



UPDATED MEETING POSTING MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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2025 JAN 21 PM 02:05
NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) - NEW Business
Day, Date, & Time	Tuesday January 21, 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_JYY1-aMJTUqf0Fsyz1rnNA

To watch live meeting, click here

<https://youtube.com/live/HypNhF-HON0>

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. CONSENT

1. Tilroe	75 Main St	Converting historic shed to dwelling & brick wall repair	42.3.1/56	Thornewill	SW
• <i>Commissioners: Welch, Pohl, Oliver, Patten, Paul – Last heard January 14, 2025 - Ratify vote: approved as revised (5-0) vote</i>					
2. Josiah Newman	16 Friendship Ln	Addition & window/doors	56/357	JN Design	SW
3. 100 Wauwinet Trust	100 Wauwinet Rd	MH Revs 10937	11/24.1	Botticelli & Pohl	VO
4. 100 Wauwinet Trust	100 Wauwinet Rd	Garage Revs 10938	11/24.1	Botticelli & Pohl	VO
5. Dunn	16 Federal St	Fenestration changes	42.3.1/71	Thornewill	RP
6. DXD Capital	10-12 DavKim Ln	Rooftop solar	68/62	Ack Smart	JP
7. McCollum, Susan	35 Eel Point Rd	Rev shed 11478	41/285.1	Botticelli & Pohl	JP
8. 43 Fairgrounds LLC	43 Fairgrounds Rd	Rev 9545	67/288	Val Oliver	JP
9. 23 Sankaty Head Trust	23 Sankaty Head Rd	Rev 10840 Fenestration changes	48.4.1	BPC	AM
10. TomAck LLC	38 Chuck Hollow	New shed	75/66.1	JB Studio	AM
11. Elizabeth Goulet Trust	51 Miacomet Ave	Main House Mods	67/196	Brook Meerbergen	SW
12. Elizabeth Goulet Trust	51 Miacomet Ave	New Zoning Shed	67/196	Brook Meerbergen	SW
13. Elizabeth Goulet Trust	51 Miacomet Ave	Rev Pavilion	67/196	Brook Meerbergen	SW
14. Harvey Young	21 High Brush	Deck alteration	56/377	LFW	CP
15. Roberta Brown	9 Beach St	New pergola	73.1.3/24	LINK	CP

II. CONSENT WITH CONDITIONS

1. Norton, Richard & Valerie	44 Milestone Rd	New Pool	54/112	Valerie Norton	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.					
2. Carolyn Thayer	13 Kittiwake Ln	Revise windows	68/646	LINK	SW
• Add date of construction to the COA (NHL Data = c.2000)					
3. DeCosta Robert	22 Sesapana Rd	Roof Replacement	68/96	Self	SW
• Add date of construction to the COA (NHL Data = c.1989)					
4. Town Line LLC	4 Field Ave	Cedar Fence	80/171	Sean Larson	SW
• 6' board fence with cap; posts not to extend to cap-height; alternating sections; plant climbing hydrangea (screen) at base; in a 12" square cut-out to provide vegetation screening on both sides of the fence.					
5. Elizabeth Goulet Trust	51 Miacomet Ave	Rev Pool	67/196	Brook Meerbergen	SW
• Pool not visible at the time of inspection and in perpetuity. No change in grade in MapGeo topo or as per application at time of its submission; wire-mesh fence system to be screened from view from all public ways.					
6. Erin Donohue	26 Gosnold Rd	Pool Hardscape	30/89	Jardins Intl	SW
• Pool must not be visible at the time of inspection or thereafter; no change in grade from grade in MapGeo topo or as per application at time of its submission; wire-mesh system to be screened from view of all public ways.					
7. Valerie Norton	44 Milestone Rd	Barn roof change	54/112	T & T Roofing	VO
• Add date of construction to the COA (NHL Data =c.2007)					
8. Valerie Norton	44 Milestone Rd	Workshop roof change	54/112	T & T Roofing	VO
• Add date of construction to the COA (NHL Data =c.1988)					
9. Rosenthal	7 Wrights Landing	Window wells	91/123	P+	RP
• Add date of construction to the COA (NHL Data =c.2008)					
10. Salt Marsh Center	81 Washington St	Door removal add window	42.2.3/25	J Stover	RP
• Change parcel ide/address to 83 Washington St; Add date of construction to the COA (NHL Data =c.1984)					
11. Hegenbart Josesp	6 Walsh St	Roof Replacement	42.4.1/84	We Buil It	RP
• Add date of construction to the COA (NAN.369 "Fair Wind" c.1915)					
12. 5 Luff Rd LLC	5 Luff Rd	Window change	66/351	DTA	RP
• Add date of construction to the COA (NHL Data =c.1994)					
13. Dobyns Peter	1 Boynton Ln	Basement Egress Windows	67/664	Peter Dobyns	RP
• Add date of construction to the COA (NHL Data =c.2003)					
14. Dobyns Peter	3 Boynton Ln	Basement Egress Windows	67/664	Peter Dobyns	RP
• Add date of construction to the COA (NHL Data =c.2003)					
15. Clay St Development	44 Skyline Dr	Move on from 46 Easton	79/990	Structures Unlimited	JP
• Add date of construction of moved-on shed to the COA (NAN.368 =c.1947)					
16. Teasdale	24 India St	Door window rev 11638	42.3.4/66	Thornewill	JP
• Applicant to provide window color to be approved by staff.					
17.3 Rosemary LLC	3 Rosemary Way	Move off /Demo shed	69/275	Brook Meerbergen	JP
• Add approximate date of construction to the COA					
18. 3 Rosemary LLC	3 Rosemary Way	New Garage apt	69/275	Brook Meerbergen	JP
• Roof solar is not included with approval and requires separate COA application					

