



UPDATED MEETING POSTING
MEETING POSTING
ORIGINAL MEETING TIME: 2024 OCT 10 PM 02:03
ORIGINAL POSTING: T 925

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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2024 OCT 15 PM 02:04
NANTUCKET TOWN CLERK
Posting Number: T 944

Committee/Board/s	Historic District Commission (HDC) –NEW Business
Day, Date, & Time	Tuesday October 15, 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_pYyMcIycTPi2vPtGd0Dibw

To watch live meeting, click here:

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

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. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Brian Rice & Rob Goldrich	41 Crooked Ln	Renew COA 2021-02-2964	41/202	Self	RP
2. Rebecca Paglia	19 Ridge Ln	New Doors & color change	38/77	Self	RP
3. Lia Humphrey	124 Surfside Rd	New Shed	80/298.1	Michael Humphrey	RP
4. Cohen Stephen Trust	2 Wannacommet Rd	Window replacement	41/573	NAG	RP
5. Min Day	76A Old South Rd	Remove cupola off barn	68/408	Val Oliver	RP
6. Collet, Colby & Caskie	5 Maxey Pond Rd	Addition	40/105	MCA+	JP
7. Auburn Cottage LLC	46 Easton St	Fenestration revs 6857	42.4.1/22	Botticelli & Pohl	JP
8. Susan B McMollum Trust	35 Eel Point Rd	Fenestration revs 10370	32/63	Botticelli & Pohl	JP
9. Hodges, Keegan	35 India St	Window color reno roof	42.3.4/129	Thornewill	JP
10. Dunphy, Maureen	7 I Street	New Fence	59.4/74	Thornewill	JP
11. Dunphy, Maureen	7 I Street	Fenestration revs 9248	59.4/74	Thornewill	JP
12. Kelly Brandon	4 Kendrick St	Cabana	71.3.2/168	NAG	JP
13. Daniel Omstead	50 Wauwinet Rd	Reissue COA 3045 garage	14/68.2	LFW	VO
14. John Barry	22 Eel Point	Window rev 3838	40/45	Emeritus LTD	VO
15. Quidnet LLC	26 Quidnet Path	GH rev 9671	21/150	Emeritus LTD	AM
16. Ack Koda LLC	42 Shimmo Pond Rd	Move Off / Demo studio	43/126	Botticelli & Pohl	AM
17. Ack Koda LLC	42 Shimmo Pond Rd	Move Off / Demo shed	43/126	Botticelli & Pohl	AM
18. 24 Walsh LLC	24 Walsh St	New fence arbors	29/82	LINK	CT

II. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Carl & Sharon Nelson	2 Cabot Ln	Revisions 2023-08-8902	30/254	EMDA	RP
French doors to have kick panels					
2. Olivia Akin	60 Kendrick St	Shed	76.4.3/57	Structures Untld	JP
Make the roof pitch minimum of 8/12					
3. Nob Ack LLC	2 Nobadeer Wy	Rev 9413 Fens	68/113	Reid Yenor	JP
Add date of construction to the COA (NHL Data = 1960)					
4. Kelly Brandon	4 Kendrick St	Pool hardscape	71.3.2/168	NAG	JP
Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
5. Paul Karger	6 Pippen Wy MH	Trim color change	43/94.5	LFW	VO
Add date of construction to the COA (NHL Data = 2017)					
6. Paul Karger	6 Pippen Wy Garage	Trim color change	43/94.5	LFW	VO
Add date of construction to the COA (NHL Data = 2018)					
7. Brandon Eldridge	26 Arlington St	Move off / Demo shed	76.1.3/281	Self	VO
Fix COA to reflect approval is just for the move off or demo of shed. (Other items require separate COA.)					
8. Garren Peter	36 Pocomo Rd	Window revs	14/79	NAG	VO
Shed roof over first floor doors – raise pitch up to take up excess space under windows on second floor					
9. ACK 33.5 Vesper Ln LLC	33.5 Vesper Ln	Pool hardscape	55/908	Atlantic	AM
Pool, fire pit & outdoor grill not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
10. 15 Lyford Rd LLC	15 Lyford Rd	Pool hardscape	92.4/86	Atlantic	AM
Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. A separate COA is needed to “relocate existing shed upon the lot.”					

