



UPDATED MEETING POSTING MEETING POSTING

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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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2025 JAN 14 AM 10:19
NANTUCKET TOWN CLERK
Posting Number:T 054

Committee/Board/s	Historic District Commission (HDC) - OLD Business
Day, Date, & Time	Tuesday January 14, 2025, 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_DupIznTsRNGVaQWCrtikeg

To watch live meeting, click here

<https://youtube.com/live/Q8aJM392-0w>

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, Cathy Flynn

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 – 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 owner's representatives (was continued from December 17th meeting to this meeting)
2. 5 Candle Street – Minimum Maintenance Ch. 124-13
 - *Commissioners: Welch, Pohl, Camp, MacLeod, Oliver; Alt: Paul, Patten – Last heard November 19, 2024*
 - Same as above

II. CONSENT WITH CONDITIONS

- | | | | | | |
|---|-------------------|----------|--------|-----|----|
| 1. Dream North LLC | 28 Shimmo Pond Rd | Addition | 43/167 | BPC | RP |
| • Add the date of construction to the COA (NHL Data = c.1997) | | | | | |

II. OLD BUSINESS 1/07/2025 (IN BY NOON)

- | | | | | | |
|---|----------------|--------------------|-----------|------------|----|
| Almodobar Beau & Liz | 4 Atlantic Ave | Window replacement | 55.4.1/46 | Val Oliver | JP |
| • <i>Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alt: Patten—Last heard January 7, 2025</i> | | | | | |

III. OLD BUSINESS 12/17/2024

- | | | | | |
|--|-------------|-------------|-------------|------|
| 1. 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> | | | | |
| 2. 3 Pops Ln Holding Trust | 3 Pops Lane | Guest House | 60.2.4/64.1 | MCA+ |
| • TRACK | | | | |
| 3. 3 Pops Ln Holding Trust | 3 Pops Lane | Garage | 60.2.4/64.1 | MCA+ |
| • TRACK | | | | |
| 4. 3 Pops Ln Holding Trust | 3 Pops Lane | Pool | 60.2.4/64.1 | MCA+ |
| • TRACK | | | | |

