



UPDATED MEETING POSTING
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ORIGINAL MEETING TIME: 2024 NOV 07 PM 03:07
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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
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2024 NOV 12 PM 03:03
NANTUCKET TOWN CLERK
Posting Number: T 1022

Committee/Board/s	Historic District Commission (HDC) –NEW Business
Day, Date, & Time	Tuesday November 12, 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_AwqmqOpRQpWJexM1JDimfg

To watch live meeting, click here:

<https://youtube.com/live/1BAPXnsNpPo>

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. COMMENT BY THE CHAIR

- Organizational Meeting scheduled for November 14, 2024

II. COMMISSION DISCUSSION & VOTE

- 29 Fair Street – Determination of Minimum Maintenance (Ch. 12-13) Violation, Notice

2. Skyline Road LLC 6 Woodland Drive Cabana 79 /209 Stowe Mountain Builders

- Reviewed 06/18/24 & motion to hold pending further review (work to be completed by September) provided the project use the originally approved COA (HDC2022-02-5750 on 03/03/22) and to reopen by October 15th, if modification not made.
- Commissioners: *Welch, Pohl, Oliver, MacLeod, Camp; Alt: Thornewill, Patten, Paul*

3. Henderson Barbara 6A Silver Street New shed 55.4.1 / 187.1 JB Studio

- Approved 11/05/24 with Exhibit A for simple shed with square window & kick panels
- To be opened back up with a VIEW
- Commissioners: *Welch, Camp, MacLeod, Thornewill, Patten; Alt: Paul, (VO recused)*

III. VIEW ONLY – NO DISCUSSION

- 10 New Whale Street – Citizen Complaint regarding Minimum Maintenance (Ch. 124-13) – Violation Notice
- 5 Candle Street – Citizen Complaint regarding Minimum Maintenance (Ch. 124-13) – Violation Notice

IV. CONSENTS

1. Reitman	8 Jackson St	Shed	73.1.3 61.1	Structures Unltd	SW
2. Bell, Leanne	34 Chuck Hollow Rd	Addition	75/67	Topham	SW
3. Mary Charbonneau	10 Curlew Ct	Window replacement	68/522	Robert Pike	SW
4. DXD SS Fund II Nantucket Propco LLC	10/12 DavKim Ln Duplex	Window sash color change and Roof change	68/61 & 62	Emeritus LTD	SW
5. Pickard	9 Grove Ln	Shed/Addition	41/273	Thornewill	SW
6. Longfin, LLC	1 Barnard Valley Rd	New dwelling	53/25	K Megna	SW
7. Christy White	2 Ipswich St	Deck addition stairs	71.3.2/293	Jacob Martinson	SW
8. Restieri, Tara & Larry	74A Madaket Rd	Addition “Outdoor” roof	41/811	Val Oliver	RP
9. Bergman, Mary	15 Nanina Dr	New shed	67/513.2	Normand	RP
10. Furton, Angela	11 Roberts Ln	Rev COA Garage	56/36	Normand	RP
11. Seldom Inn LLC	5 New Sias St	New patio	73.4.2/15	Normand	RP
12. Wombat Point LLC	2 Prospect St	Add ext- basement stair	55.4.4/3	EMDA	RP
13. Miller, Bruce & Jeanne	4 Henderson’s Dr	Add 3 season room	66/205	Thornewill	RP
14. Fee, Matthew	50 Cliff Rd	Veg garden fence	41/28	Island Harvest	RP
15. Orenstein Ted & Amy	5 Crow’s Nest	Door window revs	12/22.2	R Newman	RP
16. Cassaza Chris	6 Old Westmoor Farm	Door window rev	41/821	R Newman	RP
17. Karen Baird	50 Appleton Rd	Remove Hoop Tent	66/5	Doug Baird	JP
18. Bemer	31 Wigwam Rd	New Shed	77/7.6	Structures	JP
19. Michele Currie Southy	7 Anna Dr	Re 2963	55/245.2	JN Design	AM
20. Carlos Aguilar Tejada	11 Bluet Ct	New Dwelling	68/342	Val Oliver	AM
21. Hayford, Susan	41 Madaket Rd	Roof Replacement	41/413	Self	AM
22. XXII Years LLC	3 Maxey Pond Rd	Pool cabana	40/106	Chip Webster	AM
23. Cheney Realty Trust	28 Equator Dr	Rev fenestration	56/342	BPC	VO
24. Sea Hero LLC	1 Pinkham Circle	New deck	56/159	George Berg	VO
25. Jeffrey & Colleen Duran	14 Ellen’s Wy	Open cabana	81/176	Sanne Payne	VO
26. Patrick & Carolyn Depalma	3 Westerwick Dr	Open cabana	73/37	Sanne Payne	VO
27. Stephen Cohen	2 Wannacomet Rd	Shed	41/573	NAG	CT
28. Stephen Cohen	2 Wannacomet Rd	Hardscape	41/573	NAG	CT
29. McCollum, Susan B	35 Eel Point Rd	New shed	32/63	Botticelli & Pohl	CP
30. M Krishnamurti	17 Milk St	Roof Replacement	42.3.3/86.1	LFW	AC

