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TOWN OF NANTUCKET

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Committee/Board/s	Historic District Commission (HDC) –NEW Business
Day, Date, & Time	Tuesday October 29, 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_CUBRTynaT46Bo98fZgIprQ

To watch live meeting, click here:

<https://youtube.com/live/sKCVVPexko8>

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 DISCUSSION

- 41 81L ATM Article (Emily Molden, Nantucket Water & Land Council)

II. VIEW ONLY – NO DISCUSSION

- 29 Fair Street – Citizen Complaint regarding Minimum Maintenance (Ch.124-13)

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Pedestrian LLC	35 Union St	Roof replacement	42.3.2/147	J Martinez	RP
2. Stephen Maury	28 Rugged Rd	Solar roof	67/67	AckSmart	RP
3. Kenneth Turgeon	2 Tripp Dr	Roof replacement	80/51.3	NAG	RP
4. Stephen Murphy	2 Daffodil Ln	Hoop Tent	68/722	Self	RP
5. Salvador Aguilar	72 Cato Ln	New Dwelling	66/457	K Megna	AM
6. 68 Fairgrounds LLC	68 Fairgrounds Rd	Rev #11074 relocate garage	67/490	Val Oliver	AM
7. Kate Weld	15 Goldfinch Dr	Replace windows	68/508	Val Oliver	CT
8. Sankaty Golf Club	100 Sankaty Rd	New Dormitory	49/2	Val Oliver	CT
9. Giardini, Carmine & Sheila	7A Clifford St	Driveway	79/19	Atlantic	VO
10. Elegance LLC	75 Pocomo Rd	New dwelling	15/7	Emeritus LTD	VO
11. Jane Conway Caspe	4 Canonicus St	Rev to 2023-03-8287	87/116	Val Oliver	JP
12. Sarah Bartlett	15 Arlington St	Demo chimney	76.1.3/245	Lyuben Stankov	JP
13. Brandon Eldridge	26 Arlington St	Demo Bulkhead	76.1.3/281	Self	JP
14. 256 Polpis LLC	256 Polpis Rd	GH Historic Determination	25/25	Botticelli & Pohl	JP
15. Land Bank	32 Western Ave	Rev to #8041 Parking	87/81	E Antonetti	SW
16. Land Bank	23 Tennessee Ave	Rev to #71818 Shed	60.1.2/57	E Antonetti	SW
17. Robert Edward	6 Celtic Dr	Move off demo shed	67/663	JB Studio	SW
18. Butswinkas Dane H Etal	6 Harbor Terr	Door Change	55/51	EMDA	SW
19. Joe Miles	23 Front St	Door Window Change	73.1.3/93	EMDA	SW
20. Peter Dupont	22 Burnt Swamp	New Shed	56/231.1	EMDA	SW

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>	
1. Smith Matt & Alison TR	232 Madaket Rd	Rev to #9537 Windows doors	59.4/120.1	Brook M	RP
• Add date of construction to COA (NHL Data = c.1986)					
2. Steven Davis Trust	7 Davis Ln	Pool Hardscape	82/173	KMLD	RP
• Pool not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3. St Mary's Church	6 Orange St	Alterations	42.3.1/148.1	Hollister Consulting	CP
4. Gottwald, Mark Trust	4R Jefferson Ave	Revs cottage	29/48.1	Topham	RP
• Correct the Northeast elevation to show the correct previously approved elevation; and no change to fenestration on the South East elevation – retaining its character defining elevation.					
5. Trottier, Jeremy & Sarah	7 Moors End Ln	Move off demo	43/218	Thornewill	AM
• Move off only					
6. Muccia, Katherine	21 Pequot St	Move off demo	80/132	Gryphon	AM
• Move off only					
7. Lynch, Jeff	79 N Liberty St	Roof Replacement	41/138	J Lydon	AM
• Add the date of construction to the COA (HDC Survey NAN.1856 =c.1927 Colonial Revival)					
8. Butnell Corp	127 Orange St	Roof Replacement	55/146	J Lydon	AM
• Add the date of construction to the COA (NHL Data = c.2010)					
9. Volman, Dana	51 Ridge Ln	Add and replace window/door	38/60	NAG	CT
• Approve due to limited visibility.					
10. Barbara & Gerald Hamelberg	9 Davis Ln	Pool hardscape	82/74	Atlantic	CT
• Pool not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
11. Ack 33.5 Vesper Ln LLC	33.5 Vesper Ln	Pool change	55/908	Atlantic	VO
• Pool, fire pit, and 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.					
12. Damashek Jonathan	77 Vestal St	New Spa	56/473	SMRD	JP
• Spa not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
13. Thomas & Kerry Donovan	104 Surfside Rd	Garage Revs	67/349	EMDA	JP
• Approve due to limited visibility.					

