



MEETING POSTING TOWN OF NANTUCKET

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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 24, 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_s9p87PUdRCyUHMNXoD2yQA

To watch the live meeting, click here:

<https://youtube.com/live/OB9TzWjX0NQ>

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. COMMISSION ANNOUNCEMENT

1. Surfside Crossing, Architectural Review Workgroup
2. Organizational Meeting: Efficient/Effective Meetings (Use of Time, Preparedness, Related Matters)

II. CONSENT

1.	68 Fairgrounds, LLC	68 Fairgrounds Rd	garage	67/490	Val Oliver	SW
2.	Schwenke, T	14 Hummock Pond	Shed	56/17	Structures Unltd	SW
3.	Bates Kevin	28 Norwood	New Dwelling	71.3.3/109	Self	SW
4.	Nantucket Airport	14 Airport Rd	Door change	78/1	Normand	RP
5.	Carl & Sharon Nielson	50 Wanoma	Renew coa pool shed 4357	92.4/244	Thornewill	RP
6.	Carl & Sharon Nielson	50 Wanoma	Renew coa pool shed 4358	92.4/244	Thornewill	RP
7.	Steven & Michelle Garfinkel	13 Starbuck	shed	60/113	Thornewill	RP
8.	Nantucket Electric	32 Bunker Rd	Addition to garage	78/2.7	Bruce Bisbano	JP
9.	Steven & Kathy Lasota	8 Maple Ln	New Garage	67/303.4	K. Megna	JP
10.	Lewis, Durvan	6 Mary Ann	hardscape	68/440	Brook Meerbergen	AM
11.	Luckity Trust	Tuckernuck	New Roof	96/8	Val Oliver	AM
12.	John Daly	6 Nobadeer Way	Add rear porch	68/172	Rob Andersen	VO
13.	Bartlett Rd LLC	32 Bartlett Rd	Shed	66/19	Emeritus LTD	VO
14.	Quidnest LLC	26 Quidnet Path	Cabana	21/150	Reid Yenor	VO
15.	David Butler	26 Clarendon St	Add railings to deck	76.1.3/121	Self	VO

III. CONSENT WITH CONDITIONS

1.	Seascene LLC	10 Old North Wharf	New Roof	42.3.1/23	J Lydon	SW	• Add the date of construction to the COA (NHL Data c.1950)
2.	Olympic Equity Hold LLC	91 Main St	Rot repair	42.3.3/18	NAG	SW	• Approval is for exploratory work only. Specifically, the "...extent of rot will have to be determined by removing the corner boards and siding until sound materials is found. The extent of the repair will then be determined," as excerpted from the Field Report, being part of the submission for this work. After the extent of required work is determined, a revised application (list the specific work) is to be submitted, the hearing of which will be conducted the meeting after the deadline the submission is submitted under. Once identified, the revised application should include detailed photographs (of the rot) and detailed drawings of the work to be completed.
3.	Kathleen Held	8 Ahab Dr	Shed	65/64	Val Oliver	SW	• Due to the location off the beaten path and existing vegetation, its location on Moby Way (a dead end), its location off Moby Way in such a way that sufficient established vegetation exists (more than shown on the site plan) allowing for the re-use of the window and doors, as proposed.
4.	Carl & Sharon Nielson	50 Wanoma	Move demo MH	92.4/244	Thornewill	RP	• Clarify and add date of construction to the COA (NHL Data c.1985)
5.	Marjory Trott	44 Dukes Rd	New Roof	56/248	Marjory Trott	JP	• Add the date of construction to the COA (NHL Data c.1983)
6.	Lewis, Durvan	6 Mary Ann	Addition	68/440	Brook Meerbergen	AM	• Add the date of construction to the COA (NHL Data c. 1997)
7.	Downning, Diane	29 Bank St	Replace windows	73.1.3/9	Self	AM	• That the windows are TDL, consistent with the original approval conditions.
8.	Todd David C Trust	17 Uncatena	Main House window door deck	80/15	John Kuszpa	AM	• Add the date of construction to the COA (NHL Data c.1978)
9.	Todd David C Trust	17 Uncatena	Garage window door deck	80/15	John Kuszpa	AM	• Add the date of construction to the COA (NHL Data c.1972)
10.	Salros 3 ACK LLC	3 Salros Rd	Window wells	66/20.1	Sanne Payne	AM	• Add the date of construction to the COA (NHL Data c.1984)
11.	HFR 19 ACK LLC	19 Hooper Farm Rd	Window wells	55/220.6	Sanne Payne	AM	• Add the date of construction to the COA (NHL Data c.1955)