IV. OLD BUSINESS 1/14/2025

- | | | | | |
|--|-------------------|----------------------|------------|--------------------|
| 1. Tilroe | 75 Main St | Buttress detail | 42.3.1/56 | Thornewill |
| • <i>Commissioners: Welch, Pohl, Oliver, Patten, Paul – Last heard September 24, 2024</i> | | | | |
| 2. Nancy Holmes | 3 Eagles Wy | Solar | 80/229 | Empower Energy |
| • <i>Commissioners: Welch, Oliver, Coombs; Alt: Thornewill, Paul, Patten – Last heard September 24, 2024</i> | | | | |
| 3. Hart Pine R.T. | 38 Pine St | Addition | 55.4.1/69 | Normand |
| • <i>Commissioners: Welch, Pohl, MacLeod, Camp, Patten – Last heard December 17, 2024</i> | | | | |
| 4. ACK Koda LLC | 42 Shimmo Pond RD | New guest house | 43/126 | Botticelli & Pohl |
| • <i>Commissioners: Welch, MacLeod, Camp, Paul, Patten (Pohl recused) – Last heard December 17, 2024</i> | | | | |
| 5. 85 Orange LLC | 85 Orange | Addition Front House | 55.4.1/27 | Self |
| • <i>Commissioners: Welch, MacLeod, Paul, Thornewill; Alt: Patten – Last heard November 5, 2024</i> | | | | |
| 6. 85 Orange LLC | 85 Orange | Hardscape front | 55.4.1/27 | Self |
| • TRACK | | | | |
| 7. 85 Orange LLC | 85 Orange | Hardscape Rear | 55.4.1/27 | Self |
| • TRACK | | | | |
| 8. Katherine Potter | 14 Berkley | Renovation | 76.1.3/233 | JN Design |
| • <i>Commissioners: Welch, Oliver, Patten, Paul and Coombs—Last heard August 29, 2023</i> | | | | |
| 9. Margaret Mignosa | 1 Wyers Ln | Hardscape | 42.4.3/14 | Garden Group |
| • <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod – Alt: Paul and Patten Last heard January 7, 2025</i> | | | | |
| 10. 21 Pleasant St LLC | 21 Pleasant St | Main House | 55.4.1/1 | Link/Glidden |
| • <i>Commissioners: Pohl, Camp, Welch – Last heard December 17, 2024</i> | | | | |
| 11. 21 Pleasant St LLC | 21 Pleasant St | Hardscape | 55.4.1/1 | Link/Glidden |
| • <i>Commissioners: Welch, Camp, Oliver, Patten; Alt: Paul, Thornewill— Last heard April 2, 2024</i> | | | | |
| • TRACK - Not opened December 17, 2024 | | | | |
| 12. Cheese and Crackers LLC | 39 Cliff Rd | New dwelling | 42.4.4/3 | MCA+ |
| • <i>Commissioners: Welch, MacLeod, Camp, Thornewill, Paul; Alt: Patten (Pohl recused) – Last heard December 3, 2024</i> | | | | |
| 13. Hampton S Lynch Jr Trust | 2 Green Ln | Fenestration changes | 42.3.3/130 | Gryphon Architects |
| • <i>Commissioners: Welch, Pohl, MacLeod, Oliver, Camp; Alt: Patten – Last heard December 10, 2024</i> | | | | |
| 14. 1 N Swift Rock Rd Trust | 1 N Swift Rock | Guest House | 40/2 | Emeritus LTD |
| • <i>Commissioners: Welch, Pohl, MacLeod, Camp, Patten; Alt: Paul – Last heard December 10, 2024</i> | | | | |
| 15. Doran, Jefferey & Colleen | 14 Ellens Way | Garage | 81/176 | Sanne Payne |
| • <i>Commissioners: Welch, Pohl, Oliver, Camp and MacLeod; Last heard December 10, 2024</i> | | | | |

16. Richmond Great Point 2 Honeysuckle Dr Hardscape 68/886 LFW
 • *Commissioners: Welch, Pohl, Oliver, MacLeod and Patten; Alt: Thornewill and Paul; Last heard December 3, 2024*
17. Richmond Great Point 4 Honeysuckle Dr Hardscape 68/887 LFW
 • *Commissioners: Welch, Pohl, Oliver, MacLeod and Patten; Alt: Thornewill and Paul; Last heard December 3, 2024*
18. Richmond Great Point 6 Honeysuckle Dr Hardscape 68/888 LFW
 • *Commissioners: Welch, Pohl, Oliver, MacLeod and Patten; Alt: Thornewill and Paul; Last heard December 3, 2024*