19.	Away Game Nom Trust	26 Naushon Way	Spa, Patio	80/190	Atlantic	JP
	• Spa not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
20.	RH 20 N Pasture Ack LLC	20 N Pasture Ln	Rev COA pool	44/86	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.					
21.	Elegance LLC	75 Pocomo Rd	Tennis court	15/7	Ahern LLC	AM
	• Court not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
22.	Elegance LLC	75 Pocomo Rd	Pool hardscape	15/7	Ahern LLC	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.					
23.	Blue Sunday LLC	3 Nobadeer Rd	Move off / Demo shed	80/46	GBDA	AM
	• Approval for a move-off or demo.					
24.	Blue Sunday LLC	3 Nobadeer Rd	Move off / Demo house	80/46	GBDA	AM
	• Approval for a move-off or demo.					
25.	Dream North LLC	28 Shimmo Pond	Studio window door change	43/167	BPC	AM
	• Add date of construction of the guest house to the COA (NHL Data =c.1997)					
26.	Afanasiera Galyna	65 Miacomet Ave	Addition	67/84	JB Studio	AM
	• Add date of construction to the COA (NHL Data =c.1974); and on the South – increase porch roof pitch such that it intersects below dormer window to match existing dormers and lower dormer soffit to window head casing.					
27.	Martinian Sara	14 Green Meadows	Fenestration	67/384	JB Studio	AM
	• Add date of construction to the COA (NHL Data =c.1989); correct the locus map for application.					
28.	2 Mayflower Cir LLC	2 Mayflower Cir	Fenestration change	68/728	LFW	CP
	• Add correct date of construction to the COA (HDC Survey NAN.3091 =c.1967 Archer des Cognets House)					

III. SIGNS

1.	11 Washington LLC	11 Washington Street	Projecting Sign	42.3.1/144	Nina Liddle
	• Recommend approval				
2.	11 Washington LLC	11 Washington Street	Wall Sign	42.3.1/144	Nina Liddle
	• Recommend approval				

V. 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

VI. 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

VII. 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
• HOLD PER APPLICANT to February 18th					
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

Minutes for Approval	- October 8, 2024 - October 15, 2024
Minutes for Review	August 20, 2024
Other Business -	Next HDC Meeting: January 29, 2025, 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**

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	Botticelli & Pohl	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
VIII. NEW BUSINESS 01/21/2025 - VIEW						
1.	NIR Retail LLC	137 Old South Rd	Rooftop Solar	69/50	Ack Smart	SW
VIII. NEW BUSINESS 01/21/2025						
1.	Dean Lampe	3 Manatook Wy	Main House	73/82	Self	VO
2.	Dean Lampe	3 Manatook Wy	Garage	73/82	Self	VO
3.	Dean Lampe	3 Manatook Wy	Cabana	73/82	Self	VO
4.	Dean Lampe	3 Manatook Wy	Pool	73/82	Self	VO
5.	6A Marble Way LLC	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna	VO
6.	ATE Sandwich LLC	8 Sandwich Rd	New dwelling	54/230.1	MCA+	VO
7.	ATE Sandwich LLC	8 Sandwich Rd	New Garage apt	54/230.1	MCA+	VO
8.	ATE Sandwich LLC	8 Sandwich Rd	New Zoning Shed	54/230.1	MCA+	VO
9.	ATE Sandwich LLC	8 Sandwich Rd	New Pool	54/230.1	MCA+	VO
10.	Lacoursiere, Michael & Mary	67 Fairgrounds Rd	As-built Shed	67/177	Val Oliver	RP
11.	Lacoursiere, Michael & Mary	67 Fairgrounds Rd	As-built alterations	67/177	Val Oliver	RP
12.	Kane	12 Pond Rd	New Garage studio	56/295	Topham	RP
13.	KAC Holdings LLC	156 Madaket Rd	Driveway Change	39/13.4	Atlantic	JP
14.	Two Pilgrims LLC	17 Pilgrim Rd	Pool Hardscape	41/214	Atlantic	JP
15.	Elegance LLC	75 Pocomo Rd	Green house	15/7	Ahern LLC	AM
16.	Blue Sunday LLC	3 Nobadeer Rd	New dwelling	80/46	GBDA	AM
17.	Blue Sunday LLC	3 Nobadeer Rd	Pool hardscape	80/46	GBDA	AM
18.	1 Cliff Ln LLC	1 Cliff Ln	Rev 2024-11-11492	30/633	JB Studio	AM
19.	Calder Andrew	93 Main St	Alteration	42.3.3/17	JB Studio	AM
20.	Starboard And Port LLC	12 Baltimore St	Move alterations	60.2.4/75	Emeritus LTD	AC
21.	Ack Greglen 12A LLC	12A Greglen Ave	Res/Storage	68/181	Emeritus LTD	AC
22.	88 Pocomo Trust	88 Pocomo Rd	New Guest House	15/42	Emeritus LTD	AC
23.	Johnson, Brendan P Trust	2 Hamblin Rd	New Boat Barn	30/130	Emeritus LTD	AC
24.	NT Electric Co	10 New Whale	Demo Structure	42.3.1/37	LFW	CP
25.	Dukes Rd Trust/S. Cohen Trust	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders	CP