



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices & agenda** 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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Committee/Board/s	Historic District Commission (HDC) –OLD Business
Day, Date, & Time	Tuesday October 8, 2024, at 4:00pm *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 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 Link below:

https://us06web.zoom.us/webinar/register/WN_hIGu2h2vRGOzjy2s7gG7eQ

To watch live meeting, click here:

<https://youtube.com/live/g5vca7SevAU>

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:

www.nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

Nantucket Historic District Commission ACTS, 1970. Chapter 395

<https://ecode360.com/15338755>

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 Workshop (comments to ZBA by November 14th)
2. Organizational Meeting; Efficient/Effective Meetings (Use of Time, Preparedness, Related Matters)

II. COMMISSION DISCUSSION & POSSIBLE VOTE:

1. Commission's meeting/deadline schedule for October 2024 through December 2024

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1. TBD

IV. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1. TBD

V. SIGNS

1. 3 Step Lane LLC	3 Step Ln (Veranda House)	Projecting Sign (2) Revision	42.4.2/44	Plymouth Sign Co
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- **SAC recommended approval with the omission of "Sign B Nantucket Resort Collection" based on the historic materials**
- **and the previous approval from 2003.**

VI. NEW BUSINESS FROM 10/01/2024

2. 14 Meadow Ln LLC	14 Meadow Ln	Change windows doors	41/405	Sanne Payne	AM
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- **Not Opened**

VI. OLD BUSINESS 09/24/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Monomoy Road LLC	39 Monomoy Rd	Pool hardscape	54/79	Ahern LLC
• Commissioners: Pohl, Welch, Camp, Oliver and Cormbs – Alt: Patten - Last heard May 14, 2024				
2. Doherty LLC	4 Mariner Way	Pool	55.1.4/72.2	NSLLC
• Commissioners: Pohl, Welch, Camp, Oliver and Thornewill; Alt: Patten, Paul -- Last heard September 24, 2024				
• Held for discussion				
3. Doherty LLC	6 Mariner Way	Pool	55.1.4/72.2	NSLLC
• Commissioners: Pohl, Welch, Camp, Oliver and Paul; Alt: Thornewill, Patten-- Last heard August 27, 2024				
4. Dober Richard P Trust	10 Silver St	Hardscape	55.4.1/187	Ahern LLC
• Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Thornewill, Patten, Paul -- Last heard July 30, 2024				
5. Bernie Blaney	6 Marion Ave	Pool Hardscape	82/137	Ryan Blaney
• Commissioners: Welch, Camp, MacLeod, Paul and Patten; Alt: Thornewill -- Last heard July 30, 2024				
6. Martin House LLC	61 Center St	Rev Stairs Accessible Lift	42.4.3/67	Emeritus LTD
• Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Thornewill, Patten -- Last heard August 27, 2024				
7. Gregory Giles	48 York St	Rev COA addition	55.4.1/55	LINK
• Commissioners: Pohl, Welch, MacLeod, Paul and Patten; Alt: Thornewill -- Last heard July 30, 2024				

VII. OLD BUSINESS 10/08/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Alexandra Ripley	92 Washington St	Shed	42.2.3/22	Marshall Harris
• Commissioners: Welch, Pohl, MacLeod, Oliver and Thornewill; Alt: Patten -- Last heard August 27, 2024				
2. Alexandra Ripley	92 Washington St	Garage	42.2.3/22	Marshall Harris
• Commissioners: Welch, Pohl, MacLeod, Oliver and Thornewill; Alt: Patten -- Last heard August 27, 2024				
3. Alexandera Ripley	92 Washington St	Main House	42.2.3/22	Marshall Harris
• Commissioners: Welch, Pohl, MacLeod, Oliver and Thornewill; Alt: Patten -- Last heard August 27, 2024				
4. Orange LLC	85 Orange St	Addition reno Main House	55.4.1/27	Chris Anderson
• Commissioners: Welch, Pohl, MacLeod, Paul and Camp; Alt: Thornewill -- Last heard July 16, 2024				
5. Orange LLC	85 Orange St	Hardscape Front	55.4.1/27	Chris Anderson
TRACK				
6. Orange LLC	85 Orange St	Add Dormer reno Rear House	55.4.1/27	Chris Anderson
• Commissioners: Welch, MacLeod, Paul and Camp; Alt: No alternates -- Last heard September 10, 2024				
7. Orange LLC	85 Orange St	Hardscape Rear	55.4.1/27	Chris Anderson
TRACK				
8. Orange LLC	85 Orange St	Renovate Garage	55.4.1/27	Chris Anderson
• Commissioners: Welch, Pohl, MacLeod, Paul and Camp; Alt: Thornewill -- Last heard July 16, 2024				

