



UPDATED MEETING POSTING
MEETING POSTING
TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 AUG 29 PM 02:44

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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 SEP 03 PM 02:13
NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, September 3, 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_cMmiQKgkRH2lRas22PJkQA

To watch the live meeting, click here:

<https://youtube.com/live/T4SPbm2sBLQ>

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. Chris Austin	10 Maple Ln	Rooftop Solar	67/303.5	Karen Alence	RP
2. Mark Dawson	17 Milestone Rd	Alteration	68/450	Val Oliver	RP
3. Raith, Jonathan	2 Goldstar Dr	Rev Shed add windows	55/190	Permits Plus	RP
4. Berry Pleasant LLC	15 Pleasant St	Rev change fence	42.3.3 123	LFW	RP
5. Fitzgerald	7 W Chester St	Color changes	42.4.3/13	Topham	SW
6. Seahorse Lane LLC	5 Grant Ave	Rev 9748	30/143	Botticelli & Pohl	SW
7. Perry, Chris & Stacie	3 Austin Farm Dr	New Cabana	56/385	Normand	JP
8. Saltaire Ack LLC	5 Doc Ryder Dr	Rev 8553	66/211	Normand	JP
9. Gibson, Denise	22 Woodbine St	New Garage	80/322	Normand	JP
10. N Cowger	73 Vestal St	New Fence	56/192	Natalie	JP
11. 20 Madequecham Nom Tr	20 Madequecham Vllly	Move On Lot Main House	89/16	NAG	AM
12. 20 Madequecham Nom Tr	20 Madequecham Vllly	Move On Lot 2nd Dwelling	89/16	NAG	AM
13. Brian Strachan	6 Cathcart Rd	Rev Hardscape	54/9	Lombardi Design	AM
14. Osprey Way Real Estate Trust	1 Osprey Way	Addition	65/19	Botticelli & Pohl	AM
15. Capry Island Holdings LLC	47 Crooked Ln	New Cabana	41/200.1	Workshop	AM
16. Steven Cohen Trust	2 Black Walnut Ln	New Shed (renewal)	48/1.2	LFW	CP
17. K22S LLC	126 Main St	New Fence (Type II)	42.3.3/98	LFW	CP

III. CONSENT WITH CONDITIONS

1. Joe Minella 9 Ginky Ln Rev color change cottage 41/851 John Shafer SW
 - As-built fee to be assessed unless the balustrade will be changed to typical materials installed per typical design and layout. If balustrade is to be retained, requires Nikko Hydrangea, privet or other similar plant material to prevent street-side visibility.
2. Town Of Nantucket 4 Bathing Beach Rd Roof change 29/1 Brian Patch SW
 - Date of construction added to the COA (HDC Survey NAN.162 = c.1915)
3. Jaun Tejada 45 Essex Rd Solar Roof Cottage 67/647 Complete Solar SW
 - Approved due to limited visibility and on secondary structure at the rear of the lot.
4. Island Energies 15 Bear St New doors & windows 55/378.6 Val Oliver SW
 - Approved windows as Andersen Woodright.
5. Richard & Lisa Berlin 2 Derry Ln New Fence 41/219 Self SW
 - Install vining-type plant material on the neighbor side, one per center of each panel at the ends, alternate panels in between (give or take a panel.)
6. Three N Gully Road LLC 7 N Gully Rd Rev 10369 73.1.3/123 Botticelli & Pohl SW
 - Windows as Boston Sash SDL, per original application.
7. Caprys Island Holding 47 Crooked Ln Pool Hardscape 41/200.1 Ahern JP
 - Approved due to lack of visibility; not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
8. One Chester Smiley LLC 1 Chester St Rev 6355 42.4.3/18 Normand JP
 - As-built fee to be assessed; add date of construction to the COA (c.1810 Jonathan Barney, Sea Captain)
9. Donovan Tom & Kerry 104 Surfside Rd Pool Hardscape 67/349 Atlantic VO
 - Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.
10. Boland, Jody 7 Lyons Ln Pool Hardscape 76/28 Atlantic VO
 - Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.
11. Windmoor N.T. 39 Chuck Hollow Rd Pool Hardscape 75/109 Atlantic VO
 - Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.
12. Loftus Brothers 3 Parker Ln Rev MH Fens 67/319.1 LFW CP
 - As-built fee to be assessed.
13. Loftus Brothers 3 Parker Ln Rev 2nd dwell 67/319.1 LFW CP
 - As-built fee to be assessed.
14. Steven Cohen Trust 2 Black Walnut Ln Pool Hardscape (renewal) 48/1.2 LFW CP
 - Not to be seen at the time of inspection and in perpetuity. No grade change from the existing tor as noted on the application.