31. Susan O'Brian	20 Tautemo Way	New Roof	82/2	Self	VO
• Add date of construction to the COA (NHL Data c.1974)					
32. Katherine Alldenge	7 Twin St	Add fencing	42.3.2/45	Self	VO
• Add date of dwelling to the COA (HDC Survey NAN.3213 c.1923-1938)					
33. Reade Arthur Jr Tr	19 Monomoy Rd	Rev 10222 Fen/ Porch	54/260	Gryphon	VO
• Add date of construction to the COA (NHL Date c.1996)					
12. Egan, James	15 Pine Crest Dr	pool	68/435	Alexa Coleman	VO
• Length of fence needs to be clarified and the fence should not be on the property line, but inside the privet hedge; pool not to be seen at the time of inspection and in perpetuity and no grade change from existing or as noted on the application.					
13. Rowland, Amy & Greg	3 Pawquevet Ln	Historic determination	30/128	Normand	RP
• Before historic determination letter is written, the applicant must provide the property HDC Survey and past approval for the Main House. (Incorrect house information provided.)					
14. HMSW LLC	25 Sankaty Head Rd	Add covered porches	48/3	Emeritus LTD	CT
• Approvable due to lack of visibility.					
15. 2538970 Ontario Inc	5 Coffin Sias Cottage	Fenestration change	73.1.4/21	Emeritus LTD	CT
• Add the date of construction to the COA (NHL Data c.1994) and the window manufacturer to the COA.					
16. Nant Historical Assn	15 Broad St	Remove windows	42.4.2/61	LFW	CP
• The brick replacement to follow the scope letter by Old Structures dated September 1, 2024 included in the application file that the replacement brickwork will match the physical and aesthetic characteristics of the original brickwork; COA to be annotated with: c.1848 Hadwen & Barney Oil & Candle Factory.					

III. OLD BUSINESS 09/10/2024

1. 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				
2. Riverview Crossing LLC	12.5 Pequot St	Move demo shed	80/20	Michael McKay
3. Riverview Crossing LLC	12.5 Pequot St	Move demo studio	80/20	Michael McKay
4. Riverview Crossing LLC	12.5 Pequot St	Pool hardscape	80/20	Michael McKay
5. Riverview Crossing LLC	12.5 Pequot St	garage	80/20	Michael McKay
6. 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				
7. 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				
8. 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				
9. 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				

IV. OLD BUSINESS 09/24/2024

1. J Breshcher c/o Backhome RT	50 Hummock Pond Rd	Relocate Skylight Revs	56/286	LINK
• Commissioners: Pohl, Oliver, Thornewill, McLaughlin, and Coombs—Alt: Welch Last heard December 02, 2021				
2. Bernie Blaney	6 Marion Ave	Pool Hardscape	82/137	Ryan Blaney
• Commissioners: Welch, Pohl, Oliver, MacLeod and Camp -- Last heard July 30/2024				
3. Schneder Family	10W Dover St	New Dwelling	55.4.1/192	Val Oliver
• Commissioners: Welch, Pohl, Camp, MacLeod and Paul-- Last heard June 11, 2024				
4. Pocomo LLC	61 Pocomo Rd	Addition basement	15/15	Alexander Zaras
• Commissioners: Welch, Pohl, Oliver, MacLeod, and Camp -- Last heard September 3, 2024				
5. Nancy Holmes	3 Eagles Wing	Solar	80/229	Empower Energy
• Commissioners: Welch, Oliver, Coombs, Alt: Thornewill, Paul and Patten -- Last heard December 12, 2023				
6. Jeffrey Akseizer	14 Moors End Ln	Alterations	43/216	EMDA
• Commissioners: Welch, Oliver, MacLeod and Camp -- Last heard September 10, 2024				
7. Ocean Ave Trust	20 Ocean	hardscape	73..2.4/20	Ben Normand
• Commissioners: Welch, MacLeod, Camp, Oliver and Paul -- Last heard July 23, 2024				
8. Terry Anne Vigil Trust	26 Somerset Ln	Roof window change	66/10	JBStudio
• Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill -- Last heard September 03/ 2024				