9. Katie Holohan & Adam Kates 12 Pilgram New Dwelling 41/476 Emeritus LTD
 • *Commissioners: Pohl, Camp, MacLeod, Thornewill and Patten; Alt: Paul -- Last heard July 23, 2024*
10. Dali Kovacevic 3 Aster Ct Solar Rooftop 68/373 AckSmart
 • *Commissioners: Welch, Pohl, MacLeod, Oliver and Camp; Alt: Patten & Paul -- Last heard September 3, 2024*
11. Wayne Elliot 106 Squam Rd Shed 12/37 Self
 • *Commissioners: Pohl, Welch, Oliver, Camp; Paul, Alt: Thornewill; -- Last heard July 09, 2024*
12. Riverview Crossing LLC 12.5 Pequot St Garage 80/20 Michael McKay
 • *Commissioners: Pohl, Oliver, MacLeod, Paul and Patten; Alt: Thornewill -- Last heard August 13, 2024*
13. 13 & 15 Nancy Ann LLC 13 Nancy Ann Ln Mixed use 68/137 Emeritus LTD
 • *Commissioners: Welch, Pohl, MacLeod, Oliver and Camp; Alt: Thornewill, Patten ; -- Last heard August 27, 2024*

V. NEW BUSINESS 09/03/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Bittersweet East N LLC	5 Mattapoisset Ave	Deck expanded	82/371	Val Oliver	RP
2. Orenstein	5 Crow's Nest Wy	Window door revs	12/22.2	R. Newman	JP
3. LM Kelly	81 Cliff Rd	New Garage	30/165	R. Newman	JP
4. LM Kelly	81 Cliff Rd	Hardscape arbor	30/165	R. Newman	JP
5. E Foley	76 Orange St	Relocate parking	55.1.4/25	R. Newman	JP
6. Laura Lorio	12 New St	New Fence	55/340	Self	VO
7. America Trust Co	7A New Ln	New Spa/Patio	41/285.1	Atlantic	VO
8. Robert Jepson	32 Hinsdale Rd	As-Built Shed	68/19.2	Ryan Jepson	VO
9. Krupp Est Trust	134 Miacomet Rd	New Cabana	81/6.4	Jeff Morash	AM
10. 7 Brewster Rd LLC	7 Brewster Rd	New Dwelling	54/286	LFW	AC

VI. NEW BUSINESS 09/17/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Carl & Sharon Nielson	50 Wanoma Way	New Dwelling	92.4/244	Thornewill	RP
2. Tic T'ACK Toe	2 Fawn Ln	Rev To Chimney	68/972	Shouldice	SW
3. 3 Pops Lane Trust	3 Pops Ln	Demo garage	60.2.4/64.1	MCA+	JP
4. 3 Pops Lane Trust	3 Pops Ln	Demo MH	60.2.4/64.1	MCA+	JP
5. 3 Pops Lane Trust	3 Pops Ln	New Dwelling MH	60.2.4/64.1	MCA+	JP
6. 3 Pops Lane Trust	3 Pops Ln	New Garage	60.2.4/64.1	MCA+	JP
7. 3 Pops Lane Trust	3 Pops Ln	New Guest House	60.2.4/64.1	MCA+	JP
8. 3 Pops Lane Trust	3 Pops Ln	Pool	60.2.4/64.1	MCA+	JP
9. Dave & Avery Keller	6 Plainfield Rd	Pool Spa Pergola	49/173	Ben Champoux	VO
10. Pixie Hollow LLC	109 Tom Nevers Rd	Alterations	91/27	MCA+	VO
11. John Murray	75 Fairgrounds Rd	New Dwelling	67/180.1	J Martinez	VO
12. Brendan Swords	10 Marion Ave	Deck Alterations	82/409	Val Oliver	AM
13. The Whole Spread LLC	332 Madaket Rd	Rev COA 7660 MH	60/100	Emeritus LTD	CT
14. The Whole Spread LLC	332 Madaket Rd	New 2 nd Dwelling	60/100	Emeritus LTD	CT
15. Herlihy	3 Rudder Ln	Color Change	66/361	LINK	CT
16. Nantucket Development	8 Sconset Ave	MH Rev's	49.3.2/28	LINK	CT
17. Nantucket Development	8 Sconset Ave	Pool	49.3.2/28	LINK	CT
18. Gerwitz	4 Starbuck Rd	Replace garage roof	59.3/66	LINK	AC
19. Wallace	65 Polpis Rd	Move on	43/13	LINK	AC
20. Tracy Root	20 Broad St	Fenestration Add Lift	42.4.2/33	Emeritus LTD	AC
21. Stephen Frohwein	32 N Liberty St	Rev 6873	41/159	Emeritus LTD	CP
22. Clay Street Dev	44 Skyline Dr	Move on dwelling	79/990	LFW	CP
23. Kim Glowacki	20 Greglen Ave	Move off dwelling	68/141	LFW	CP

