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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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NANTUCKET TOWN CLERK
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Committee/Board/s

Historic District Commission (HDC) - OLD Business

Day, Date, & Time

Tuesday December 17, 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_8Svyay-hSgiCiGNHthSrmg

To watch live meeting, click here

<https://youtube.com/live/-qEwQw1Bzdl>

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. COMMISSIONER DISCUSSION & VOTE

1. 10 New Whale Street - Minimum Maintenance Ch.124-13
 - *Commissioners: Welch, Pohl, Camp, MacLeod, Oliver; Alt: Paul, Patten, Thornewill— last heard November 19, 2024*
 - *Motion was made for owner to come back to address minimum maintenance concerns at the December 17, 2024, meeting with a letter sent to the owners' representatives.*
 - *Continued to the January 14, 2025, meeting.*
2. 5 Candle Street – Minimum Maintenance Ch. 124-13
 - *Same as above*
 - *Continued to the January 14, 2025, meeting.*
3. Nantucket Health Department - Emergency action needed regarding 16 Sheep's Pond Road (NHL Data = c.1982 noncontributing)
 - *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod – vote taken December 10, 2024.*
 - **Ratify vote** (approved for move off/demo; 5-0 vote)
4. Nantucket Health Department – Emergency action needed regarding 28 Sheep's Pond Road (NHL Data = c.1979 noncontributing)
 - **New Request**

II. CONSENTS (NEW BUSINESS 12/10/2024)

1. Cohen Steven Trust	19 Austin Locke Wy	Window change Rev 10096	82/57	Shelter 7	JP
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III. CONSENT WITH CONDITIONS (NEW BUSINESS 12/10/2024)

1. 9 Bartlett LLC	9 Bartlett Rd	Addition	67/13.1	Reid Yenor	JP
• Lower the plate height of the addition so that the addition of the ridge falls under the eave of the existing dwelling; Add date of construction to the COA (NHL Data = c.1983)					
2. Peshnachki, Viatko	10 Lewis Ct	Pool Hardscape	67/155	Atlantic	JP
• 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. Five Barstow LLC	5 Barstow Rd	Pool Hardscape	40/46	Atlantic	JP
• 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. Five Barstow LLC	5 Barstow Rd	Bocce Court	40/146	Atlantic	JP
• Court not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

IV. OLD BUSINESS (FROM 12/10/2024 AGENDA)

1. Clay St Devel	44 Skyline Dr	Move on	79/990	LFW	AC
• <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Thornewill; Alt: Patten, Paul – Last heard October 15, 2024</i> • <i>Approved with conditions (4-1 vote – Oliver obtained) - October 15, 2024</i> • <i>Motion to re-open for appropriate abutters notice/input</i>					
2. Cohen Stephen TR	2 Wannacommet Rd	Fence	41/573	NAG	CT
• <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Patten -Last heard December 10, 2024</i> • Held for View					
3. Cohen Stephen TR/ Dukes Rd	2 Dukes	Tennis court	41/187	Ahern LLC	JP
• <i>Commissioners: Welch, Camp, MacLeod, Patten (Mullen: Paul) Alt: Thornewill; Recused: Pohl- Last heard December 10, 2024</i> • Held for View					
4. Theodorakos, Vaios Trust	79 Pocomo Rd	Sports Court	15/5	Chip Webster	RP
• <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Patten - Last heard December 10, 2024</i> • Held for View					

V. NEW BUSINESS 12/03/2024 - VIEW

1. Kennedy Richardson	3 Marcus Way	Pool Fence hardscape	91/9.4	KLMD	SW
• NEW Business					

VI. OLD BUSINESS 12/03/2024

1. Eitan	16 Walsh St	Move off / demo	42.4.1/50	R Newman	
• <i>Commissioners: Welch, Pohl Oliver MacLeod, Camp Alt: Thornewill, Patten-- Last heard October 29, 2024</i>					
2. M Flaster	7 N Pasture Ln	Re-site garage on site	44/67	LFW	
• <i>Commissioners: Welch, Pohl, Oliver, Thornewill, MacLeod; Alt: Patten, Paul – Last heard October 15, 2024</i>					
3. M Flaster	7 N Pasture Ln	Hardscape patio walls	44/67	LFW	