14.	Mary Heller Trust	37 Ocean Ave	Roof Replacement	73.3.2/49	J Lydon	JP
	• Add the date of construction to the COA (HDC Survey NAN.2104 = c.1882 Burbank & Richards House)					
15.	Thomas Thomas	48 Nobadeer Ave	Roof Replacement	88/6	J Lydon	SW
	• Add the date of construction to the COA (NHL Data = c.1960)					
16.	156 Cliff Rd Nom Trust	156 Cliff Rd	New Cabana	41/836	S Metz	SW
	• Lower top plate and roof assembly by 6"					
17.	156 Cliff Rd Nom Trust	156 Cliff Rd	New Pavilion	41/836	S Metz	SW
	• Lower top plate and roof assembly by 6"					

V. SIGNS – NEW BUSINESS

1.	Cape Cod 5 Savings Bank	112 Pleasant St	Wall Sign (Hours) Rev	55/149	Poyant Signs	
	• Recommend for approval.					
2.	NIR Retail LLC (CCS)	ZERO Main St	Wall Sign Rev	42.3.1/181	Poyant Signs	
	• Recommend for approval					
3.	NIR Retail LLC (CCS)	ZERO Main St	Window Sign (Hours)	42.3.1/181	Poyant Signs	
	• Recommend for approval					

VI. OLD BUSINESS 10/15/24

1.	Wallace	65 Polpis Road	Move on (from 19 Nobadeer Farm)	43/13	LINK	AC
	• Approved on consent agenda 9/24/24 & opened back up 10/15/24 – HELD for abutters notification					
	• Commissioners: Welch, Pohl, MacLeod, Paul, Patten (VO & CT recused)					

VII. 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

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. 3 Pochick Surfside LLC	3 Pochick Ave	Demo Cabana	80/323	WAPD	AM
2. 3 Pochick Surfside LLC	3 Pochick Ave	Demo Shed	80/323	WAPD	AM
3. Golden Pond LLC	64 & 66 Baxter Rd	New Primary Dwelling	49/188&51	WAPD	CT
4. Golden Pond LLC	64 & 66 Baxter Rd	New Secondary Dwelling	49/188&51	WAPD	CT
5. Susan & Tim Grell	21 Field Ave	Rev to COA pool & add spa	80/41	LINK	CP

IX. 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	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
	• HOLD PER APPLICANT					
16.	FP 4 N Water	4 N Water St	Add ADA Lift addition	42.4.2/90	Emeritus LTD	VO
	• HOLD PER APPLICANT					
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, 2024; June 11, 2024
Review Minutes -	June 25, 2024
Other Business -	Next HDC Meeting: November 5, 2024, OLD BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM. Organizational Meeting: November 6, 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”

**ADDITIONAL FUTURE ACTION ITEMS
NOT TO BE ACTED ON DURING CURRENT MEETING**

X. NEW BUSINES 10/29/24 – VIEW

1. Hodges, Keegan	35 India St	Change window	42.3.4/129	C Thornewill	SW
2. Callen Miller Inc	1 Cherry St	Add porch & French doors	55/377.1	EMDA	SW

XI. NEW BUSINESS 10/29/24

1. Greg Coffee	1 Lowell Place	New dwelling	41/858	NAG	SW
2. Robert Edward	6 Celtic Dr	New cottage	67/663	JB Studio	SW
3. Holly Hock LLC	42 Chuck Hollow Rd	Color change	75/65.1	EMDA	RP
4. Capaldo/ Carracciola	19 Union St	As Built Move Arbor	42.3.2/136	Topham	RP
5. Capaldo/ Carracciola	19 Union St	Color change clapboard	42.3.2/136	Topham	RP
6. Alice Lewis	24 Meadow View Dr	Pool	56/139	Jess Dutra	JP
7. Henry Spitzer	1 Sconset Ave	Hardscape	73.4.1/8	Greyson Keller	JP
8. Cassidy, Padraic	4 Sleepy Hollow Rd	Cabana	66/107.2	Self	JP
9. Cassidy, Padraic	4 Sleepy Hollow Rd	Pool	66/107.2	Self	JP
10. Kim Glowacki	5 Meader St	New dwelling	42.2.3/37.1	P Quigley	AM
11. Gilis, Konstantin	25B Clifton St	Hardscape Curb cut	73.4.1/3	Natalie Cowger	AM
12. Thirty-Nine Hulbert LLC	39 Hulbert Ave	Fenestration Revs	29/19	Botticelli & Pohl	AM
13. Eleven Lincoln Ave Trust	32 Jefferson Ave	Garage revs	30/132	Botticelli & Pohl	AM
14. Alexander Woodley	3 Newtown Ct	Rev 2022-03-6065	55/210.2	Val Oliver	AM
15. Daniel Murphy	8 Golf View Dr	Demo Move	66/192	Gryphon	CT
16. Jeff & Nicole Barden	1 Hedgebury Ln	Addition	41/594	MCA	CT
17. Jared & Kim Mitchell	50 Hummock Pond Rd	Window well	56/286	Chacon Homes	CT
18. 18 Bishop Rise LLC	18 Bishop Rise	Gate	40/126	Atlantic	VO
19. Voulgaris Nick & Kristine	7 Farmer St	Driveway change	42.3.2/108	Atlantic	VO