9.	Terry Anne Vigil Trust	26 Somerset Ln	New Pool	66/10	JBStudio	
TRACK						
10.	Tilro	75 Main St	Rev wall cottage	42.3.1/56	Thornewill	
• Commissioners: Welch, Pohl, Oliver, Coombs and Patten -- Last heard January 09, 2024						
11.	Dan Driscoll	15 Madaket Rd	Solar roof	41/299.3	AckSmart	
• Commissioners: Welch, Pohl, Oliver, MacLeod and Camp -- Last heard August 13, 2024						
	12.39 Monomoy Road LLC	39 Monomoy Rd	Pool Hardscape	54/79	Ahern, LLC	
• Commissioners: Pohl, Oliver, Camp and Coombs ALT-Welch-- Last heard May 14, 2024						
	13.Doherty LLC	4 Mariner Wy	Pool	55.1.4/72	NSLLC	
• Commissioners: Pohl, Welch, Camp, Oliver, and Thornewill -- Last heard August 27, 2024						
	14.Doherty LLC	6 Mariner Wy	Pool	55.1.4/72.2	NSLLC	
• Commissioners: Pohl, Welch, Camp, Oliver and Paul -- Last heard August 27, 2024						
	15.Dober Richard P Trust	10 Silver St	Hardscape	55.4.1/187	Ahern, LLC	
• Commissioners: Welch, Camp, MacLeod, Paul and Patten -- Last heard September 10, 2024						
	16.fp Martin House LLC	61 Center	Rev Stairs Accessible lift	42.4.3/67	Emeritus LTD	
• Commissioners: Welch, Pohl, Oliver, MacLeod and Camp -- Last heard August 27, 2024						
	17.Katie Holohan/Adam Kates	12 Pilgrim	New dwelling	41/476	Emeritus LTD	
• Commissioners: Pohl, Camp, MacLeod, Thornewill and Patten -- Last heard August 27, 2024						
	18.Gregory Giles	48 York St	Rev COA addition	55.4.1/55	LINK	
• Commissioners: Pohl, Welch, MacLeod, Paul and Patten -- Last heard July 30, 2024						
V. NEW BUSINESS 09/03/2024						
2	1. Bittersweet East N LLC	5 Mattapoisett	Deck expanded	82/371	Val Oliver	RP
	2. Knight, Marc	60 Nobadeer Ave	Add roof, window shed	88/10	Permits Plus	RP
	3. Knight, Marc	60 Nobadeer Ave	Hardscape	88/10	Permits Plus	RP
	4. 25 N Pasture Ack LLC	25 N Pasture Rd	New dwelling	44/75	P+/James Golden	RP
	5. Stephen & Kathy Lasota	8 Maple Ln	New dwelling	67/303.4	Kris Megna	SW
	6. Orenstein	5 Crow’s Nest Way	Window door revs	12/22.2	R. Newman	JP
	7. LM Kelly	81 Cliff Rd	New garage	30/165	R. Newman	JP
	8. LM Kelly	81 Cliff Rd	Hardscape arbor	30/165	R. Newman	JP
	9. E Foley	76 Orange St	Relocate parking	55.1.4/25	R. Newman	JP
	10.Orange Swordfish LLC	28 Orange St	Change color chimney	42.3.2/175	Emeritus LTD	VO
	11. Laura Lorio	12 New Street	New Fence	55/340	Self	VO
	12. 19 FGR ACK LLC	19 Fairgrounds	Move on from	67/156	Reid Yenor	VO
	13. Nob Ack LLC	2 Nobadeer Wy	Demo move off	68/113	Reid Yenor	VO
	14. Perry, Chris & Stacie	3 Austin Farm Dr	Pool Hardscape	56/385	Atlantic	VO
	15. America Trust Co.	7A New Ln	New Spa/ Patio	41/285.1	Atlantic	VO
	16. Poodlin Around LLC	39A Milk St	New Spa/ Patio	56/198	Atlantic	VO
	17. Goldman, Joshua	16 Poliwog Pond	Pool Hardscape	55/422.7	Atlantic	VO
	18. Big Patch LLC	69 Hummock Pond Rd	Pool Hardscape	56/320	Atlantic	VO
	19. Robert Jepson	32 Hinsdale Rd	As-built Shed	68/19.2	Ryan Jepson	AM
	20. 14 Meadow Ln LLC	14 Meadow Lane	Change windows doors	41/405	Sanne Payne	AM
	21. Stone Martin Edward	38 Hooper Farm Rd	Move on fen and roof change	67/129	JBStudio	AM
	22. Krupp Est Trust	134 Miacomet Rd	New Cabana	81/6.4	Jeff Morash	AM
	23. Dex Dog LLC	6B Arrowhead Dr	New Addition	69/58.1	Emeritus LTD	AM
	24. Capry Island Holdings LLC	47 Crooked Ln	New garage studio	41/200.1	Workshop	AM
	25. Middlrton	28 Nonantum Ave	Move garage onsite	87/21.1	LINK	CT
	26. Rockbyrne LLC	30 Pocomo	Driveway gate	14/76	LINK	CT
	27. Regen Horchow	33 Cliff Rd	Move cottage off	42.4.4/5	LINK	CT
	28. Shawn Davis	11 Equator Dr	Move Cottage on	66/262	LINK	CT