- **TRACK**

VII. OLD BUSINESS 12/17/2024

- | 1. | Born Of Bread | 35 Center St | Solar | 42.3.1/3 | Ack Smart |
|-----|---|--------------------|------------------------|-------------|-------------------|
| | • <i>Commissioners: Welch, Pohl, MacLeod, Camp; Alt: Thornewill, Patten --Last heard November 19, 2024</i> | | | | |
| 2. | Padraic Cassidy | 4 Sleepy Hollow Rd | Cabana | 66/107.2 | Self |
| | • <i>Commissioners: Welch, Oliver, Camp, MacLeod, Thornewill; Alt: Paul, Patten -- Last heard November 5, 2024</i> | | | | |
| 3. | Padraic Cassidy | 4 Sleepy Hollow Rd | Pool | 66/107.2 | Self |
| | • TRACK | | | | |
| 4. | Ack Koda LLC | 42 Shimmo Pond | MH Reno Move | 43/126 | Botticelli & Pohl |
| | • <i>Commissioners: Welch, Ray, MacLeod, Camp, Patten; Alt: Paul, Thornewill--- Last heard December 3, 2024</i> | | | | |
| 5. | Ack Koda LLC | 42 Shimmo Pond | New Guest House | 43/126 | Botticelli & Pohl |
| | • TRACK | | | | |
| 6. | Ack Koda LLC | 42 Shimmo Pond | New Garage | 43/126 | Botticelli & Pohl |
| | • TRACK | | | | |
| 7. | Greg Coffee | 1 Lowell Place | Revisions | 41/858 | NAG |
| | • <i>Commissioners: Welch, Oliver Camp, MacLeod, Paul; Alt: Patten-- Last heard November 5, 2024</i> | | | | |
| 8. | 3 Pops Ln Holding Trust | 3 Pops Lane | Main House | 60.2.4/64.1 | MCA+ |
| | • <i>Commissioners: Welch, Pohl, MacLeod, Paul, Oliver; Alt: Patten, Thornewill--Last heard October 15, 2024</i> | | | | |
| | • HOLD PER APPLICANT | | | | |
| 9. | 3 Pops Ln Holding Trust | 3 Pops Lane | Guest House | 60.2.4/64.1 | MCA+ |
| | • TRACK | | | | |
| | • HOLD PER APPLICANT | | | | |
| 10. | 3 Pops Ln Holding Trust | 3 Pops Lane | Garage | 60.2.4/64.1 | MCA+ |
| | • TRACK | | | | |
| | • HOLD PER APPLICANT | | | | |
| 11. | 3 Pops Ln Holding Trust | 3 Pops Lane | Pool | 60.2.4/64.1 | MCA+ |
| | • TRACK | | | | |
| | • HOLD PER APPLICANT | | | | |
| 12. | Hart Pine LLC | 38 Pine St | Addition | 55.4.1/69 | Normand |
| | • <i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alt: Patten, Thornewill --Last heard December 10, 2024</i> | | | | |
| 13. | Cordts-Pearce | 76 Pleasant St | New dwelling | 55/367 | Sanne Payne |
| | • <i>Commissioners: Welch Pohl, MacLeod, Camp, Patten; Alt: Paul—Last heard November 19, 2024</i> | | | | |
| 14. | 13 & 15 Nancy Ann Ln LLC | 13 Nancy Ann | Mixed use | 67/137 | Emeritus LTD |
| | • <i>Commissioners: Welch, Pohl, MacLeod, Camp, Thornewill; Alt: Paul, Patten—Last heard November 19, 2024</i> | | | | |
| 15. | 13 & 15 Nancy Ann Ln LLC | 15 Nancy Ann | Mixed use | 67/138 | Emeritus LTD |
| | • <i>Commissioners: Welch, Pohl, MacLeod, Camp, Thornewill; Alt: Paul, Patten—Last heard November 19, 2024</i> | | | | |
| 16. | Madaket Rd LLC | 74 Madaket Rd | New dwelling | 41/810 | Emeritus LTD |
| | • <i>Commissioners: Welch, Pohl Camp, MacLeod, Patten; Alt: Paul—Last heard November 12, 2024</i> | | | | |
| 17. | Nantucket Hotel | 77 Easton St | Windows | 42.4.1/35 | EMDA |
| | • <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alt: Patten, Thornewill—Last heard December 10, 2024</i> | | | | |
| 18. | 7 Brewster LLC | 7 Brewster | New dwelling | 54/286 | LFW |
| | • <i>Commissioners: Pohl, Oliver, MacLeod, Patten, Alt: Paul—Last heard December 3, 2024</i> | | | | |
| 19. | High Tide Homes | 45B Vestal | Hardscape | 41/59.1 | LFW |
| | • <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Camp; Alt: Patten & Paul—Last heard December 3, 2024</i> | | | | |
| 20. | Big Patch LLC | 69 Hummock Pond | Hardscape | 56/320 | LFW |
| | • <i>Commissioners: Welch, Pohl, Patten, MacLeod, Camp; Alt: Thornewill & Paul—Last heard December 3, 2024</i> | | | | |
| 21. | 21 Pleasant St LLC | 21 Pleasant St | Main House (Rev -5454) | 55.4.1/1 | Glidden/Link |
| | A. HDC2023-01-7624, lift house & replace foundation | | | | |
| | • <i>Commissioners: Pohl, Camp, Coombs, Thornewill, Welch; Alt: Oliver – Approved “Through Staff” January 10, 2023</i> | | | | |
| | • <i>“Staff Approval” submittal did not address motion</i> | | | | |
| | B. HDC2023-03-8128, as-built foundation work | | | | |
| | • <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alt: Patten - Last heard April 13, 2023</i> | | | | |
| | • <i>Motion: held for a VIEW and revisions</i> | | | | |

