING POSTING
MEETING POSTING
TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 AUG 23 AM 10:00
ORIGINAL POSTING: T 774

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)

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2024 AUG 27 PM 01:25
NANTUCKET TOWN CLERK
Posting Number:T 776

Committee/Board/s

Historic District Commission (HDC) – OLD Business

Day, Date, & Time

Tuesday, August 27, 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_5FNlp46dTUuzMvhFeHpOgg

To watch the live meeting, click here:

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

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.	Lightus Coop Inc	7 Crooked Ln	New Carriage House	41/80	S Metz	VO
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III. OLD BUSINESS FROM LAST WEEK 08/20/2024

1. Jeff Kaschluk 86A/88 Old South Rd New Commercial Bldg 68/400&419.1 LFW
• **Commissioners: Pohl, Oliver, MacLeod, Camp and Thornevill- alt: Welch, Patten and Paul -Last heard August 20, 2024**
2. Jeff Kaschluk 86A/88 Old South Rd Hardscape 68/400&419.1 LFW
• **Commissioners: Pohl, Oliver, MacLeod, Camp and Thornevill- alt: Welch, Patten and Paul -Last heard August 20, 2024**
3. Jose Guiterrel 4 Cartwright Pl Addition 55/220.2 Val Oliver AM
• **Commissioners: Pohl, MacLeod, Camp and Patten and Paul alt: Thornevill, Welch (Mullened)l -Last heard August 20, 2024**
4. 235 Polpis LLC 256 Polpis Rd GH Add Dormer fen rev 25/25 Botticelli & Pohl JP
• **Commissioners: Oliver, MacLeod, Camp, Paul and Patten – alt: Thronewill, Welch (Mullened) -Last heard August 20, 2024**
5. 21 Pilgrim Rd Trust 4 Sophie’s Way/21 Pilgrim New Dwelling 41/213-213.2 S Metz
• **Commissioners: Welch, Pohl, MacLeod, Camp and Oliver -alt: Patten, Paul and Thornevill -Last heard August 20, 2024**
6. Cohen Steven L 2 Dukes Rd Tr 2 Dukes Rd Pool Hardscape 73.3.1/50 Ahern LLC
• **Commissioners: Oliver, Camp, MacLeod, Paul and Thornevill -alt: Welch (Mullened) -Last heard August 20, 2024**

IV. OLD BUSINESS 07/30/2024

1. Thomas Ripley 92 Washington St New Dwelling 42.2.3/22 Marshall Harris
• **Commissioners: Welch, Pohl, Oliver, MacLeod and Thornevill- Last heard June 18, 2024**
2. Thomas Ripley 92 Washington St New garage 42.2.3/22 Marshall Harris
• **Tracking with MH – Not opened**
3. Thomas Ripley 92 Washington St New shed 42.2.3/22 Marshall Harris
• **Tracking with MH – Not opened**
4. 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**
5. Wolfram Family Trust 7 Folger Ln New dwelling lot 3 & 4 42.4.4/33.3 WAPD
• **Commissioners: Welch, Pohl, Oliver, MacLeod and Thornevill- Last heard July 09, 2024**

VI. OLD BUSINESS 08/13/2024 - VIEW

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

VI. OLD BUSINESS 08/13/2024

1. FP Martin House LLC 61 Center St Rev Stair? Accessible lift 42.4.3/67 Emeritus LTD
• **Commissioners: Welch, Pohl, Oliver, MacLeod and Camp - Last heard July 23, 2024**

VII. OLD BUSINESS 08/27/2024 -VIEW

1. Catherine Kinsella 19B Hummock Pond Rd New Barn 56/468 Self
• **Commissioners: Welch, Pohl, Oliver, Camp and Paul Alt: Patten- Last heard July 09, 2024**

