



UPDATED MEETING POSTING MEETING POSTING

ORIGINAL POSTING TIME: 2024 NOV 15 AM 10:36

ORIGINAL POSTING: T 1045

ORIGINAL POSTING TIME: 2024 NOV 18 AM 10:39

ORIGINAL POSTING: T 1055

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)

RECEIVED

2024 NOV 19 AM 10:59
NANTUCKET TOWN CLERK
Posting Number: T 1065

Committee/Board/s	Historic District Commission (HDC) – NEW OLD Business
Day, Date, & Time	Tuesday November 19, 2024, at 4:00pm *HYBRID
Location / Address	TRAINING ROOM (upstairs) @ 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_VtpfhgfiRJmbZ_2hR5PfkW

To watch live meeting, click here:

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

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, Jule Hall

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. ANNOUNCEMENTS

- No Meeting on November 26, 2024, due to Thanksgiving Holiday.
- SELECT BOARD PUBLIC FORUM for input on Mitigation Measures for SouthCoast Wind Off-Shore Wind Project - today at 5:00pm in the Community Room. Please be advised, the HDC ~~will~~ may recess for the forum and resume this meeting after forum.

II. COMMISSION DISCUSSION & VOTE

- 10 New Whale Street – Determination of Minimum Maintenance (Ch. 124-13) Violation, Notice
- 5 Candle Street – Determination of Minimum Maintenance (Ch. 124-13) Violation, Notice

III. OLD BUSINESS 10/22/2024

1.	Patience Killien	1 Old North Wharf	Revs	42.3.1/79	Val Oliver
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- *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
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- *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Thornewill, Patten -- Last heard August 27, 2024*

IV. OLD BUSINESS 11/05/2024

1.	Knight, Mark	60 Nobadeer Ave	Hardscape	88/10	Permits +
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- *Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alt: Patten, Thornewill -- Last heard October 01, 2024*

2.	25 N Pasture LLC	25 N Pasture	Rev new dwelling	44/75	P+
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- *Commissioners: Welch, Pohl, Patten, MacLeod and Thornewill; Alt: -- Last heard October 01, 2024*

3.	Ack Koda LLC	42 Shimmo Pond Rd	MH move/demo	43/126	Botticelli & Pohl
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- *Commissioners: Welch, MacLeod, Oliver, Camp and Patten; Alt: Paul -- Last heard October 29, 2024*

4.	ACK Koda LLC	42 Shimmo Pond Rd	New Guest House	43/126	Botticelli & Pohl
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- **TRACK**

5.	ACK Koda LLC	42 Shimmo Pond Rd	New Garage	43/126	Botticelli & Pohl
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- **TRACK**

V. OLD BUSINESS 11/19/2024 - VIEW

6.	20 N Pasture Ln NT	20 N Pasture Ln	Main House Rev	44/86	JB Studio
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- *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod – Last heard November 12, 2024*

7.	20 N Pasture Ln NT	20 N Pasture Ln	Pool Hardscape	44/86	JB Studio
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- *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod – Last heard November 12, 2024*

8.	Red Mill Lane LLC	8 Red Mill Ln	Pool Hardscape	55/928	LFW
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- *Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard October 22, 2024*

9.	Red Mill Lane LLC	8 Red Mill Ln	New Dwelling	55/928	LFW
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- *Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard October 22, 2024*

10.	Red Mill Lane LLC	8 Red Mill Ln	New Cabana	55/928	LFW
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- *Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard October 22, 2024*

VI. OLD BUSINESS 11/19/2024

11.	Thomas Ripley	92 Washington Street	Garage	42.2.3 /22	Marshall Harris
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- *Commissioners: Welch, Pohl, Oliver, MacLeod, Thornewill; Alt: Patten – Last heard October 22, 2024*

12.	Kyle Snell	5 Pine Crest Drive	Fence Rev to add wall	68/427	Thornewill
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- *Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alt: Paul – Last heard October 29, 2024*

13.	Bernie Bloney	6 Marion Ave	Pool Hardscape	82 /137	Ryan Blaney
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- *Commissioners: Welch, MacLeod, Paul, Patten, Thornewill; Alt: none – Last heard October 22, 2024*

14.	John Murray	75 Fairgrounds Rd	New Dwelling	67/ 180.0	Jose Martinez
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- *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod – Last heard October 22, 2024*

15.	88 Pocomo Road	88 Pocomo Road	Move off / Demo	15/ 42	Emeritus LTD
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- *Commissioners: Welch, Pohl, Oliver, MacLeod, Thornewill; Alt: Paul & Patten – Last heard October 15, 2024*

16.	Cheese & Crackers LLC	39 Cliff Road	New Dwelling	42.4.4/3	MCA+
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- *Commissioners: Welch, MacLeod, Camp, Thornewill, Paul; Alt: Patten (Pohl recused) – Last heard July 23, 2024*

17.	Dustin Maury	32 Cannonbury Lane	New Dwelling	73/24	Reid Yenor
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- *Commissioners: Welch, Camp, MacLeod, Paul & Thornewill; Alt: Patten & Oliver – Last heard November 5, 2024*

18.	33 Cliff Road LLC	33 Cliff Road	New Dwelling	42.4.4 / 5	Botticelli & Pohl
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- *Commissioners: Welch, Camp, MacLeod, Oliver, Paul; Alt: Thornewill & Patten – Last heard November 12, 2024*