V. NEW BUSINESS 12/03/2024

1. Elegance LLC 75 Pocomo Rd Rev COA 2024-10-11391 15/7 Emeritus LTD CT

VI. NEW BUSINESS 12/10/2024

- | | | | | | | |
|-----|----------------------|------------------------|-----------------------------|-------------|-------------------|----|
| 1. | 12 Pond View LLC | 12 Pond view Dr | Pool hardscape | 81/9 | Atlantic | JP |
| 2. | 12 Pond View LLC | 12 Pond View Dr | Bocce Court | 81/9 | Atlantic | JP |
| 3. | 12 Pond View LLC | 12 Pond View Dr | Pickleball Court | 81/9 | Atlantic | JP |
| 4. | 7 Stone Post Way LLC | 7 Stone Post Way | Hardscape | 74/79 | Atlantic | JP |
| 5. | Town of Nantucket | 1 43 Sherburne Commons | New Nursing Home Facility | 80/1 | SMRT | VO |
| 6. | Town of Nantucket | 1 43 Sherburne Commons | New Staff Housing | 80/1 | SMRT | VO |
| 7. | Town of Nantucket | 1 43 Sherburne Commons | Hardscape | 80/1 | SMRT | VO |
| 8. | John Wise | 36 Tennessee Ave | Partial Move Off Demo to 34 | 59.4/79 | Emeritus LTD | AM |
| 9. | John Wise | 34 Tennessee Ave | Move On from 36 | 59.4/75 | Emeritus LTD | AM |
| 10. | Golden Pond LLC | 64 & 66 Baxter Rd | New Pool | 49/51 & 188 | Ahern LLC | AC |
| 11. | Cohen Steven | 2 Dukes Rd | New Fence | 41/187 | Ahern LLC | AC |
| 12. | The Peterson Trust | 8 Jefferson Ave | Demo garage | 29/49 | Botticelli & Pohl | CP |
| 13. | The Peterson Trust | 8 Jefferson Ave | New garage | 29/49 | Botticelli & Pohl | CP |
| 14. | The Peterson Trust | 8 Jefferson Ave | MH add fens | 29/49 | Botticelli & Pohl | CP |

VII. NEW BUSINESS 01/07/2025 - VIEW

- | | | | | | | |
|----|----------------------|--------------------|--------------------------|--------------|--------------|----|
| 1. | Heller Mary W Trust | 37 Ocean Ave | Solar Roof | 73.3.2/49 | Ack Smart | SW |
| 2. | Ack MWG LLC | 10 Silver St | Color change guest house | 55.4.1/187.1 | EMDA | SW |
| 3. | Ack MWG LLC | 10 Silver St | Color change Main house | 55.4.1/187.1 | EMDA | SW |
| 4. | 2538920 Ontario Inc. | 5 Coffin St (Sias) | Primary Dwelling | 73.1.4/21 | Emeritus LTD | SW |
| 5. | 67 Vestal LLC | 67 Vestal St | New Dwelling | 41/59 | Emeritus LTD | SW |

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

Minutes for Approval	- July 12, 2024 - July 16, 2024 (special meeting) - October 1, 2024
Minutes for Review	- October 8, 2024 - October 15, 2024
Other Business -	Special HDC Meeting: January 16, 2024: HDC-related ATM article discussion *Hybrid & In person @ 2 Fairgrounds Road in Conference Room Next HDC Meeting: January 21, 2025, NEW 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"