III. SIGNS

1. CC5 Savings	112 Pleasant St	WALLSIGN (HOURS)	55/149	POYANT SIGNS
SAC recommends hold for revisions				
2. CC5 Savings	112 Pleasant St	PROJECTING SIGN (ATM)	55/149	POYANT SIGNS
SAC recommends approval through staff subject to sign being made of wood				
3. CC5 Savings	112 Pleasant St	WALL SIGN (CLERANCE)	55/149	POYANT SIGNS
SAC recommends approval through staff subject to sign being made of wood (lettering can be carved or painted)				
4. CC5 Savings	112 Pleasant St	WINDOW SIGN (DRIVE UP)	55/149	POYANT SIGNS
SAC recommends hold for revisions				
5. CC5 Savings	112 Pleasant St	WALL SIGN (SIDE VIEW)	55/149	POYANT SIGNS
SAC recommends approval through staff subject to sign being made of wood				
6. CC5 Savings	112 Pleasant St	WALL SIGN (FRONT VIEW)	55/149	POYANT SIGNS
SAC recommends approval through staff subject to sign being made of wood				

7.	NIR Retail LLC	Zero Main St	PROJECTING SIGN (ATM)	42.3.1/481	POYANT SIGNS
SAC recommends approval through staff subject to sign being made of wood					
8.	NIR Retail LLC	Zero Main St	WALL SIGN (HOURS)	42.3.1/481	POYANT SIGNS
SAC recommends <u>hold for revisions</u>					

IV. OLD BUSINESS 10/08/2024 HEARD LAST WEEK

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
LM Kelly	81 Cliff Rd	Hardscape arbor	30/165	R. Newman	JP

• **Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill; Alt: Patten, Paul -- Last heard October 08, 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. E Foley	76 Orange St	Relocate parking	55.1.4/25	R. Newman	JP
2. Laura Lorio	12 New St	New Fence	55/340	Self	VO
3. Robert Jepson	32 Hinsdale Rd	As-Built Shed	68/19.2	Ryan Jepson	VO
4. Krupp Est Trust	134 Miacomet Rd	New Cabana	81/6.4	Jeff Morash	AM
5. 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. Gerwirtz	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

VII. 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. 88 Pocomo Trust	88 Pocomo Rd	Demo	15/42	Emeritus LTD	SW
4. VBDC, LLC	116 Polpis Rd	Pickleball Court	44/4	Ahern LLC	SW
5. Hanson, Peter	27 Osprey Wy	Replace deck	83/9	Self	SW
6. NT Property Owner	1 Beach Grass Rd	Hardscape	68/885	LFW	JP
7. NT Property Owner	5 Beach Grass Rd	Hardscape	68/883	LFW	VO
8. NT Property Owner	17 Honeysuckle Dr	Hardscape	68/398	LFW	VO
9. NT Property Owner	19 Honeysuckle Dr	Hardscape	68/397	LFW	VO
10. NT Property Owner	21 Honeysuckle Dr	Hardscape	68/396	LFW	VO
11. Flaster, Michele	7 N Pasture Ln	Move house on-site	44/67	LFW	VO
12. Flaster, Michele	7 N Pasture Ln	Patio/ walls	44/67	LFW	VO
13. 5 Surfside Rd LLC	5 Surfside Rd	Rev Doors/ ac	55/253	LFW	VO
14. Red Mill Lane LLC	8 Red Mill Ln	New dwelling	55/928	LFW	VO
15. Red Mill Lane LLC	8 Red Mill Ln	Hardscape pool	55/928	LFW	VO
16. Red Mill Lane LLC	8 Red Mill Ln	Cabana	55/928	LFW	VO
17. Dustin Murray	32 Cannonbury Ln	New dwelling	73/24	Reid Yenor	VO
18. 450 Green Park LLC	2 Stone Alley	Alterations/rev COA 8882	42.3.1/102	Self	AM

