



UPDATED MEETING POSTING MEETING POSTING

ORIGINAL MEETING TIME: 2024 OCT 11 AM 10:14
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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) –OLD Business
Day, Date, & Time	Tuesday October 22, 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_kg84qnNyRi6ae-MOucIGfw

To watch live meeting, click here:

<https://youtube.com/live/ht9WwB8jXJ0>

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. Squam Holdings LLC	25 Squam Rd	Rev 2024-06-10626	21/5	Botticelli & Pohl	SW
2. Meade, Julie	1 New St Sconset	New Shed	73.1.3/35	Permits +	SW
3. Theroux, Stephen	26 Dartmouth St	New Roof	76.4.2/410	NAG	SW
4. David & Dena Biddison	22 Cannonbury Ln	Deck extension	74/15	Val Oliver	SW
5. Joanne Love	36 Hooper Farm Rd	Alterations	67/130	Val Oliver	SW

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. Miller Bruce	4 Henderson Dr	New Fence	66/205	Self	SW
• Approved due to lack of visibility.					
2. 156 Cliff Rd N.T.	156 Cliff Rd	Pool Hardscape	41/836	Atlantic	SW
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. Pool equipment to be enclosed.					
3. 21 Pilgrim Rd Trust	4 Sophie's Wy	Pool Hardscape	41/213	Atlantic	SW
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. Pool equipment to be enclosed.					
4. Egan, James	15 Pine Crest Dr	New Pool	68/435	Self	SW
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. Pool equipment to be enclosed.					
5. Somersack	5 High Brush Path	Pool Rev's	56/388	KMLD	SW
• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. Pool equipment to be enclosed.					
6. Changying, Sun	19A Waydale Rd	New Dwelling	67/866	K Megna	SW
• Eliminate fascia over windows by lowering 2 nd floor top plate (bury window header in to top plate & lower top plate height overall) resulting in one fascia (being at area of rafter tails).					

III. OLD BUSINESS 10/15/2024 FROM LAST WEEK

1. 3 Pops Lane Trust	3 Pops Ln	Demo/Move MH	60.2.4/64.1	MCA+	
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Paul; Alt: Patten -- Last heard October 15, 2024</i>					

IV. OLD BUSINESS 10/8/2024

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	
• <i>NEW BUSINESS (10/15/24) - TO TRACK</i>					

X. OLD BUSINESS 10/22/2024

1. Stephen & Kathy Lasota	8 Maple Ln	New Dwelling	67/303.4	K Megna	
• <i>Commissioners: Welch, Pohl, MacLeod, Camp and Patten; Alt: Paul, Thornewill -- Last heard October 1, 2024</i>					
2. Patience Killien	1 Old North Wharf	Revs	42.3.1/79	Val Oliver	
• <i>Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill; Alt: Patten, Paul -- Last heard September 24, 2024</i>					
3. Dex Dog LLC	6B Arrowhead Dr	Addition	69/58.1	Emeritus LTD	
• <i>Commissioners: Welch, Pohl, MacLeod, Paul and Camp; Alt: Thornewill, Patten -- Last heard October 1, 2024</i>					
4. Robert & Amy Finzi	26 Pocomo Rd	Addition	14/74	Smith/ Hutton	
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Patten, Paul -- Last heard September 3, 2024</i>					
5. Robert & Amy Finzi	26 Pocomo Rd	New garage	14/74	Smith/ Hutton	
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Patten, Paul -- Last heard September 3, 2024</i>					
6. Born & Bread	35 Center St	Solar Roof	42.3.1/3	AckSmart	
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Thornewill, Patten -- Last heard August 27, 2024</i>					
7. Dober Richard P Trust	10 Silver St	Hardscape	55.4.1/187	Ahern, LLC	
• <i>Commissioners: Welch, Pohl, Thornewill, MacLeod and Oliver; Alt: none -- Last heard October 8, 2024</i>					
8. Alexandra Ripley Petrillo	92 Washington St	New Main House	42.2.3/22	Hammond Wilson	
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill; Alt: Patten -- Last heard October 08, 2024</i>					
9. Alexandra Ripley Petrillo	92 Washington St	New Garage	42.2.3/22	Hammond Wilson	
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill; Alt: Patten -- Last heard October 08, 2024</i>					
10. The Whole Spread LLC	332 Madaket Rd	Rev 2023-01-7660	60/100	Emeritus LTD	
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod and Thornewill; Alt: Paul, Patten -- Last heard October 15, 2024</i>					
11. Sam & Craig Cordts-Pearce	76 Pleasant St	Rear Dwelling	55/367	Sanne Payne	
• <i>Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alt: Thornewill -- Last heard August 13, 2024</i>					

12. Big Patch LLC 69 Hummock Pond Rd Pool Hardscape 56/320 Atlantic
 • *Commissioners: Welch, Pohl, MacLeod, Camp and Patten; Alt: Thornewill, Paul -- Last heard October 1, 2024*
13. Bernard Blaney 6 Marion Ave Pool 82/137 Ryan Blaney
 • *Commissioners: Welch, MacLeod, Paul and Patten and Thornewill Alt; none -- Last heard October 08, 2024*

VI. 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. Robert Jepson	32 Hinsdale Rd	As-Built Shed	68/19.2	Ryan Jepson	VO

VII. 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. John Murray	75 Fairgrounds Rd	New Dwelling	67/180.1	J Martinez	VO