VIII. NEW BUSINESS 01/07/2025

1.	6A Marble Way LLC	Marble Way (lot 5)	New Dwelling	66/103	K. Megna	SW
2.	Howard/ Mark	13A Willard St	Add window	42.4.1/15.1	Sam Herrick	SW
3.	Matarazzo Frank	6 Hampshire Rd	Roof walk	92.4/288	Paul Dreher	SW
4.	Wolfram Family Trust	7 Folger Ln	New Garage	42.4.4/33.3	WAPD	SW
5.	Wolfram Family Trust	7 Folger Ln	Rev 10479	42.4.4/33.3	WAPD	SW
6.	21 Sankaty Head Trust	21 Sankaty Head Rd	Hardscape	48/4	JDDA	RP
7.	23 Sankaty Head Trust	23 Sankaty Head Rd	Hardscape	48/4.1	JDDA	RP
8.	Clifford A Williams	11 Somerset Rd	Portico	56/96	Structures Unltd	RP
9.	Hein Heike Trust	7 Pilgrim Court	Hot tub	41/856	NAG	RP
10.	Casey Kevin & Lauren	6 Wrights Landing	Pool hardscape	91/128	NAG	RP
11.	Yerzhan Jumabaev	7 Boynton Ln	New guest house	67/14.2	DTA	RP
12.	Browne & Clark	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod	RP
13.	McMahon	36B Sesachcha Rd	Dormer doors windows	21/76.1	Thornewill	VO
14.	Truymen Isaiah	117 Orange St	Move off building	55/377	EMDA	VO
15.	Truymen Isaiah	10 Polliwog Pond Ln	Move on building	55/423.4	EMDA	VO
16.	Truymen Isaiah	10 Polliwog Pond Ln	Move on site garage	55/423.4	EMDA	VO
17.	Lynch Helen	43 Warrens Landing Rd	Main House Addition	38/49	Normand	VO
18.	Lynch Helen	43 Warrens Landing Rd	New Garage	38/49	Normand	VO
19.	Ziesing Hunter & Marcy	6 Wesco Pl	Move and rotate shed	42.3.4/49	Brook Meerbergen	VO
20.	Ziesing Hunter & Marcy	6 Wesco Pl	Hardscape fence	42.3.4/49	Brook Meerbergen	VO
21.	Coburn, Holly	5 N Beach St	Rev COA	42.4.1/92	Normand	VO
22.	John Wise	36 Tennessee Ave	New Dwelling	59.4/79	Emeritus LTD	VO
23.	Ellegance LLC	75 Pocomo Rd	New Guest House	15/7	Emeritus LTD	VO
24.	James & Shannon Broder	300 Madaket	Main house relocate onsite	60.2.1/70	Emeritus LTD	VO
25.	6A Marble Way LLC	10 Marble Wy Lot 2	New Garage	66/104	K Megna	AM
26.	6A Marble Way LLC	6 8 Marble Wy Lot 2	New Garage	66/103.1	K Megna	AM
27.	Booms Jeff	14 Woodland Dr	Addition	79/203	JB Studio	AM
28.	Brescher Jessie M Trust	6 Sleepy Hollow Rd	Move on addition	66/453.2	JB Studio	AM
29.	Carr	16 Walsh St	New dwelling	42.4.1/50	R Newman	AM
30.	Two Pilgrim LLC	15 Pilgrim Rd	New dwelling	41/214	S Metz	AM
31.	Two Pilgrim LLC	15 Pilgrim Rd	New guest house	41/214	S Metz	AM
32.	Two Pilgrim LLC	15 Pilgrim Rd	New garage	41/214	S Metz	AM
33.	Hanson Family	7 Academy Ln	Window replacement	42.4.3/108	Val Oliver	AM
34.	Zero India St LLC	1 Cambridge St	Rev 10149	42.3.1/130.2	Emeritus LTD	AM
35.	Michelle Kalman	63 Hinsdale Rd	New duplex	68/963.1	LINK	JP
36.	11 Pine St Realty	11 Pine St	MH Reno	42.3.3/24.1	WAPD	JP
37.	11 Pine St Realty	11 Pine St	Demo Garage	42.3.3/24.1	WAPD	JP
38.	11 Pine St Realty	11 Pine St	New garage	42.3.3/24.1	WAPD	JP
39.	11 Pine St Realty	11 Pine St	New shed	42.3.3/24.1	WAPD	JP
40.	Smiley 15 N. Water LLC	15 N. Water St	Rev Roof	42.4.2/50	Normand	JP
41.	Mark P Chioffi	5 Crows Nest Wy	Pool and hardscape	12/22.2	Jardins Intl	JP
42.	32 Hulbert Rear lot Trust	27 Willard St	New dwelling	29/72.2	Emeritus LTD	JP
43.	Valero /LLC	60 & 62 Old South Rd	New gym	68/85.2-85.3	Val Oliver	AC
44.	Beach Bucket LLC	14 Silver St	Alteration addition move	55.4.1/182	Emeritus LTD	AC
45.	Heide Leslie	47 Center St	Demo roof walk	42.4.3/29	Hristo Savov	AC
46.	Heide Leslie	47 Center St	Roof Replacement	42.4.3/29	Hristo Savov	AC
47.	CBR ACK holdings LLC	6 W Dover St	Fenestration	55.4.1/191	LFW	CP
48.	Roberta Brown	9 Beach St	New pergola	73.1.3/24	LINK	CP