VI. NEW BUSINESS 10/01/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Nancy Waterhouse Tr	15 Liberty St	Access Ramp	42.3.4/67	Brook Meerbergen	RP
2. McAuley, Kenneth	24 Derrymore Rd	Dormer	41/610	NAG/WMM	SW
3. 7 Lauretta Ln LLC	7 Lauretta Ln	Rev COA 8976 add Spa	14/53	Atlantic	SW
4. 88 Pocomo Trust	88 Pocomo Rd	Demo	15/42	Emeritus LTD	SW
5. VBDC, LLC	116 Polpis Rd	Pickleball Court	44/4	Ahern LLC	SW
6. Hanson, Peter	27 Osprey Wy	Replace deck	83/9	Self	SW
7. NT Property Owner	1 Beach Grass Rd	Hardscape	68/885	LFW	JP
8. NT Property Owner	5 Beach Grass Rd	Hardscape	68/883	LFW	VO
9. NT Property Owner	17 Honeysuckle Dr	Hardscape	68/398	LFW	VO
10. NT Property Owner	19 Honeysuckle Dr	Hardscape	68/397	LFW	VO
11. NT Property Owner	21 Honeysuckle Dr	Hardscape	68/396	LFW	VO

12. Flaster, Michele	7 N Pasture Ln	Move house on-site	44/67	LFW	VO
13. Flaster, Michele	7 N Pasture Ln	Patio/ walls	44/67	LFW	VO
14. 5 Surfside Rd LLC	5 Surfside Rd	Rev Doors/ ac	55/253	LFW	VO
15. Red Mill Lane LLC	8 Red Mill Ln	New dwelling	55/928	LFW	VO
16. Red Mill Lane LLC	8 Red Mill Ln	Hardscape pool	55/928	LFW	VO
17. Red Mill Lane LLC	8 Red Mill Ln	Cabana	55/928	LFW	VO
18. Dustin Murray	32 Cannonbury Ln	New dwelling	73/24	Reid Yenor	VO
19. 450 Green Park LLC	2 Stone Alley	Alterations/rev COA 8882	42.3.1/102	Self	AM
20. 1010 Wins LLC	10 Lincoln Ave	Rev 2023-06-8669	30/184	Emeritus LTD	AM
21. 3 Pochick Surfside LLC	3 Pochick Ave	Demo cabana	80/323	WAPD	AM
22. 3 Pochick Surfside LLC	3 Pochick Ave	Demo shed	80/323	WAPD	AM
23. Golden Pond LLC	64 & 66 Baxter Rd	New Primary Dwelling	49/188&51	WAPD	CT
24. Golden Pond LLC	64 & 66 Baxter Rd	New Secondary Dwelling	49/188&51	WAPD	CT
25. Susan & Tim Grell	21 Field Ave	Rev to COA pool & add spa	80/41	LINK	CP

Approved Minutes -	May 21, 2024
Review Minutes -	April 30, 2024
Other Business -	Next HDC Meeting- October 15, 2024, NEW BUSINESS * HYBRID & IN PERSON @ 2 FAIRGROUNDS RD. CONFERENCE RM.
Future Action Items-	- 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”