



UPDATED MEETING POSTING
MEETING POSTING
ORIGINAL POSTING TIME: 2024 NOV 29 AM 11:43
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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
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

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2024 DEC 03 PM 01:44
NANTUCKET TOWN CLERK
Posting Number: T 1126

Committee/Board/s	Historic District Commission (HDC) - OLD Business/ NEW Business
Day, Date, & Time	Tuesday December 3, 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_ud6Emgg_Sj2jy1qa7hr53g

To watch live meeting, click here

<https://youtube.com/live/6V2XtF3GMmg>

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

- Consent/Consent with Conditions

II. COMMISSION DISCUSSION

- Historic Street Lights and related matters
- 16 Main Street Ralph Lauren Store Glassless Street Light

III. OLD BUSINESS 11/19/2024 BACK BY NOON

1. Debra & Robert Bechtold 3 Manatook Way Move Off / Demo Bldg 1 73/82 LFW

- *Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alt: Pohl (Oliver recused) – Last heard November 19, 20224*

IV. OLD BUSINESS 11/05/2024

1. Knight, Mark 60 Nobadeer Ave Hardscape deer fence 88/10 Greyson Keller

- *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+

- *Commissioners: Welch, Pohl, Patten, MacLeod and Thornewill; Alt: -- Last heard October 01, 2024*

V. OLD BUSINESS 11/19/2024

1. Kyle Snell 5 Pine Crest Drive Fence Rev to add wall 68/427 Thornewill

- *Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alt: Paul – Last heard October 29, 2024*

2. Cheese & Crackers LLC 39 Cliff Road New Dwelling 42.4.4/3 MCA+

- *Commissioners: Welch, MacLeod, Camp, Thornewill, Paul; Alt: Patten (Pohl recused) – Last heard July 23, 2024*

3. Riverview Crossing LLC 12.5 Pequot St Garage 80/20 Michael McKay

- *Commissioners: Oliver, MacLeod, Paul, Patten, Thornewill – Last heard November 5, 2024*

4. Big Patch LLC 69 Hummock Pond Rd Pool Hardscape 56/320 LFW

- *Commissioners: Welch, Pohl, MacLeod, Camp, Patten; Alt: Thornewill, Paul – Last heard October 22, 2024*

5. Hightide Homes LLC 45B Vestal Street Pool Hardscape 41/591 LFW

- *Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard November 12, 2024*

6. Richmond Great PT 6 Honeysuckle Dr New Dwelling 68/888 KOH/LFW

- *Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Thornewill, Patten, Paul – Last heard October 29, 2024*

7. Richmond Great PT 6 Honeysuckle Dr New Garage 68/888 KOH/LFW

- *Track*

8. Richmond Great PT 6 Honeysuckle Dr Pool Hardscape 68 /888 KOH/LFW

- *Track*

9. Richmond Great PT 4 Honeysuckle Dr New Dwelling 68/887 KOH/LFW

- *Track*

10. Richmond Great PT 4 Honeysuckle Dr New Garage 68/887 KOH/LFW

- *Track*

11. Richmond Great PT 4 Honeysuckle Dr Pool Hardscape 68/887 KOH/LFW

- *Track*

12. Richmond Great PT 2 Honeysuckle Dr New Dwelling 68/886 KOH/LFW

- *Track*

13. Richmond Great PT 2 Honeysuckle Dr New Garage 68/886 KOH/LFW

- *Track*

14. Richmond Great PT 2 Honeysuckle Dr Pool Hardscape 68/886 KOH/LFW

- *Track*

15. 7 Brewster Rd LLC 7 Brewster Rd New Dwelling 54/286 LFW

- *Commissioners: Welch, Pohl, Oliver, MacLeod, Patten; Alt: Thornewill & Paul – Last heard October 8, 2024*

VI. OLD BUSINESS 12/3/2024

1. 85 Orange St LLC 85 Orange St Reno garage 85R 55.4.1/27 Christopher Anderson

- *Commissioners: Welch, Pohl, MacLeod, Paul, Thornewill; Alt: Patten -- Last heard November 19, 2024*

