



MEETING POSTING TOWN OF NANTUCKET

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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)

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, September 10, 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_9-kxg3OPS1CmQHphHGALQ

To watch the live meeting, click here:
<https://youtube.com/live/YmoUeU43pnk>

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. CONSENT					
1.	Rockbyrne LLC	30 Pocomo	Garage infill	14/76	LINK CT
2.	Andrew Vorce	40 Essex Rd	Basement Access	67/624	LFW CT
II. CONSENT WITH CONDITIONS					
1.	Christopher Stavos Trust	169 Eel Point Rd	Ground Solar	33/5	AckSmart CT
	• Solar array not to be seen at the time of inspection and in perpetuity.				
III. OLD BUSINESS FROM LAST WEEK - VIEWS					
1.	Cameron Gammill	87 Somerset Rd	Solar rooftop	66/79	AckSmart VO
	• Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- Last heard September 3, 2024				
2.	Stark Point LLC	16 Easton St	Hardscape	42.1.4/11	Botticelli & Pohl CT
1.	• Commissioners: Welch, Oliver, MacLeod, Camp and Patten - Last heard September 3, 2024				
IV. OLD BUSINESS 08/27/2024					
1.	More than Enough LLC	30 Russells Way	New Dwelling	77/8.1	CWA
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; alt- Thornewill, Paul, Patten – Last heard August 13, 2024				
V. OLD BUSINESS 09/10/2024					
1.	Take it Easy LLC	6 Captain’s Ln	New Dwelling	30/619	Val Oliver
	• Commissioners: Pohl, Camp, MacLeod, Paul and Thornewill -- Last heard August 20, 2024				
2.	Cantrall Family LLC	25 Masaquet Ave	New Shed	80/138	Edward Cantrall
	• Commissioners: Pohl, Oliver, Macleod, Camp and Patten -- Last heard August 20, 2024				
3.	Riverview Crossing LLC	12.5 Pequot St	New Dwelling	80/20	Michael McKay
	• Commissioners: Pohl, Oliver, MacLeod, Paul and Patten -- Last heard August 13, 2024				
4.	Joseph Tirone	25 Honeysuckle	Solar View	68/389	Isaksen solar
	• Commissioners: Welch, Pohl, MacLeod, Camp Thornewill -- Last heard August 20, 2024				
5.	Patience Killian	1 Old North Wharf	Addition/now separate	42.3.1/80	Val Oliver
	• Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill-- Last heard June 11, 2024				
6.	85 Orange LLC	85 Orange St	Reno add dormer	55.4.1/27	PJ Antonik
	• Commissioners: Welch, Pohl, MacLeod, Camp and Paul -- Last heard July 16, 2024				
7.	85 Orange LLC	85R Orange St	New guest house	55.4.1/27	PJ Antonik
	• Commissioners: Welch, Pohl, MacLeod, Camp and Paul -- Last heard July 16, 2024				
8.	85 Orange LLC	85R Orange St	Rear hardscape	55.4.1/27	PJ Antonik
	• Commissioners: Welch, Pohl, MacLeod, Camp and Paul -- Last heard July 16, 2024				
9.	23 Sankaty Head Trust	23 Sankaty Head Rd	New Folly	48/4.1	BPC
	• Commissioners: Welch, Pohl, Camp, MacLeod and Oliver -- Last heard August 20, 2024				
10.	Jeffery Akseizer	14 Moors End Ln	Change roof entry & garage	43/216	EMDA
	• Commissioners: Welch, Pohl, Camp, MacLeod and Oliver -- Last heard September 3, 2024				
11.	Electric Co	32 Bunker Rd	Metal Building (Commercial)	78/2.7	LFW
	• Commissioners: Welch, Camp, MacLeod, Paul and Thornewill — Last heard September 3, 2024				
12.	KMS K22S LLC	126R Main St	New Shed	42.3./98.1	LFW
	• Commissioners: Welch, Pohl, Camp, Oliver and Paul -- Last heard September 3, 2024				
13.	Boulevard Property	20 Main St (Sias)	New Pool	73.3.1/50	LFW
	• Commissioners: Pohl, Oliver, Camp, MacLeod and Patten -- Last heard August 20, 2024				
14.	Three North Gully Rd LLC	7 N Gully Rd	Rev -Color change windows	73.1.3/123	Botticelli & Pohl
	• Commissioners: Welch, Oliver, Camp, MacLeod and Paul -- Last heard September 3, 2024				
15.	Cohen Steven Tr Dukes Rd	2 Dukes Rd	New Pool Hardscape	41/187	Ahern LLC
	• Commissioners: Oliver, Camp, MacLeod, Thornewill and Welch (mullened)-- Last heard August 27, 2024				
16.	Off Shore Development	6 Tautemo Way	New Main House	83/19	Steve Boukus
	• Commissioners: Welch, Pohl, Camp, Macleod and Paul -- Last heard August 27, 2024				
17.	Off Shore Development	6 Tautemo Way	New Cabana	83/19	Steve Boukus
	• Tracking with MH – not opened				
18.	Off Shore Development	6 Tautemo Way	New Pool	83/19	Steve Boukus
	• Tracking with MH – not opened				