VIII. 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. Red Mill Lane LLC	8 Red Mill Ln	New Dwelling	55/928	LFW	VO
2. Red Mill Lane LLC	8 Red Mill Ln	Hardscape pool	55/928	LFW	VO
3. Red Mill Lane LLC	8 Red Mill Ln	New Cabana	55/928	LFW	VO
4. Dustin Murray	32 Cannonbury Ln	New Dwelling	73/24	Reid Yenor	VO
5. 450 Green Park LLC	2 Stone Alley	Alterations/rev COA 8882	42.3.1/102	Self	AM
6. 1010 Wins LLC	10 Lincoln Ave	Rev 2023-06-8669	30/184	Emeritus LTD	AM
7. 3 Pochick Surfside LLC	3 Pochick Ave	Demo Cabana	80/323	WAPD	AM
8. 3 Pochick Surfside LLC	3 Pochick Ave	Demo Shed	80/323	WAPD	AM
9. Golden Pond LLC	64 & 66 Baxter Rd	New Primary Dwelling	49/188&51	WAPD	CT
10. Golden Pond LLC	64 & 66 Baxter Rd	New Secondary Dwelling	49/188&51	WAPD	CT
11. Susan & Tim Grell	21 Field Ave	Rev to COA pool & add spa	80/41	LINK	CP

IV. 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 Off / 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	Move Off / Demo Garage	32/63	Botticelli & Pohl	SW
7. Nelson, Carl E & Karen L	21 Wigwam Rd	Building Move-on	77/15.9	Chip Webster	SW
8. 18 Bishops Rise LLC	18 Bishops Rise	Pickleball Court	40/126	Atlantic	SW
9. Kyle Snell	5 Pine Crest Dr	Hardscape	68/427	Thornewill	SW
10. Campbell, Steve	6 Howard St	Color change to Quaker Gray	42.3.3/10	Self	JP
11. Higgins Carolyn, M	6 Fair St	Rev 10363 dormer	42.3.1/151	Botticelli & Pohl	JP
12. Brandon Eldridge	26 Arlington St	New Pool	76.1.3/281	Self	VO
13. Henderson Barbara	6A Silver St	New shed	55.4.1/187.1	JB Studio	VO
14. National Grid	10 New Whale	Demo (Commercial Structure)	42.3.1/37	Marisa L Pizzi	VO
15. Orange Swordfish	28 Orange St	Parapet	42.3.2/175	Emeritus LTD	VO
16. FP 4 N Water	4 N Water St	Add ADA Lift addition	42.4.2/90	Emeritus LTD	VO
17. Ed & Brook Garden	15 Lily St	Color change front	42.3.4/10	W Freed	VO
18. Elihu Tuttle	103A Old South Rd	Hardscape	68/164.1	LFW	AM
19. Lamb Nassif	38 Wauwinet Rd	Rev to COA 2024-08-6979	20/21	Val Oliver	AM
20. 108 Cliff Family Trust	108 Cliff Rd	New Garage	41/89	BPC	AM
21. Harry + Marsha Ryan	29 Longwood Dr	New windows door	76/19	Sanne Payne	AM
22. Hightide Homes LLC	45B Vestal St	Pool hardscape	41/591	Atlantic	AM
23. Lee John A & Kelly C	1 Ridge Ln	New Garage	38/91	Gryphon Architect	AM
24. Drake & Steele	3 Primose Ln	New gate	40/47.1	Gryphon Architect	AM
25. Ack Koda LLC	42 Shimmo Pond Rd	MH Move & reno	43/126	Botticelli & Pohl	AM
26. Ack Koda LLC	42 Shimmo Pond Rd	New Guest House	43/126	Botticelli & Pohl	AM
27. Ack Koda LLC	42 Shimmo Pond Rd	New Garage	43/126	Botticelli & Pohl	AM
28. 41 Hulbert LLC	41 Hulbert Ave	Fenestration Revs 10586	29/18	Botticelli & Pohl	CT
29. Richmond Great PT	5 Sandplain Dr	New Dwelling	68/349	KOH	CT
30. Richmond Great PT	6 Honeysuckle Dr	New Dwelling	68/888	KOH	CT
31. Richmond Great PT	6 Honeysuckle Dr	New Garage	68/888	KOH	CT
32. Richmond Great PT	6 Honeysuckle Dr	Pool Hardscape	68/888	KOH	CT
33. Richmond Great PT	4 Honeysuckle Dr	New Dwelling	68/887	KOH	CP
34. Richmond Great PT	4 Honeysuckle Dr	New Garage	68/887	KOH	CP
35. Richmond Great PT	4 Honeysuckle Dr	Pool Hardscape	68/887	KOH	CP
36. Richmond Great PT	2 Honeysuckle Dr	New Dwelling	68/886	KOH	CP

37. Richmond Great PT	2 Honeysuckle Dr	New Garage	68/886	KOH	CP
38. Richmond Great PT	2 Honeysuckle Dr	Pool Hardscape	68/886	KOH	CP

Approved Minutes -	September 10, 2014
Review Minutes -	June 11, 2024 for review* <i>*not anticipate by the chair within 48 hours*</i>
Other Business -	• Next HDC Meeting- October 29, 2024, NEW BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM. • <i>Reminder:</i> HDC Organizational Meeting – October 24, 2024, HYBRID & IN PERSON @ 2 FAIRGROUNDS ROAD in CONFERENCE ROOM.
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”