2.	Eitan	16 Walsh St	Move off demo	42.4.1/50	R. Newman	
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Camp Alt: Thornewill and Patten-- Last heard October 29, 2024</i>					
3.	FP \$ N Water	4 N Water	Lift addition	42.4.2/90	Emeritus	
	• <i>Commissioners: Welch, Oliver, MacLeod, Thornewill, Camp; Alt: Paul-- Last heard November 05, 2024</i>					
4.	1 NSWR Road Trust	1 N Swift Rock	Garage	40/2	Emeritus	
	• <i>Commissioners: Welch, Oliver, MacLeod, Pohl and Camp; Alt: Paul, Thornewill and Patten- Last heard November 12, 2024</i>					
5.	ACK Koda LLC	42 Shimmo Pond Rd	MH Move reno	43/126	Botticelli & Pohl	
	• <i>Commissioners: Welch, MacLeod, Paul, Camp and Patten; Alt: Patten and Thornewill -- Last heard November 19, 2024</i>					
6.	ACK Koda LLC	42 Shimmo Pond Rd	New Garage	43/126	Botticelli & Pohl	
	• TRACK					
7.	ACK Koda LLC	42 Shimmo Pond Rd	New Guest House	43/126	Botticelli & Pohl	
	• TRACK					
8.	M Flaster	7 N Pasture	Resite garage on site	44/67	LFW	
	• <i>Commissioners: Welch, Pohl, Oliver, Thornewill and MacLeod; Alt: Patten and Paul -- Last heard October 15, 2024</i>					
9.	M Flaster	7 N Pasture	Hardscape patio walls	44/67	LFW	
	• TRACK					

VII. NEW BUSINESS 10/29/24

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

IX. NEW BUSINESS 11/12/2024

1.	Olympic Equity Holdings LLC	91 Main Street	Rev to Repair due to rot	42.3.3/18	NAG	SW
2.	Bo Wilson	30 Ridge Ln	Rev Hardscape	38/114	KMLD	SW
3.	Koufakis, Michael	6 Swain St	Addition	42.4.1/82.2	NAG	SW
4.	DXD SS Fund II Nantucket Propco LLC	10/12 DavKim Ln Storage Unit	Window sash color change	68/61 & 62	Emeritus LTD	SW
5.	Bernard James	29 Long Pond Dr	Fenestration	59.4/19	JB Studio	RP
6.	Cassaza Chris	6 Old Westmoor Farm	Hardscape	41/821	R Newman	RP
	• HOLD PER APPLICANT					
7.	Theodorakos, Vaios Trust	79 Pocomo Rd	Sports Court	15/5	Chip Webster	JP
8.	Hart Pine NT	38 Pine St	Addition	55.4.1/69	Normand	JP
9.	Ang Barry & Robert	11 Jonathan Way	New dwelling	75/42	Nate Barber	JP
10.	Lanetta, Laura & Doug Fisher	7 Paul Jones Rd	Add Pergola	30/68.1	Emeritus LTD	JP
11.	Anna & Anna Dean	8 Heath Ln	Hardscape driveway	72/46	Liza Hatton	JP
12.	Sandy Paws Salty Kisses	4 Weweeder Ave	Rev COA Fen changes	80/102	Brook Meerbergen	JP
13.	Sandy Paws Salty Kisses	4 Weweeder Ave	Retaining/ topo	80/102	Brook Meerbergen	JP
14.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Pool House	40/2	Emeritus LTD	JP
15.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Relocate structure on site	40/2	Emeritus LTD	JP
16.	1 North Swift Rock Rd Trust	1 N Swift Rock Rd	Pool pergola rev 10131	40/2	Ahern LLC	AN
	• HOLD PER APPLICANT					
17.	Jeffrey Auseizer	14 Moors End Ln	Porch	43/216	EMDA AM	
18.	Maisto, Mark	78 Pleasant St	Addition	55/654	Gryphon Architect	VO
19.	Hampton S Lynch Jr Trust	2 Green Ln	Historic Reno fen changes	42.3.3/130	Gryphon Architect	VO
20.	Trottier, Jeremy & Sarah	7 Moors End Ln	New dwelling	43/218	Thornewill	VO
21.	Jeffrey & Colleen Duran	14 Ellen's Wy	Raise garage roof	81/176	Sanne Payne	VO
22.	Thomas Sansone	35 Pleasant St	Addition	55.4.1/156	Gryphon Architect	CT
23.	Scott O'Connor	2 Hussey St	Change wall material	42.3.1/119	Emeritus LTD	CT
24.	Stephen Cohen	2 Wannacomet Rd	Fence	41/573	NAG	CT
25.	William Carson	23R Clifton St	Dormer deck	49.3.2/2	JGGA	CP
26.	Albion Ridge LLC	3 Reeds Way	Hardscape pool	92.4/319	LFW	CP
27.	Cliff Lane 1 LLC	1 Cliff Lane	Demo shed	30/63	JB Studio	AC
28.	Cliff Lane 1 LLC	1 Cliff Lane	New shed	30/63	JB Studio	AC

29. Cliff Lane 1 LLC	1 Cliff Lane	Demo move cabana	30/63	JB Studio	AC
30. Cliff Lane 1 LLC	1 Cliff Lane	New cabana	30/63	JB Studio	AC
31. Richard Travaglione	29 Tomahawk Rd	Fen and stair change	69/322	LFW	AC