VI. NEW BUSINESS 08/20/2024						
1.	Azima Farhood	20 Liberty St	Patio reno	42.3.4/143	SMRD	AM
2.	Azima Farhood	20 Liberty St	Garage door & overhang ALT	42.3.4/143	SMRD	AM
3.	Bill Jennings	2 Marion Ave	Pool hardscape	82/402	Jesse Dutra	JP
4.	116 Baxter Rd B H Trust	116 Baxter Rd	Alterations to fenestration	48/34	LFW	VO
5.	Fred Kudish	13 Meadow Ln	Hardscape pool	56/87	LFW	CT
6.	Fred Kudish	13 Meadow Ln	Move garage same site	56/87	LFW	CT
7.	Ack Offices LLC	18A Sparks Ave	Move demo shop dwelling	55/231.2	LFW	CT
8.	Ack Offices LLC	18A Sparks Ave	Move demo shed	55/231.2	LFW	CT
9.	Ack Mid Island LLC	18 Sparks Ave	Move demo restaurant	55/231.1	LFW	CT
10.	Ack Mid Island LLC	20 Sparks Ave	Move demo Dwelling 1	55/307	LFW	CT
11.	Ack Mid Island LLC	20 Sparks Ave	Move demo Dwelling 2	55/307	LFW	CT
12.	Ack Mid Island LLC	24 Sparks Ave	Move demo Dwelling	55/309	LFW	CT
13.	Hubbell, Elizabeth	43 Orange St	Color change	42.3.2/222	LINK	CP
14.	Land Bank	65 Easton St	Revise COA fence	42.4.1/115	E. Antonietti	AC
15.	Land Bank	67 Easton St	Revise COA fence	42.4.1/115.1	E. Antonietti	AC
VII. NEW BUSINESS 09/03/2024						
2	1. Bittersweet East N LLC	5 Mattapoissett	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 Street	New Fence	55/340	Self	VO
	14. 19 FGR ACK LLC	19 Fairgrounds	Move on from	67/156	Reid Yenor	VO
	15. Nob Ack LLC	2 Nobadeer Wy	Demo move off	68/113	Reid Yenor	VO
	16. Perry, Chris & Stacie	3 Austin Farm Dr	Pool Hardscape	56/385	Atlantic	VO
	17. America Trust Co.	7A New Ln	New Spa/ Patio	41/285.1	Atlantic	VO
	18. Poodlin Around LLC	39A Milk St	New Spa/ Patio	56/198	Atlantic	VO
	19. Goldman, Joshua	16 Poliwog Pond	Pool Hardscape	55/422.7	Atlantic	VO
	20. Big Patch LLC	69 Hummock Pond Rd	Pool Hardscape	56/320	Atlantic	VO
	21. Robert Jepson	32 Hinsdale Rd	As-built Shed	68/19.2	Ryan Jepson	AM
	22. 14 Meadow Ln LLC	14 Meadow Lane	Change windows doors	41/405	Sanne Payne	AM
	23. Stone Martin Edward	38 Hooper Farm Rd	Move on fen and roof change	67/129	JBStudio	AM
	24. Krupp Est Trust	134 Miacomet Rd	New Cabana	81/6.4	Jeff Morash	AM
	25. Dex Dog LLC	6B Arrowhead Dr	New Addition	69/58.1	Emeritus LTD	AM
	26. Capry Island Holdings LLC	47 Crooked Ln	New garage studio	41/200.1	Workshop	AM
	27. Middlrton	28 Nonantum Ave	Move garage onsite	87/21.1	LINK	CT
	28. Rockbyrne LLC	30 Pocomo	Driveway gate	14/76	LINK	CT
	29. Regen Horchow	33 Cliff Rd	Move cottage off	42.4.4/5	LINK	CT
	30. Shawn Davis	11 Equator Dr	Move Cottage on	66/262	LINK	CT
	31. Erica Kiley	78 Skyline Dr	New Pool	79/52	LINK	CT
	32. GHYC	19 Nobadeer Farm Rd	Move off / Demo	69/83	LINK	CT

33. Regen Horchow	33 Cliff Rd	Move off / Demo Main house	42.4.4/5	LFW	CT
34. Regen Horchow	33 Cliff Rd	Move off / Demo Garage	42.4.4/5	LFW	AC
35. Michael Pearlstein	20 Derrymore Rd	Hardscape Pool	41/112	LFW	AC
36. 43A Union Trust	43A Union St	Move off / Demo garage	42.3.2/29.1	LFW	AC
37. Joseph Motta	38 Cliff Rd	New Driveway	42.4.4/43	LFW	AC
38. Tommaso Conti	17 Miller Ln	New Pool	68/125	LFW	AC
39. 7 Brewster Rd LLC	7 Brewster Rd	New Dwelling	54/286	LFW	CP

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 24, 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 “Value of Written Submission & Submission Deadlines”