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|-----|---|--------------------|------------------------|-----------|---------------|
| 19. | Voulgaris, Nicholas | 7 Farmer Street | Driveway change | 42.32/108 | Atlantic |
| | • <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alt: Paul, Patten (Pohl recused) – Last heard November 12, 2024</i> | | | | |
| 20. | 18 Bishops Rise LLC | 18 Bishops Rise | New Gate | 40/126 | Atlantic |
| | • <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard November 5, 2024</i> | | | | |
| 21. | 13 and 15 Nancy Ann Ln LLC | 13 Nancy Ann Ln | Mixed Use Building | 68 / 137 | Emeritus LTD |
| | • <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard October 22, 2024</i> | | | | |
| 22. | 13 and 15 Nancy Ann Ln LLC | 15 Nancy Ann Ln | Mixed Use Building | 68/ 138 | Emeritus LTD |
| | • <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard October 22, 2024</i> | | | | |
| 23. | Riverview Crossing LLC | 12.5 Pequot St | Garage | 80/20 | Michael McKay |
| | • <i>Commissioners: Oliver, MacLeod, Paul, Patten, Thornewill – Last heard November 5, 2024</i> | | | | |
| 24. | Sam & Craig Cordts-Pearce | 76 Pleasant St | New Dwelling | 55 /367 | Sanne Payne |
| | • <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alt: Thornewill – Last heard August 13, 2024</i> | | | | |
| 25. | Debra & Robert Bechtold | 3 Manatook Way | Move Off / Demo Bldg 1 | 73/82 | LFW |
| | • <i>Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alt: Pohl (Oliver recused) – Last heard October 8, 20224</i> | | | | |
| | • <i>Not anticipated by the Chair within 48 hours</i> | | | | |
| 26. | Debra & Robert Bechtold | 3 Manatook Way | Move Off / Demo Bldg 2 | 73/82 | LFW |
| | • <i>Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alt: Pohl (Oliver recused) – Last heard October 8, 20224</i> | | | | |
| | • <i>Not anticipated by the Chair within 48 hours</i> | | | | |
| 27. | Debra & Robert Bechtold | 3 Manatook Way | Move Off / Demo Bldg 3 | 73/82 | LFW |
| | • <i>Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alt: Pohl (Oliver recused) – Last heard October 8, 20224</i> | | | | |
| | • <i>Not anticipated by the Chair within 48 hours</i> | | | | |
| 28. | Big Patch LLC | 69 Hummock Pond Rd | Pool Hardscape | 56/320 | LFW |
| | • <i>Commissioners: Welch, Pohl, MacLeod, Camp, Patten; Alt: Thornewill, Paul – Last heard October 22, 2024</i> | | | | |
| 29. | Hightide Homes LLC | 45B Vestal Street | Pool Hardscape | 41/591 | LFW |
| | • <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard November 12, 2024</i> | | | | |
| 30. | Richmond Great PT | 6 Honeysuckle Dr | New Dwelling | 68/888 | KOH/LFW |
| | • <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard October 29, 2024</i> | | | | |
| 31. | Richmond Great PT | 6 Honeysuckle Dr | New Garage | 68/888 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 32. | Richmond Great PT | 6 Honeysuckle Dr | Pool Hardscape | 68 /888 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 33. | Richmond Great PT | 4 Honeysuckle Dr | New Dwelling | 68/887 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 34. | Richmond Great PT | 4 Honeysuckle Dr | New Garage | 68/887 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 35. | Richmond Great PT | 4 Honeysuckle Dr | Pool Hardscape | 68/887 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 36. | Richmond Great PT | 2 Honeysuckle Dr | New Dwelling | 68/886 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 37. | Richmond Great PT | 2 Honeysuckle Dr | New Garage | 68/886 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 38. | Richmond Great PT | 2 Honeysuckle Dr | Pool Hardscape | 68/886 | KOH/LFW |
| | • <i>Track</i> | | | | |
| 39. | 7 Brewster Rd LLC | 7 Brewster Rd | New Dwelling | 54/286 | LFW |
| | • <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Patten; Alt: Thornewill & Paul – Last heard October 8, 2024</i> | | | | |

VII. NEW BUSINESS 10/29/24

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|----|----------------------|----------------|------------------|----------|------------|----|
| 1. | Alexander Woodley | 3 Newtown Ct | Rev 2022-03-6065 | 55/210.2 | Val Oliver | AM |
| 2. | Jeff & Nicole Barden | 1 Hedgebury Ln | Addition | 41/594 | MCA | CT |

VIII. NEW BUSINESS 11/12/2024

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|----|-----------------------------|----------------|--------------------------|-----------|-----|----|
| 1. | Olympic Equity Holdings LLC | 91 Main Street | Rev to Repair due to rot | 42.3.3/18 | NAG | SW |
|----|-----------------------------|----------------|--------------------------|-----------|-----|----|

IX. NEW BUSINESS 11/12/2024 - VIEW

- | | | | | | | |
|----|------|------------------|------|----------|------------------|----|
| 1. | Turk | 15 Marsh Hawk Ln | Shed | 56/113.6 | Structures Unltd | SW |
|----|------|------------------|------|----------|------------------|----|

Approve Minutes -	• August 13, 2024
Review Minutes -	•
Other Business -	• PLEASE NOTE – there will NOT be an HDC meeting the week of Thanksgiving. • Next HDC Meeting: December 3, 2024, BOTH OLD & NEW BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM • Please refer to the updated meeting agenda schedule on the Town's website: HDC-Meeting-and-Application-Deadline-Schedule-PDF
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 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, Vaio 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