22. 21 Pleasant St LLC 21 Pleasant St Hardscape / Driveway apron 55.4.1/1 Glidden/Link
- **HDC2024-02-10023**
 - **Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alt: Paul, Thornevill – Last heard April 2, 2024**
 - **Motion: track the resolution of the open foundation issues**

VIII. NEW BUSINESS 11/12/2024

1. Thomas Sansone	35 Pleasant St	Addition	55.4.1/156	Gryphon Architect	CT
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IX. NEW BUSINESS 12/03/2024

1. Peter & Stephanie	26 New St Sias	Rooftop solar	73.4.2/24	Ack Smart	SW
2. Tripp Stables LLC	14 Tripp Dr	Demo move off property	80/310	Cottage and Castle	SW
3. Conservation Foundation	165 Cliff Rd	Rev 2023-11-9489	41/65	Val Oliver	SW
4. Auburn Cottage LLC	46 Easton St	Demo shed	42.4.1/22	Botticelli & Pohl	SW
5. Lynnette Fallon	34 King St Sias	Color change steps	73.4.2/115	Self	SW
6. Nester Brian	4 E Lincoln Ave	New dwelling	42.4.1/49	NAG	VO
7. Sea Hero LLC	12 Pilgrim Rd	Fencing Hardscape	41/476	Jardins Int Inc	VO
8. Almodobar Beau & Liz	4 Atlantic Ave	Window replacement	55.4.1/46	Val Oliver	JP
9. 9 Giny LLC	9 Giny Ln	Color change	41/851	Stow MT Builders	JP
10. Siracuse Kraig/ Helen	2 L St	Move Off / Demo	59.4/261	Brook Meerbergen	JP
11. Siracuse Kraig/ Helen	2 L St	New dwelling	59.4/261	Brook Meerbergen	JP
12. Siracuse Kraig/ Helen	2 L St	New garage	59.4/261	Brook Meerbergen	JP
13. Pocomo Point LLC	81 Pocomo # 1	Move Off demo (house #1)	15/3	Chip Webster	RP
14. Pocomo Point LLC	81 Pocomo # 2	Move Off demo (house #2)	15/3	Chip Webster	RP
15. LB Nantucket LLC	65 & 67 Old South Rd	New Commercial BLDG	68/158 & 158.1	Val Oliver	RP
16. Ocean Ave Nominee Trust	20 Ocean Ave	Hardscape	73.2.4/20	Normand	RP
17. Shellacked LLC	4 Gay St	Hardscape	42.3.4/19	Val Oliver	RP
18. Cisco Sanctuary LLC	5 Bartlett Farm Rd	Alterations	65/14	Gryphon Arch	AM
19. Elegance LLC	75 Pocomo Rd	Rev COA 2024-10-11391	15/7	Emeritus LTD	CT
20. Nantucket safe harbor	1 Evergreen Wy	Hardscape gate fence	68/727	Jardins Intl.	CT
21. Nantucket safe harbor	1 Evergreen Wy	Hardscape driveway	68/727	Jardins Intl.	CT
22. 13-15 Nancy Ann LLC	13-15 Nancy Ann Ln	Hardscape driveway fence	68/137-138	Jardins Intl	CT
23. Pact LLC	41 Orange St	Enclose deck	42.3.2/224	LFW	CP
24. Pochick Partners	30 Pochick Ave	New Fence	80/281	LFW	AC