19.	1010 Wins LLC	10 Lincoln Ave	Rev 2023-06-8669	30/184	Emeritus LTD	AM
20.	3 Pochick Surfside LLC	3 Pochick Ave	Demo cabana	80/323	WAPD	AM
	• Hold until next New Business 10/29 per Applicant					
21.	3 Pochick Surfside LLC	3 Pochick Ave	Demo shed	80/323	WAPD	AM
	• Hold until next New Business 10/29 per Applicant					
22.	Golden Pond LLC	64 & 66 Baxter Rd	New Primary Dwelling	49/188&51	WAPD	CT
	• Hold until next New Business 10/29 per Applicant					
23.	Golden Pond LLC	64 & 66 Baxter Rd	New Secondary Dwelling	49/188&51	WAPD	CT
	• Hold until next New Business 10/29 per Applicant					
24.	Susan & Tim Grell	21 Field Ave	Rev to COA pool & add spa	80/41	LINK	CP
VIII. NEW BUSINESS 10/15/2024						
1.	Gandhi, Balaji & Allison	9 New Jersey	Remove chimney	60.3.1/408	Shelter 7	RP
2.	MA Carr Trustee	16 Walsh St	Move demo	42.4.1/50	Sandcastle Rob N	RP
3.	Robinson West Trust	23 New St	Demo Chimney	73.4.2/77	Normand	RP
4.	Wagner Richard	12 Plover Ln	Deck addition LR add	12/54	NAG	RP
5.	Casabelles Dos LLC	5 Shawkemo Hills	Fenestration change rev 10161	27/40	Jennifer Smith	RP
6.	McCollum, Susan B	35 Eel Point Rd	Demo move garage	32/63	Botticelli & Pohl	SW
7.	Squam Holdings LLC	25 Squam Rd	Rev 2024-06-10626	21/5	Botticelli & Pohl	SW
8.	Miller Bruce	4 Henderson Dr	Fence	66/205	Self	SW
9.	Meade, Julie	1 New St Sconset	Shed	73.1.3/35	Permits +	SW
10.	Nelson, Carl E & Karen L	21 Wigwam Rd	Building move on	77/15.9	Chip Webster	SW
11.	Theroux, Stephen	26 Dartmouth St	New roof	76.4.2/410	NAG	SW
12.	156 Cliff Rd N.T.	156 Cliff Rd	Pool hardscape	41/836	Atlantic	SW
13.	21 Pilgrim Rd Trust	4 Sophie's Wy	Pool hardscape	41/213	Atlantic	SW
14.	18 Bishops Rise LLC	18 Bishops Rise	Pickleball Court	40/126	Atlantic	SW
15.	Kyle Snell	5 Pine Crest Dr	Hardscape	68/427	Thornewill	SW
16.	Egan, James	15 Pine Crest Dr	Pool	68/435	Self	SW
17.	Somersack	5 High Brush Path	Pool Rev's	56/388	KMLD	SW
18.	David & Dena Biddison	22 Cannonbury Ln	Deck extention	74/15	Val Oliver	SW
19.	Joanne Love	36 Hooperfarm Rd	Alterations	67/130	Val Oliver	SW
20.	Changying, Sun	19A Waydale Rd	New dwelling	67/866	K Megna	SW
21.	Campbell, Steve	6 Howard St	Color change to Quaker Gray	42.3.3/10	Self	JP
22.	Higgins Carolyn, M	6 Fair St	Rev 10363 dormer	42.3.1/151	Botticelli & Pohl	JP
23.	Brandon Eldridge	26 Arlington St	Pool	76.1.3/281	Self	VO
24.	Henderson Barbara	6A Silver St	New shed	55.4.1/187.1	JB Studio	VO
25.	National Grid	10 New Whale	Demo	42.3.1/37	Marisa L Pizzi	VO
26.	Orange Swordfish	28 Orange St	Parapet	42.3.2/175	Emeritus LTD	VO