IV. SIGNS

1. 3 Step Lane LLC 3 Step Ln (Veranda House) Projecting Sign (2) Revision 42 4.2/44 Plymouth Sign Co
 - **NO QUORUM FOR SAC MEETING – CONTINUED TO 9-17-24**

VI. OLD BUSINESS 08/27/2024

1. K22S LLC 126R Main St New Cottage 42.3.3/ 98.1 LFW
 - **Commissioners: Pohl, Welch, Camp, Oliver, Paul – Last heard August 13, 2024**
2. K22S LLC 126R Main St New Shed 42.3.3/98.1 LFW
 - **Commissioners: Pohl, Welch, Camp, Oliver, Paul – Last heard August 13, 2024**

VII. 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

VIII. 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

IX. 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 to #9023 49/92 Thornewill RP
5. Paige Mary Yates Trust 4 Coffin Sias New Dwelling 73.1.4/18 Val Oliver JP
6. Sulzer Jim Elder Barbara 12 Back St Fence as-built 55/352 Thornewill VO
7. Cameron Gammill 87 Somerset Rd Solar rooftop 66/79 AckSmart VO
8. 100 Wauwinet Trust 100 Wauwinet Rd New Dwelling 11/24.1 Botticelli & Pohl JP
9. 100 Wauwinet Trust 100 Wauwinet Rd New Garage GH 11/24.1 Botticelli & Pohl JP
10. Beth Maier 5A Field Ave Renew fence 80/415 Self JP
11. Keegan Hodges 35 India St Colors change door shutter 42.3.4/128 Thornewill JP
12. Nick Ray 37 Somerset Rd Rev #10545 56/108 Val Oliver AM
13. Pocomo LLC 61 Pocomo Rd Move bldg 15/15 Alexander Zara AM
14. Pocomo LLC 61 Pocomo Rd Hardscape 15/15 Alexander Zara AM
15. Pocomo LLC 61 Pocomo Rd Egress window basement 15/15 Alexander Zara AM
16. Azima Farhood 20 Liberty St Patio reno 42.3.4/143 SMRD AM
17. Azima Farhood 20 Liberty St Garage door & overhang ALT 42.3.4/143 SMRD AM
18. Bill Jennings 2 Marion Ave Pool hardscape 82/402 Jesse Dutra JP
19. 116 Baxter Rd B H Trust 116 Baxter Rd Alterations to fenestration 48/34 LFW VO
20. Fred Kudish 13 Meadow Ln Hardscape pool 56/87 LFW CT
21. Fred Kudish 13 Meadow Ln Move garage same site 56/87 LFW CT
22. Ack Offices LLC 18A Sparks Ave Move off / demo shop dwelling 55/231.2 LFW CT
23. Ack Offices LLC 18A Sparks Ave Move off / demo shed 55/231.2 LFW CT
24. Ack Mid Island LLC 18 Sparks Ave Move off / demo restaurant 55/231.1 LFW CT
25. Ack Mid Island LLC 20 Sparks Ave Move off / demo Dwelling 1 55/307 LFW CT
26. Ack Mid Island LLC 20 Sparks Ave Move off/ demo Dwelling 2 55/307 LFW CT
27. Ack Mid Island LLC 24 Sparks Ave Move off / demo Dwelling 55/309 LFW CT
28. Hubbell, Elizabeth 43 Orange St Color change 42.3.2/222 LINK CP
29. Land Bank 65 Easton St Revise COA fence 42.4.1/115 E. Antonietti AC
30. Land Bank 67 Easton St Revise COA fence 42.4.1/115.1 E. Antonietti AC