V. CONSENT WITH CONDITIONS

1.	Prichard	10 York St	White picket fence	55.4.1/142	Garden Group	SW
	• Type I or Type II picket fence following “Building with Nantucket in Mind,” page 172.					
2.	Joshua Morash	8 Bayberry Ln	Pool Hardscape	67/72	Val Oliver	RP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Katherine Hemingway	6 Field Ave	Addition/as-built	80/170	Brook Meerbergen	SW
	• As-built fee to be assessed prior to issuance					
4.	Katherine Hemingway	6 Field Ave	As-built shed	80/170	Brook Meerbergen	SW
	• As-built fee to be assessed prior to issuance					
5.	Katherine Hemingway	6 Field Ave	As-built garden shed	80/170	Brook Meerbergen	SW
	• As-built fee to be assessed prior to issuance					
6.	Kevin & Julie Hayes	36R Cliff Rd	Addition	42.4.4/38	Tad Elliot	JP
	• Add date of construction to the COA (HDC Survey NAN.1485 =c.1976)					
7.	Don Allen Ford	24 Polpis Rd	Overhang over doors	54/177	Val Oliver	JP
	• Visually, the angled wood member feels tiny compared to the roof its supporting as viewed from the South & North; Increase dimension by 50% of the angled wood member that supports the pent roof					
8.	24A New Ln LLC	24A New Ln	Patio Hardscape	41/395.2	Atlantic	JP
	• Outdoor kitchen and firepit not to be seen at the time of inspection and in perpetuity.					
9.	Ack Ama Realty Ventures	1 Sparks Ave	HVAC exhaust hood on hut	55/180.1	D Daryoush	AM
	• Approve with Option 2 only					
10.	8 Gull Island LLC	8 Gull Island Ln	Lift new foundation	42.4.3/95	Barrett Enterprires	AM
	• Provide the date of construction and history of house; document 1 st floor height and retain with new (parged) foundation					
11.	20 Western LLC	20 Western Ave	Roof replacement	87/74	J Martinez	AM
	• Add date of construction to the COA (HDC Survey NAN.2869 =c.1938 “Escape Hatch”)					
12.	Elmer Glenn	51 Morey Ln	Roof replacement	73.3.2/54	J Martinez	AM
	• Add date of construction to the COA					
13.	Tom Donovan	104 Surfside Rd	Ground Mount Solar	67/349	Cotuit Solar Karen	AM
	• Ground Solar Array not to be visible from the time of inspection and in perpetuity.					
14.	Carlos Aguilar Tejada	11 Bluet Ct	Garage Apt	68/342	Val Oliver	AM
	• Roof pitch to match 9/12 of main house					
15.	Kurtz Hlen	177 Polpis Rd	Pool Hardscape	45/1.1	Atlantic	VO
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
16.	Tomasello, Stephen & Kelly	8 Maple Ln	Pool Hardscape	67/303.4	Atlantic	VO
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
17.	Sea Hero LLC	1 Pinkham Circle	New deck	56/159	George Berg	VO
	• Add date of construction to the COA (NHL Data =c.1980)					
18.	Stephen Cohen	2 Wannacomet Rd	Pool and hot tub	41/573	NAG	CT
	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
31.	Fee Mathew g Trust	58 Fairgrounds Rd	Roof	67/301	Emeritus LTD	CT
	• Add date of construction to the COA					
19.	Romano, Josph	171 Polpis Rd	Pool Hardscape	45/1.3	Julie Jordin	CP
320.	• Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