29.	Erica Kiley	78 Skyline Dr	New Pool	79/52	LINK CT
30.	GHYC	19 Nobadeer Farm Rd	Move off / Demo	69/83	LINK CT
31.	Regen Horchow	33 Cliff Rd	Move off / Demo Main house	42.4.4/5	LFW CT
32.	Regen Horchow	33 Cliff Rd	Move off / Demo Garage	42.4.4/5	LFW AC
33.	Michael Pearlstein	20 Derrymore Rd	Hardscape Pool	41/112	LFW AC
34.	43A Union Trust	43A Union St	Move off / Demo garage	42.3.2/29.1	LFW AC
35.	Joseph Motta	38 Cliff Rd	New Driveway	42.4.4/43	LFW AC
36.	Tommaso Conti	17 Miller Ln	New Pool	68/125	LFW AC
37.	7 Brewster Rd LLC	7 Brewster Rd	New Dwelling	54/286	LFW CP
VI. NEW BUSINESS 09/17 2024					
1.	Andrew and Jeanne Caspe	46 Essex Rd Lot 3	Driveway	67/621	Self RP
2.	Carl & Sharon Nielson	50 Wanoma	New dwelling	92.4/244	Thornewill RP
3.	Dalton Frazier	5 Maple Ln	Color change	67/303.7	Brian Harris SW
4.	Little Big Building, LLC	9 Orange St	Rear step and door rev's	42.3.1/150	NAG SW
5.	Bechtold, Deb & Bob	3 Mantook Way	Demo move bldg. 1	73/82	Val Oliver SW
6.	Bechtold, Deb & Bob	3 Mantook Way	Demo move bldg. 2	73/82	Val Oliver SW
7.	Bechtold, Deb & Bob	3 Mantook Way	Demo move bldg. 3	73/82	Val Oliver SW
8.	Tic T'ACK Toe	2 Fawn Ln	Rev to chimney	68/972	V. Shouldice SW
9.	3 Pops Lane Trust	3 Pops Ln	Demo garage	60.2.4/64.1	MCA+ JP
10.	3 Pops Lane Trust	3 Pops Ln	Demo main house	60.2.4/64.1	MCA+ JP
11.	3 Pops Lane Trust	3 Pops Ln	New dwelling MH	60.2.4/64.1	MCA+ JP
13	3 Pops Lane Trust	3 Pops Ln	New dwelling garage	60.2.4/64.1	MCA+ JP
14	3 Pops Lane Trust	3 Pops Ln	New dwelling GH	60.2.4/64.1	MCA+ JP
15	3 Pops Lane Trust	3 Pops Ln	pool	60.2.4/64.1	MCA+ JP
16	Dave & Avery Keller	6 Plainfield Rd	Pool spa pergola	49/173	Ben Champoux VO
17	Pixie Hollow LLC	109 Tom Nevers Rd	Alterations	91/27	MCA+ VO
18.	John Murray	75 Fairgrounds Rd	New Dwelling	67/180.1	J Martinez VO
17.	Brendan Swords	10 Marion	Deck alteration	82/409	Val Oliver AM
18.	The Whole Spread LLC	332 Madaket Rd	Rev coa 7660 mh	60/100	Emeritus LTD CT
19.	The Whole Spread LLC	332 Madaket Rd	New 2 nd dwelling	60/100	Emeritus LTD CT
20.	Herlihy	3 Rudder Ln	Color change	66/361	LINK CT
21.	Nantucket Development	8 Sconset Ave	MH rev's	49.3.2/28	LINK CT
22.	Nantucket Development	8 Sconset Ave	pool	49.3.2/28	LINK CT
23.	Gewirtz	4 Starbuck Rd	Replace garage	59.3/66	LINK AC
24.	Gewirtz	4 Starbuck Rd	Demo garage	59.3/66	LINK AC
25.	Wallace	65 Polpis Rd	Move on	43/13	LINK AC
26.	Tracy Root	20 Broad St	Fenestration Add lift	42.4.2/33	Emeritus LTD AC
27.	Yellow dog Nom Trust	224 Polpis Rd	Garage Apt	26/22.3	Emeritus LTD AC
28.	Stephen Frohwein	32 N Liberty	Rev 6873	41 159	Emeritus LTD CP
29.	Clay Street Dev	44 Skyline Dr	Move on house	79/990	Structures Unltd CP
30.	Kim Glowacki	20 Greglen Ave	Move off house	68/141	Structures Unltd CP

Approve Minutes –	• May 14, 2024 minutes
Other Business -	• Next HDC Meeting- October 1, 2024 @ 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 • “Value of Written Submission & Submission Deadlines”