27.	FP 4 N Water	4 N Water St	Add ADA lift addition	42.4.2/90	Emeritus LTD	VO
28.	Ed & Brook Garden	15 Lily St	Color change front	42.3.4/10	W Freed	VO
29.	Elihu Tuttle	103A Old South Rd	Hardscape	68/164.1	LFW	AM
30.	Lamb Nassif	38 Wauwinet Rd	Rev to COA 2024-08-6979	20/21	Val Oliver	AM
31.	108 Cliff Family Trust	108 Cliff Rd	garage	41/89	BPC	AM
32.	Harry + Marsha Ryan	29 Longwood Dr	New windows door	76/19	Sanne Payne	AM
33.	Hightide Homes LLC	45B Vestal St	Pool hardscape	41/591	Atlantic	AM
34.	Lee John A & Kelly C	1 Ridge Ln	Garage	38/91	Gryphon Architect	AM
35.	Drake & Steele	3 Primose Ln	New gate	40/47.1	Gryphon Architect	AM
36.	Ack Koda LLC	42 Shimmo Pond Rd	MH Move reno	43/126	Botticelli & Pohl	AM
37.	Ack Koda LLC	42 Shimmo Pond Rd	New guest house	43/126	Botticelli & Pohl	AM
38.	Ack Koda LLC	42 Shimmo Pond Rd	new garage	43/126	Botticelli & Pohl	AM
39.	41 Hulbert LLC	41 Hulbert Ave	Fenestration Revs 10586	29/18	Botticelli & Pohl	CT
40.	Richmond Great PT	5 Sandplain Dr	New Dwelling	68/349	KOH	CT
41.	Richmond Great PT	6 Honeysuckle Dr	New dwelling	68/888	KOH	CT
42.	Richmond Great PT	6 Honeysuckle Dr	New garage	68/888	KOH	CT
43.	Richmond Great PT	6 Honeysuckle Dr	Pool hardscape	68/888	KOH	CT
44.	Richmond Great PT	4 Honeysuckle Dr	New dwelling	68/887	KOH	CP
45.	Richmond Great PT	4 Honeysuckle Dr	New garage	68/887	KOH	CP
46.	Richmond Great PT	4 Honeysuckle Dr	Pool hardscape	68/887	KOH	CP
47.	Richmond Great PT	2 Honeysuckle Dr	New dwelling	68/886	KOH	CP
48.	Richmond Great PT	2 Honeysuckle Dr	New garage	68/886	KOH	CP
49.	Richmond Great PT	2 Honeysuckle Dr	Pool hardscape	68/886	KOH	CP

IX. 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. Riverview Crossing LLC	12.5 Pequot St	Garage	80/20	Michael McKay
• <i>Commissioners: Pohl, Oliver, MacLeod, Paul and Patten; Alt: Thornewill -- Last heard August 13, 2024</i>				
2. 13 & 15 Nancy Ann LLC	13 Nancy Ann Ln	Mixed use	68/137	Emeritus LTD
• <i>Commissioners: Welch, Pohl, MacLeod, Oliver and Camp; Alt: Thornewill, Patten; -- Last heard August 27, 2024</i>				
3. 13 & 15 Nancy Ann LLC	15 Nancy Ann Ln	Mixed use	68/137	Emeritus LTD
• NEW BUSINESS (10/15/24) - TO TRACK				
Approved Minutes -	April 30, 2024			
Review Minutes -	September 10, 2024			
Other Business -	• Next HDC Meeting- October 22, 2024, OLD BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM. • October 2024 – December 2024 Meeting Schedule now on the Town's website and available in the PLUS office.			
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”			