VIII. OLD BUSINESS 08/27/2024

1. Olsen Family 28 Prospect St Hardscape Revs 55.4.4/77.1 Val Oliver
• **Commissioners: Welch, Pohl, Camp, MacLeod, and Paul Alt: Patten- Last heard July 09, 2024**
2. Off Shore Development 6 Tautemo Way Main house revs 83/19 S.Boukus
• **Commissioners: Welch, Pohl, MacLeod, Camp and Paul - Last heard July 30, 2024**
3. Off Shore Development 6 Tautemo Way New cabana 83/19 S Boukus
• **Tracking with MH – Not opened**
4. Off Shore Development 6 Tautemo Way New pool 83/19 S Boukus
• **Tracking with MH – Not opened**
5. Forest Ave LLC 6 Forest Ave New Garage studio 68/12/1 LINK
• **Commissioners: Welch, Pohl, Camp, Oliver, Paul – Last heard May 28, 2024**

6.	Katie H / Adam Kates	12 Pilgrim Rd	New Dwelling	41/476	Emeritus LTD
	• <i>Commissioners: Pohl, Camp, MacLeod, Thornewill, Patten – Last heard August 06, 2024</i>				
7.	More than Enough LLC	30 Russells Way	New Dwelling	77/8.1	CWA
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; alt- Thornewill, Paul, Patten – Last heard August 13, 2024</i>				
8.	Doherty ACK LLC	2 Mariner Way	Pool Revision	55.1.4/72.4	NSLLC
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Patten – Last heard July 16, 2024</i>				
9.	Doherty ACK LLC	4 Mariner Way	Pool Revision	55.1.4/72	NSLLC
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Thornewill – Last heard July 23, 2024</i>				
10.	Doherty ACK LLC	6 Mariner Way	Pool Revision	55.1.4/72.2	NSLLC
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Patten – Last heard July 23, 2024</i>				
11.	K22S LLC	126R Main St	New Cottage	42.3.3/ 98.1	LFW
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Paul – Last heard August 13, 2024</i>				
12.	K22S LLC	126R Main St	New Shed	42.3.3/98.1	LFW
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Paul – Last heard August 13, 2024</i>				

IX. NEW BUSINESS 07/23/2024

1.	Jeffery Ackseizer	14 Moors End Ln	New Garage	43/216	EMDA
2.	Dalibor & Liliana Kovacevic	3 Aster Ct	Solar Roof	68/373	Ack Smart
3.	Garret Roberts	1 South Mill St	Rev change roof	55.4.1/61	EMDA

X. NEW BUSINESS 08/06/2024

1.	Brandon Eldridge	26 Arlington St	Solar Roof	76.1.3/281	Isaksen Solar RP
2.	Suzanne & Thomas Albani	39 Wanoma Way	Replace beach stairs	92.4/318	EMDA AM
3.	Roberto & Amy Finzi	26 Pocomo Rd	Addition	14/74	Smith & Hutton AM
4.	Roberto & Amy Finzi	26 Pocomo Rd	New Garage	14/74	Smith & Hutton AM
5.	Marrett Victor	3 Baily Rd	Egress window	56/426	Self AM
6.	Big Batch LLC	69 Hummock Pond	Renovate – Rev #8733	56/320	Emeritus LTD CT
7.	Stark Point LLC	16 Easton St	Hardscape	42.1.4/11	Botticelli & Pohl CT
8.	Nantucket Electric Co	32 Bunker Rd	New Commercial Bldg	78/2.7	LFW AC
9.	Terry Anne Vigil Trst	26 Somerset Ln	New main house	66/10	JBStudio CP
10.	Terry Anne Vigil Trst	26 Somerset Ln	New pool	66/10	JBStudio CP

XI. NEW BUSINESS 08/20/2024

2.	Malony, Rosalie Grennan	15 Old N Wharf	Renewal 72026	42.3.1/26	Val Oliver RP
3.	Hubbell, Peter	87 Main St	Onsite parking	42.3.4/30	Permit Plus JP
4.	Verizon	215 Cliff Rd	T-Mobile cell site modification	40/62	Adam Wolfrey RP
5.	Ruddick, Girrard	6 Bayberry/ Sconset	Rev's to 9023	49/92	Thornewill RP
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 as-built	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

Approve Minutes –	- CLG Minutes of June 28, 2024 – HDC’s review (for approval) - April 23, 2024 HDC Minutes for approval
Review Minutes -	
Other Business -	Next HDC Meeting- September 3, 2024 @ 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