VII. OLB BUSINESS 11/05/2024 HELD FOR 11/12/24 MEETING

- | | | | | | |
|----|---|---------------|----------------|-------------|-------------|
| 1. | Doherty ACK LLC | 4 Mariner Way | Hardscape pool | 55.1.4/72 | Paul Santos |
| | • <i>Commissioners: Pohl, Welch, Oliver, Thornewill and Camp; Patten was alternate for Camp - Last heard October 08, 2024</i> | | | | |
| 2. | Doherty ACK LLC | 6 Mariner Way | Hardscape pool | 55.1.4/72.2 | Paul Santos |
| | • <i>Commissioners: Pohl, Welch, Camp, Oliver and Paul; Alt: Patten -- Last heard October 08, 2024</i> | | | | |

VIII. NEW BUSINESS 10/15/2024

- | | | | | | | |
|----|--------------------|---------------|----------------|--------|----------|----|
| 1. | Hightide Homes LLC | 45B Vestal St | Pool hardscape | 41/591 | Atlantic | AM |
|----|--------------------|---------------|----------------|--------|----------|----|

IX. NEW BUSINESS 10/29/24 – VIEW

- | | | | | | | |
|----|-------------------|-------------|--------------------------|----------|------|----|
| 1. | Callen Miller Inc | 1 Cherry St | Add porch & French doors | 55/377.1 | EMDA | SW |
|----|-------------------|-------------|--------------------------|----------|------|----|

X. NEW BUSINESS 10/29/24

- | | | | | | | |
|----|----------------------|--------------------|------------------------|------------|----------------|----|
| 1. | Capaldo/ Carracciola | 19 Union St | As Built Move Arbor | 42.3.2/136 | Topham | RP |
| 2. | Capaldo/ Carracciola | 19 Union St | Color change clapboard | 42.3.2/136 | Topham | RP |
| 3. | Holly Hock LLC | 42 Chuck Hollow Rd | Color change | 75/65.1 | EMDA | RP |
| 4. | Henry Spitzer | 1 Sconset Ave | Hardscape | 73.4.1/8 | Greyson Keller | JP |
| 5. | Gilis, Konstantin | 25B Clifton St | Hardscape Curb cut | 73.4.1/3 | Natalie Cowger | AM |

6.	Thirty-Nine Hulbert LLC	39 Hulbert Ave	Fenestration Revs	29/19	Botticelli & Pohl	AM
7.	Eleven Lincoln Ave Trust	32 Jefferson Ave	Garage revs	30/132	Botticelli & Pohl	AM
8.	Alexander Woodley	3 Newtown Ct	Rev 2022-03-6065	55/210.2	Val Oliver	AM
9.	Jeff & Nicole Barden	1 Hedgebury Ln	Addition	41/594	MCA	CT
10.	Jared & Kim Mitchell	50 Hummock Pond Rd	Window well	56/286	Chacon Homes	CT
11.	18 Bishop Rise LLC	18 Bishop Rise	New Gate	40/126	Atlantic	VO
12.	Voulgaris Nick & Kristine	7 Farmer St	Driveway change	42.3.2/108	Atlantic	VO
13.	20 N Pasture Ln NT	20 N Pasture Ln	Main House Revs	44/86	JB Studio	VO
14.	20 N Pasture Ln NT	20 N Pasture Ln	Pool hardscape	44/86	JB Studio	VO
15.	Madaket Road LLC	74 Madaket Rd	New dwelling	41/810	Emeritus LTD	SW
16.	1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus LTD	VO
17.	33 Cliff Rd LLC	33 Cliff Rd	New dwelling	42.4.4/5	Botticelli & Pohl	CP
18.	Three North Gully Rd LLC	7 N Gully Rd	Revs dormer fens	73.1.3/123	Botticelli & Pohl	CP
19.	Jennie Esti	6 Goldfinch Dr	Addition & deck/patio	68/599	Emeritus LTD	CP
20.	Geoff Smith Nantucket AP LH	33A Bunker Rd	Quonset Hut 1	78/99.1	LFW	CP
21.	Geoff Smith Nantucket AP LH	33A Bunker Rd	Quonset Hut 2	78/99.1	LFW	AC
22.	McCarthy	16 Ridge Ln	Addition in rear	38/120	Gryphon	AC
23.	Stephen Jacobs	13 Walsh St	New Roof	42.4.1/52	Vasil Marinov	AC

XI. NEW BUSINESS 11/12/2024 - VIEW

1.	Turk	15 Marsh Hawk Ln	Shed	56/113.6	Structures Unltd	SW
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Approve Minutes -	• June 4, 2024; • June 18, 2024; • June 25, 2024; • July 2, 2024; • July 9, 2024; • August 27, 2024; • September 3, 2024
Review Minutes -	• August 13, 2024
Other Business -	• Next HDC Meeting: November 19, 2024, OLD BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in TRAINING ROOM (Upstairs) <i>**please note change**</i> • Organizational Meeting: November 14, 2024 *HYBRID & IN PERSON @ 2 FAIRGROUNDS ROAD in CONFERENCE ROOM @3:30pm • 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”