X. NEW BUSINESS 9/03/2024						
1. Bittersweet East N LLC	5 Mattapoissett Ave	Deck expanded	82/371	Val Oliver	RP	
2. Ack MWG LLC	10 Silver St	Hardscape	55.4.1/187	Ahern, LLC	RP	
3. Knight, Marc	60 Nobadeer Ave	Add roof, window shed	88/10	Permits Plus	RP	
4. Knight, Marc	60 Nobadeer Ave	Hardscape	88/10	Permits Plus	RP	
5. 25 N Pasture Ack LLC	25 N Pasture Rd	New dwelling	44/75	P+/James Golden	RP	
6. 25 N Pasture Ack LLC	25 N Pasture Rd	New 2 nd dwelling	44/75	P+/James Golden	RP	
7. Stephen & Kathy Lasota	8 Maple Ln	New dwelling	67/303.4	Kris Megna	SW	
8. Orenstein	5 Crow's Nest Way	Window door revs	12/22.2	R. Newman	JP	
9. LM Kelly	81 Cliff Rd	New garage	30/165	R. Newman	JP	
10. LM Kelly	81 Cliff Rd	Hardscape arbor	30/165	R. Newman	JP	
11. E Foley	76 Orange St	Relocate parking	55.1.4/25	R. Newman	JP	
12. Orange Swordfish LLC	28 Orange St	Change color chimney	42.3.2/175	Emeritus LTD	VO	
13. Laura Lorio	12 New St	New Fence	55/340	Self	VO	
14. 19 FGR ACK LLC	19 Fairgrounds Rd	Move on from	67/156	Reid Yenor	VO	
15. Nob Ack LLC	2 Nobadeer Wy	Demo move off	68/113	Reid Yenor	VO	
16. America Trust Co.	7A New Ln	New Spa/ Patio	41/285.1	Atlantic	VO	
17. Poodlin Around LLC	39A Milk St	New Spa/ Patio	56/198	Atlantic	VO	
18. Goldman, Joshua	16 Polliwog Pond	Pool Hardscape	55/422.7	Atlantic	VO	
19. Big Patch LLC	69 Hummock Pond Rd	Pool Hardscape	56/320	Atlantic	VO	
20. Robert Jepson	32 Hinsdale Rd	As-built Shed	68/19.2	Ryan Jepson	AM	
21. 14 Meadow Ln LLC	14 Meadow Lane	Change windows doors	41/405	Sanne Payne	AM	
22. Stone Martin Edward	38 Hooper Farm Rd	Move on fen and roof change	67/129	JBStudio	AM	
23. Krupp Est Trust	134 Miacomet Rd	New Cabana	81/6.4	Jeff Morash	AM	
24. Dex Dog LLC	6B Arrowhead Dr	New Addition	69/58.1	Emeritus LTD	AM	
25. Capry Island Holdings LLC	47 Crooked Ln	New garage studio	41/200.1	Workshop	AM	
26. Christopher Stavos Trust	169 Eel Point Rd	Ground Solar	33/5	AckSmart	CT	
27. Middlrton	28 Nonantum Ave	Move garage onsite	87/21.1	LINK	CT	
28. Rockbyrne LLC	30 Pocomo Rd	Garage infill	14/76	LINK	CT	
29. Rockbyrne LLC	30 Pocomo Rd	Driveway gate	14/76	LINK	CT	
30. Regen Horchow	33 Cliff Rd	Move cottage off	42.4.4/5	LINK	CT	
31. Shawn Davis	11 Equator Dr	Move Cottage on	66/262	LINK	CT	
32. Erica Kiley	78 Skyline Dr	New Pool	79/52	LINK	CT	
33. GHYC	19 Nobadeer Farm Rd	Move off / Demo	69/83	LINK	CT	
34. Andrew Vorce	40 Essex Rd	Basement Access	67/624	LFW	CT	
35. Regen Horchow	33 Cliff Rd	Move off / Demo Main house	42.4.4/5	LFW	CT	
36. Regen Horchow	33 Cliff Rd	Move off / Demo Garage	42.4.4/5	LFW	AC	
37. Michael Pearlstein	20 Derrymore Rd	Hardscape Pool	41/112	LFW	AC	
38. 43A Union Trust	43A Union St	Move off / Demo garage	42.3.2/29.1	LFW	AC	
39. Joseph Motta	38 Cliff Rd	New Driveway	42.4.4/43	LFW	AC	
40. Tommaso Conti	17 Miller Ln	New Pool	68/125	LFW	AC	
41. 7 Brewster Rd LLC	7 Brewster Rd	New Dwelling	54/286	LFW	CP	

Approve Minutes –	
Review Minutes -	
Other Business -	Next HDC Meeting- September 10th @ 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