Other Business -	• No Meetings the rest of 2024. Happy Holidays! • Next HDC Meeting: January 7, 2025, NEW / OLD BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY 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 and 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 12/10/2024

1.	32 Sankaty LLC	32 Sankaty Rd	Fenestration change	49.2.3/25	LFW	SW
2.	Wofford, John	20 Madequecham Vally	New basement	89/16	NAG	SW
3.	TACCAT LLC	14 Union St	Color/ Rev 5423	42.3.2/17	Brook Meerbergen	RP
4.	19 FGR ACK LLC	19 Fairgrounds Rd	New dwelling	67/156	Reid Yenor	RP
5.	Margaret Mignosa	1 Wyers Ln	Hardscape	42.4.3 / 14.1	Garden Group	JP
6.	Seventeen Mill St LLC	17 Mill St	Driveway	55.4.4/47	Self	JP
7.	NIR Retail LLC	27 Old South Wharf	Door change	42.2.4/2	Paul Beauliev MSA	JP
8.	12 Pond View LLC	12 Pond view Dr	Pool hardscape	81/9	Atlantic	JP
9.	12 Pond View LLC	12 Pond View Dr	Bocce Court	81/9	Atlantic	JP
10.	12 Pond View LLC	12 Pond View Dr	Pickleball Court	81/9	Atlantic	JP
11.	7 Stone Post Way LLC	7 Stone Post Way	Hardscape	74/79	Atlantic	JP
12.	Town of Nantucket	1 43 Sherburne Commons	New Nursing Home Facility	80/1	SMRT	VO
13.	Town of Nantucket	1 43 Sherburne Commons	New Staff Housing	80/1	SMRT	VO
14.	Town of Nantucket	1 43 Sherburne Commons	Hardscape	80/1	SMRT	VO
15.	John Wise	36 Tennessee Ave	Partial Move Off Demo to 34	59.4/79	Emeritus LTD	AM
16.	John Wise	34 Tennessee Ave	Move On from 36	59.4/75	Emeritus LTD	AM
17.	Golden Pond LLC	64 & 66 Baxter Rd	New Pool	49/51 & 188	Ahern LLC	AC
18.	Cohen Steven	2 Dukes Rd	New Fence	41/187	Ahern LLC	AC
19.	The Peterson Trust	8 Jefferson Ave	Demo garage	29/49	Botticelli & Pohl	CP
20.	The Peterson Trust	8 Jefferson Ave	New garage	29/49	Botticelli & Pohl	CP
21.	The Peterson Trust	8 Jefferson Ave	MH add fens	29/49	Botticelli & Pohl	CP