Approve Minutes -	
Review Minutes -	
Other Business -	• Next HDC Meeting: December 10, 2024, 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. CONSENTS FOR 12/10/24 AGENDA

1. Tuttle Sanford	134 Old South Rd	Antenna Mod	69/38	Allison Conwell	SW
2. Douglas Carlson	2 Blueberry Ln	New Shed	80/178	D Carlson	SW
3. Carl & Sharon Nielson	2A Cabot Ln	New Fence	30/254	EMDA	SW
4. Tripp Stables LLC	14 Tripp Dr	Move on site & reno	80/310	Cottage and Castle	SW
5. Two Pilgrims LLC	17 Pilgrim Rd	New dwelling	21/214	S Metz	VO
6. Two Pilgrims LLC	17 Pilgrim Rd	New guest house	21/214	S Metz	VO
7. 256 Polpis LLC	256 Polpis Rd	Relocate boat house	25/25	Botticelli & Pohl	VO
8. Nantucket Hotel Holdings	77 Easton St	New dwelling	42.4.1/35	EMDA	VO
9. Fairwinds Counseling	20 Vesper Ln	New Shed	55/247.1	Structures unlimited	VO
10. Akin & Kimm	60 Kendrick St	New Shed	76.4.3/57	Structures unlimited	VO
11. Carmine Giardini	7A Clifford St	New Shed	79/19	Structures unlimited	VO
12. Carmine Giardini	7A Clifford St	Deck extension	79/19	Reid Yenor	VO
13. Carmine Giardini	7A Clifford St	New Garage	79/19	Reid Yenor	VO
14. Alan Reed	17 First Way	Window replacement	55/239.5	Val Oliver	JP
15. Sullivan Realty Trust	83 Fairgrounds Rd	Window replacement	67/184.1	Val Oliver	JP
16. Vail Francis and Brian	18 Cherry St	New Shed & Fence	55/913	Val Oliver	JP
17. Robert F Greenhill Rev Trust	8 Hoicks Hollow Rd	Garage Fens Revs	23/5	Botticelli & Pohl	JP
18. Robinson West NT	23 New St (Sias)	Addition	73.4.2/77	Normand	JP
19. Pocomo Point LLC	81 Pocomo	Move on Primary 88 Pocomo	15/3	Emeritus LTD	RP
20. Pocomo Point LLC	81 Pocomo Rd	Move on 2nd dw 88 Pocomo	15/3	Emeritus LTD	RP
21. 88 Pocomo Trust	88 Pocomo Rd	Move off or demo 2nd dw	15/42	Emeritus LTD	RP
22. Strang, Ernie & Jamie	7 Farm View Dr	Cabana	66/180	SMRD	RP
23. Nantucket Oaks LLC	99 Low Beach Rd	Cabana	75/32.1	Normand	RP
24. Summer Sidecar 66 LLC	66 Miacomet Ave	Add door	67/355	Gryphon Arch	AM
25. Burbage, Susan & Stephen	47 Quidnet Rd	Renew COA gust house	21/143	Robert Paladino	AM
26. Burbage, Susan & Stephen	47 Quidnet Rd	Renew COA main house	21/143	Robert Paladino	AM

27. Vestal Ventures LLC	67 Vestal St	Demo Structure	41/59	BPC	AM
28. Snezhana- Ivanova	8 Beverly Ct	Move house -from 21 Pequot	68/186.3	Val Oliver	AM
29. Brian & Alexander Larkin	4B Gladlands Ave	Addition	80/122.1	Lucas Velle	AM
30. Emily Clarkson	47 Hooper Farm Rd	Window change	67/262	LFW	AC
31. Nant Con Foundation	165 Cliff Rd	Roof Replacement	41/65	LFW	AC