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

XI. NEW BUSINESS 11/12/2024

1.	Bo Wilson	30 Ridge Ln	Rev Hardscape	38/114	KMLD	SW
2.	Koufakis, Michael	6 Swain St	Addition	42.4.1/82.2	NAG	SW
3.	DXD SS Fund II Nantucket Propco LLC	10/12 DavKim Ln Storage Unit	Window sash color change	68/61 & 62	Emeritus LTD	SW
4.	Bernard James	29 Long Pond Dr	Fenestration	59.4/19	JB Studio	RP
5.	Cassaza Chris	6 Old Westmoor Farm	Hardscape	41/821	R Newman	RP
6.	Theodorakos, Vaivos Trust	79 Pocomo Rd	Sports Court	15/5	Chip Webster	JP
7.	Hart Pine NT	38 Pine St	Addition	55.4.1/69	Normand	JP
8.	Ang Barry & Robert	11 Jonathan Way	New dwelling	75/42	Nate Barber	JP
9.	Lanetta, Laura & Doug Fisher	7 Paul Jones Rd	Add Pergola	30/68.1	Emeritus LTD	JP
10.	Anna & Anna Dean	8 Heath Ln	Hardscape driveway	72/46	Liza Hatton	JP
11.	Sandy Paws Salty Kisses	4 Weweeder Ave	Rev COA Fen changes	80/102	Brook Meerbergen	JP
12.	Sandy Paws Salty Kisses	4 Weweeder Ave	Retaining/ topo	80/102	Brook Meerbergen	JP
13.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Pool House	40/2	Emeritus LTD	JP
14.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Relocate structure on site	40/2	Emeritus LTD	JP
15.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Pool pergola rev 10131	40/2	Ahern LLC	AM
16.	Jeffrey Auseizer	14 Moors End Ln	Porch	43/216	EMDA	AM
17.	Maisto, Mark	78 Pleasant St	Addition	55/654	Gryphon Architect	VO
18.	Hampton S Lynch Jr Trust	2 Green Ln	Historic Reno fen changes	42.3.3/130	Gryphon Architect	VO
19.	Trottier, Jeremy & Sarah	7 Moors End Ln	New dwelling	43/218	Thornewill	VO
20.	Jeffrey & Colleen Duran	14 Ellen's Wy	Raise garage roof	81/176	Sanne Payne	VO
21.	Thomas Sansone	35 Pleasant St	Addition	55.4.1/156	Gryphon Architect	CT
22.	Scott O'Connor	2 Hussey St	Change wall material	42.3.1/119	Emeritus LTD	CT
23.	Stephen Cohen	2 Wannacomet Rd	Fence	41/573	NAG	CT
24.	William Carson	23R Clifton St	Dormer deck	49.3.2/2	JGGA	CP
25.	Albion Ridge LLC	3 Reeds Way	Hardscape pool	92.4/319	LFW	CP
26.	Cliff Lane 1 LLC	1 Cliff Lane	Demo shed	30/63	JB Studio	AC
27.	Cliff Lane 1 LLC	1 Cliff Lane	New shed	30/63	JB Studio	AC
28.	Cliff Lane 1 LLC	1 Cliff Lane	Demo move cabana	30/63	JB Studio	AC
29.	Cliff Lane 1 LLC	1 Cliff Lane	New cabana	30/63	JB Studio	AC
30.	Richard Travaglione	29 Tomahawk Rd	Fen and stair change	69/322	LFW	AC

XII. OLD BUSINESS 10/22/2024

1.	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>						
2.	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>						

XIII. OLD BUSINESS 11/05/2024

1.	Knight, Mark	60 Nobadeer Ave	Roof	88/10	Permits +	
• <i>Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alt: Patten, Thornewill -- Last heard October 01, 2024</i>						
2.	25 N Pasture LLC	25 N Pasture	Rev new dwelling	44/75	P+	
• <i>Commissioners: Welch, Pohl, Patten, MacLeod and Thornewill; Alt: -- Last heard October 01, 2024</i>						
3.	Ack Koda LLC	42 Shimmo Pond Rd	MH move/demo	43/126	Botticelli & Pohl	
• <i>Commissioners: Welch, MacLeod, Oliver, Camp and Patten; Alt: Paul -- Last heard October 29, 2024</i>						