20.	20 N Pasture Ln NT	20 N Pasture Ln	Main House Revs	44/86	JB Studio	VO
21.	20 N Pasture Ln NT	20 N Pasture Ln	Pool hardscape	44/86	JB Studio	VO
22.	Madaket Road LLC	74 Madaket Rd	New dwelling	41/810	Emeritus LTD	SW
• HOLD PER APPLICANT						
23.	1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus LTD	VO
• HOLD PER APPLICANT						
24.	33 Cliff Rd LLC	33 Cliff Rd	New dwelling	42.4.4/5	Botticelli & Pohl	CP
25.	Three North Gully Rd LLC	7 N Gully Rd	Revs dormer fens	73.1.3/123	Botticelli & Pohl	CP
26.	Jennie Esti	6 Goldfinch Dr	Addition & deck/patio	68/599	Emeritus LTD	CP
• HOLD PER APPLICANT						
27.	Geoff Smith Nantucket AP LH	33A Bunker Rd	Quonset Hut 1	78/99.1	LFW	CP
28.	Geoff Smith Nantucket AP LH	33A Bunker Rd	Quonset Hut 2	78/99.1	LFW	AC
29.	McCarthy	16 Ridge Ln	Addition in rear	38/120	Gryphon	AC
30.	Stephen Jacobs	13 Walsh St	Roof	42.4.1/52	Vasil Marinov	AC

XII. OLD BUSINESS 10/8/2024

1. 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**

XIII. OLD BUSINESS 10/22/2024

1. Patience Killien 1 Old North Wharf Revs 42.3.1/79 Val Oliver

• **Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill; Alt: Patten, Paul -- Last heard September 24, 2024**

2. Born & Bread 35 Center St Solar Roof 42.3.1/3 AckSmart

• **Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Thornewill, Patten -- Last heard August 27, 2024**



NANTUCKET HISTORIC DISTRICT COMMISSION

Conduct of Application Hearings (adopted 11/17/22)

The HDC's role is to review and deliberate on the appropriateness of structures and architectural elements (consist with its mission under its Act, its guidelines including Building with Nantucket in Mind, and its established policies). With respect to consistently functional meetings: i) the HDC functions under Robert's Rules and all meeting participants are expected to act accordingly, and ii) applicants and their agents are expected to provide application materials timely (to allow Commissioner preview and for abutter and public viewing). In addition, the following protocols shall be observed:

- 1) The Chairperson opens the application hearing and announces the sitting board.
- 2) Subject to a time allotment (2 minutes for applicant and their agent, 1 minute per for 1st three abutters randomly selected; thereafter, 30 seconds per):
 - a) Applicant or agent provides a description of matters in front of the Commission.
 - b) The Commissioners, through the Chair, may ask questions to solidify their understanding of matters at hand.
 - c) Commission receives staff comments.
 - d) Abutters and public may then speak for or against the matters at hand.
 - e) The applicant or agent is allowed a rebuttal.
- 3) The Commissioners deliberate on the merits only. Note: Except for questions arising of the Commission's deliberations, no further applicant, agent nor public comments are received by the Commission.
- 4) Through the Chair, Commission makes its determination; where applicable, its decision is recorded on the application (including as fitting, through use of an Exhibit).
- 5) In each of the foregoing, comments of Commissioners, applicants, agents, abutters, and the public, are reserved to the *merits of the design with respect to appropriateness*. And, unless as a Point of Information through the Chair, no comments (Commissioner, applicant, agent, abutters, or public) are to involve policy or procedure—under Robert's Rules, such matters are properly addressed as separate, noticed agenda items. *And, throughout each hearing, both off-topic and redundant comments are strongly discouraged.*