X. CONSENTS WITH CONDITIONS FOR 12/10/24 AGENDA

1. Theodore A Lee	39 Fair St	Change Roof (to 3-tab)	42.3.2/211	Lyuben Stanov	SW
•	Add the date of construction to the COA (HDC Survey NAN.3143 = c.1829-1832 Greek Revival				
2. Dunham	16 Deer Run Rd	Plunge pool/ hardscape	57/13.1	Val Oliver	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.				
3. No Worries LLC	8 Nickanoose Way	Plunge pool/ hardscape	55/55	Val Oliver	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.				
4. Nantucket Hotel Holdings	77 Easton St	Move off	42.4.1/35	EMDA	VO
•	Move off only; more historic information needed				
5. Gonnella	73 Easton	Driveway & Apron	42.4.1/109	Val Oliver	JP
•	Add date of construction to the COA (HDC Survey NAN.265 = c.1945 Bungalow)				
6. Strang, Ernie & Jamie	7 Farm View Dr	Pool Hardscape	66/180	SMRD	RP
•	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
8. 4 Macy Road RT	4 Macy Rd	New Pool	60/105	Atlantic	AM
•	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
9. Piccirillo, Paul	6 Baltimore St	New Spa	60/106	Atlantic	AM
•	Spa not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
10. Beth & Jared Krumper	5 Davis Lane	Alterations	82/72	Val Oliver	AM
•	Due to lack of visibility & existing architectural elements				
11. Cohen StephenTR/ Dukes rd	2 Dukes Rd	Tennis court	41/187	Ahern, LLC	AM
•	Tennis court is not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
12. 5 Luff Rd LLC	5 Luff Rd	Windows change	66/351	DTA	CP
•	Add date of construction to the COA (NHL Data = c.1994)				
13. Kathryn Graham	11 Priscilla Ln	New generator	41/351	DTA	CP
•	Generator is to be screened at the time of inspection and in perpetuity.				
14. Kathryn Graham	11 Priscilla Ln	Fenestration	41/351	DTA	CP
15. Add date of construction to the COA (NHL Data = c.1979); add plantings around lattice.					

X. VIEW FOR 12/10/24 AGENDA

1. Kennedy Richardson	3 Marcus Wy	Pool fence hardscape	91/9.4	KMLD	SW
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X. NEW BUSINESS 12/03/2024

16. Peter & Stephanie	26 New St Sias	Rooftop solar	73.4.2/24	Ack Smart	SW
17. Tripp Stables LLC	14 Tripp Dr	Demo move off property	80/310	Cottage and Castle	SW
18. Conservation Foundation	165 Cliff	Rev 2023-11-9489	41/65	Val Oliver	SW
19. Auburn Cottage LLC	46 Easton St	Demo shed	42.4.1/22	Botticelli & Pohl	SW
20. Lynnette Fallon	34 King St Sias	Color change steps	73.4.2/115	Self	SW
21. Nester Brian	4 E Lincoln Ave	New dwelling	42.4.1/49	NAG	VO
22. Sea Hero LLC	12 Pilgrim Rd	Fencing Hardscape	41/476	Jardins Int Inc	VO
23. Almodobar Beau & Liz	4 Atlantic	Window replacement	55.4.1/46	Val Oliver	JP
24. 9 Giny LLC	9 Giny Ln	Color change	41/851	Stow MT Builders	JP
25. Siracuse Kraig/ Helen	2 L St	Demo move off	59.4/261	Brook Meerbergen	JP
26. Siracuse Kraig/ Helen	2 L St	New dwelling	59.4/261	Brook Meerbergen	JP
27. Siracuse Kraig/ Helen	2 L St	New garage	59.4/261	Brook Meerbergen	JP
28. Pocomo Point LLC	81 Pocomo # 1	Move off demo (house #1)	15/3	Chip Webster	RP
29. Pocomo Point LLC	81 Pocomo # 2	Move off demo (house #2)	15/3	Chip Webster	RP
30. LB Nantucket LLC	65 & 67 Old South Rd	New Commercial BLDG	68/158 & 158.1	Val Oliver	RP
31. Ocean Ave Nominee Trust	20 Ocean Ave	Hardscape	73.2.4/20	Normand	RP
32. Shellacked LLC	4 Gay St	Hardscape	42.3.4/19	Val Oliver	RP
33. Cisco Sanctuary LLC	5 Bartlett farm Rd	alterations	65/14	Gryphon Arch	AM

34. Whidden, Nicole & Joel	11 Davis Ln	Rev COA 2020-03-0802	82/75	Emeritus	CT
35. Elegance LLC	75 Pocomo	Rev COA 2024-10-11391	15/7	Emeritus	CT
36. Nantucket safe harbor	1 Evergreen Wy	Hardscape gate fence	68/727	Jardins Intl.	CT
37. Nantucket safe harbor	1 Evergreen Wy	Hardscape driveway	68/727	Jardins Intl.	CT
38. 13-15 Nancy Ann LLC	13-15 Nancy Ann	Hardscape driveway fence	68/137-138	Jardins Intl	CT
39. John Wise	10 Starbuck	Rev shed	59.3/62	Emeritus	CT
40. Nantucket landbank	Mizzemast	Hardscape parking	66/432	E Antonietti	CT
41. Nantucket Mountain LLC	21 Berkely Ave	Window door change	54/160	Ron Winters	CT
42. Richard Burch	3 Falcon Ct	Dormer	68/536	LFW	CT
43. Pact LLC	41 Orange	Enclose deck	42.3.2/224	LFW	CP
44. Pochick Partners	30 Pochick	Fence	80/281	LFW	AC
45. Clay St Devel	44 Skyline Dr	Move on	79/990	LFW	AC