



UPDATED MEETING POSTING MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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NANTUCKET TOWN CLERK
Posting Number:T 995

Committee/Board/s	Historic District Commission (HDC) –OLD Business
Day, Date, & Time	Tuesday November 5, 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_aW1grTo2Ru-sYD6wTjCplg

To watch live meeting, click here:

<https://youtube.com/live/J98ggjDXMck>

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

1. Incomplete applications

II. OLD BUSINESS 10/29/2024 TO COME BACK BY NOON

1. Drake & Steele 3 Primose Ln New gate 40/47.1 Gryphon Architect AM
 - *Commissioners: Welch, ~~Pohl~~, Oliver, MacLeod and Camp; Alt: Thornewill, Patten and Paul -- Last heard October 29, 2024*

III. 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*

IV. 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*

V. OLD BUSINESS 11/05/2024

1. Brandon Eldridge 26 Arlington Solar shingles 76.1.3/281 Isaksen Solar
 - *Commissioners: Welch, ~~Pohl~~, Camp, MacLeod and Oliver; Alt: Patten, Paul and Thornewill-- Last heard September 03, 2024*
2. Knight, Mark 60 Nobadeer Ave Roof 88/10 Permits +
 - *Commissioners: Welch, ~~Pohl~~, Camp, MacLeod and Paul; Alt: Patten, Thornewill -- Last heard October 01, 2024*
3. Dustin Maury 32 Cannonbury Ln New Dwelling 73/24 Reid Yenor
 - *Commissioners: Welch, ~~Pohl~~, Paul, MacLeod and Camp; Alt: Thornewill, Patten, Oliver -- Last heard October 22, 2024*
4. 25 N Pasture LLC 25 N Pasture Rev new dwelling 44/75 P+
 - *Commissioners: Welch, ~~Pohl~~, MacLeod, Camp, Paul; Alt: Thornewill, Patten: -- Last heard October 01, 2024*
5. Doherty ACK LLC 4 Mariner Way Hardscape pool 55.1.4/72 Paul Santos
 - *Commissioners: Pohl, Welch, Oliver, Thornewill and Camp; Patten was alternate for Camp - Last heard October 08, 2024*
 - **HOLD PER APPLICANT (to November 12th)**
6. Doherty ACK LLC 6 Mariner Way Hardscape pool 55.1.4/72.2 Paul Santos
 - *Commissioners: Pohl, Welch, Camp, Oliver and Paul; Alt: Patten -- Last heard October 08, 2024*
 - **HOLD PER APPLICANT (to November 12th)**
7. 85 Orange LLC 85 Orange St Dormer rear 55.4.1/27 Christopher Anderson
 - *Commissioners ~~Pohl~~, Welch, MacLeod, Paul, Thornewill; Alt: Patten -- Last heard October 08, 2024*
8. 85 Orange LLC 85 Orange St Reno guest house (garage) 55.4.1/27 Christopher Anderson
 - *Commissioners: ~~Pohl~~, Welch, MacLeod, Paul, Thornewill; Alt: Patten -- Last heard October 08, 2024*
9. 85 Orange LLC 85 Orange St Front addition (MH) 55.4.1/27 Christopher Anderson
 - *Commissioners: ~~Pohl~~, Welch, MacLeod, Paul, Thornewill; Alt: Patten -- Last heard October 08, 2024*
10. 85 Orange LLC 85 Orange St Front hardscape 55.4.1/27 Christopher Anderson
 - **TRACK**
11. 85 Orange LLC 85 Orange St Rear hardscape 55.4.1/27 Christopher Anderson
 - **TRACK**
12. Ack Koda LLC 42 Shimmo Pond Rd MH move/demo 43/126 Botticelli & Pohl
 - *Commissioners: Welch, MacLeod, Oliver, Camp and Patten; Alt: Paul -- Last heard October 29, 2024*
 - **HOLD PER APPLICANT (to November 19th Old Business)**

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 10/15/2024

2. Henderson Barbara	6A Silver St	New shed	55.4.1/187.1	JB Studio	VO
3. Orange Swordfish	28 Orange St	Parapet	42.3.2/175	Emeritus LTD	VO
4. FP 4 N Water	4 N Water St	Add ADA Lift addition	42.4.2/90	Emeritus LTD	VO
5. Hightide Homes LLC	45B Vestal St	Pool hardscape	41/591	Atlantic	AM

- **HOLD PER APPLICANT (to November 12th New Business)**

X. NEW BUSINESS 10/29/24 – VIEW

1. Hodges, Keegan	35 India St	Change windows	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
• HOLD PER APPLICANT (to November 12th New Business)						
5.	Capaldo/ Carracciola	19 Union St	Color change clapboard	42.3.2/136	Topham	RP
• HOLD PER APPLICANT (to November 12th New Business)						
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
• HOLD PER APPLICANT (to November 12th New Business)						
13.	Eleven Lincoln Ave Trust	32 Jefferson Ave	Garage revs	30/132	Botticelli & Pohl	AM
• HOLD PER APPLICANT (to November 12th New Business)						
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	New 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
23.	1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus LTD	VO
24.	33 Cliff Rd LLC	33 Cliff Rd	New dwelling	42.4.4/5	Botticelli & Pohl	CP
• HOLD PER APPLICANT (to November 12th New Business)						
25.	Three North Gully Rd LLC	7 N Gully Rd	Revs dormer fens	73.1.3/123	Botticelli & Pohl	CP
• HOLD PER APPLICANT (to November 12th New Business)						
26.	Jennie Esti	6 Goldfinch Dr	Addition & deck/patio	68/599	Emeritus LTD	CP
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	New Roof	42.4.1/52	Vasil Marinov	AC

Approve Minutes -	June 25, 2024
Review Minutes -	- June 4, 2024; - June 18, 2024; - June 25, 2024; - July 2, 2024; - July 9, 2024; August 20, 2024; - August 27, 2024; - September 3, 2024
Other Business -	Next HDC Meeting: November 12, 2024, NEW BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM. Organizational Meeting: November 6, 2024 *HYBRID & IN PERSON @ 2 FAIRGROUNDS ROAD in CONFERENCE ROOM. PLEASE NOTE – there will <u>NOT</u> be an HDC meeting the week of Thanksgiving.

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”
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