



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 28 PM 02:01
NANTUCKET TOWN CLERK
Posting Number:T 102

Committee/Board/s	Historic District Commission (HDC) - OLD Business
Day, Date, & Time	Tuesday January 28, 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_VoqKOZRqQWCiC4hGAZEpvq

To watch live meeting, click here
<https://youtube.com/live/espbgHXX8Ec>

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

1. Feasibility Study and Design for Flood Mitigation – Easy Street, Downtown Nantucket

I. OLD BUSINESS 1/21/2025 (By Noon)

1.	12 Pond View LLC	12 Pond view Dr	Pool hardscape	81/9	Atlantic	JP
	• <i>Commissioners: Welch, Pohl, MacLeod, Camp, Paul; Alt: Patten—Last heard January 21, 2025</i>					
2.	12 Pond View LLC	12 Pond View Dr	Bocce Court	81/9	Atlantic	JP
	• <i>Commissioners: Welch, Pohl, MacLeod, Camp, Paul; Alt: Patten—Last heard January 21, 2025</i>					
3.	12 Pond View LLC	12 Pond View Dr	Pickleball Court	81/9	Atlantic	JP
	• <i>Commissioners: Welch, Pohl, MacLeod, Camp, Paul; Alt: Patten—Last heard January 21, 2025</i>					
4.	Heller Mary W Trust	37 Ocean Ave	Solar Roof	73.3.2/49	Ack Smart	SW
	• <i>Commissioners: Pohl, Camp, MacLeod, Patten, Paul; Alt: Welch—Last heard January 21, 2025</i>					

II. OLD BUSINESS 1/28/2025

1.	LB NANTUCKET LLC	65-67 Old South Rd	Rev Commercial BLDG	68/158&158.1	Val Oliver	
	• <i>Commissioners: Welch, Pohl, Oliver, Patten, MacLeod; Alt: Paul --Last heard December 10, 2024</i>					
2.	1 Cliff Lane LLC	1 Cliff Ln	Cabana Roof Changes	30/633	JB Studio	
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Patten; Alt: Thornewill-- Last heard December 10, 2024</i>					
3.	Remain LLC	54 Main St	Solar Roof	42.3.1/193	Ack Smart	
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Camp; Alt: Thornewill, Patten, Paul – Last heard June 4, 2024</i>					
4.	Maisto	78 Pleasant	Kitchen addition	55/654	Gryphon Architects	
	• <i>Commissioner: Welch, Pohl, Camp, Oliver, MacLeod—Last heard December 10, 2024</i>					
5.	21 Pleasant St LLC	21 Pleasant St	Main House	55.4.1/1	LINK/ Glidden	
	• <i>Commissioners: Pohl, Camp, Welch – Last heard January 14, 2025</i>					
6.	21 Pleasant St LLC	21 Pleasant St	Hardscape	55.4.1/1	LINK/ Glidden	
	• <i>Commissioners: Welch, Camp, Oliver, Patten, Paul – Last heard January 14, 2025</i>					
7.	PACT LLC	41 Orange St	Rev Dormer	42.3.2/224	LFW	
	• <i>Commissioner: Welch, Pohl, Oliver, MacLeod, Camp—Last heard January 7, 2025</i>					

III. NEW BUSINESS 12/10/2024

1.	7 Stone Post Way LLC	7 Stone Post Way	Hardscape	74/79	Atlantic	JP
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IV. NEW BUSINESS 01/07/2025

1.	6A Marble Way LLC	Marble Way (lot 5)	New Dwelling	66/103	K. Megna	SW
2.	Clifford A Williams	11 Somerset Rd	Portico	56/96	Structures Unltd	RP
3.	Browne & Clark	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod	RP
	• HOLD PER APPLICANT to February 18th					
4.	Truymen Isaiah	117 Orange St	Move off building	55/377	EMDA	VO
5.	Truymen Isaiah	10 Polliwog Pond Ln	Move on building	55/423.4	EMDA	VO
6.	Truymen Isaiah	10 Polliwog Pond Ln	Move on site garage	55/423.4	EMDA	VO
7.	Coburn, Holly	5 N Beach St	Rev COA	42.4.1/92	Normand	VO
8.	John Wise	36 Tennessee Ave	New Dwelling	59.4/79	Emeritus LTD	VO
9.	Ellegance LLC	75 Pocomo Rd	New Guest House	15/7	Emeritus LTD	VO
10.	James & Shannon Broder	300 Madaket	Main house relocate onsite	60.2.1/70	Emeritus LTD	VO
11.	6A Marble Way LLC	10 Marble Wy Lot 2	New Garage	66/104	K Megna	AM
12.	6A Marble Way LLC	6 8 Marble Wy Lot 2	New Garage	66/103.1	K Megna	AM
13.	Booms Jeff	14 Woodland Dr	Addition	79/203	JB Studio	AM
14.	Brescher Jessie M Trust	6 Sleepy Hollow Rd	Move on addition	66/453.2	JB Studio	AM
15.	Carr	16 Walsh St	New dwelling	42.4.1/50	R Newman	AM
16.	Two Pilgrim LLC	15 Pilgrim Rd	New dwelling	41/214	S Metz	AM
17.	Two Pilgrim LLC	15 Pilgrim Rd	New guest house	41/214	S Metz	AM
18.	Two Pilgrim LLC	15 Pilgrim Rd	New garage	41/214	S Metz	AM
19.	Hanson Family	7 Academy Ln	Window replacement	42.4.3/108	Val Oliver	AM
20.	Zero India St LLC	1 Cambridge St	Rev 10149	42.3.1/130.2	Emeritus LTD	AM
21.	Michelle Kalman	63 Hinsdale Rd	New duplex	68/963.1	LINK	JP
22.	11 Pine St Realty	11 Pine St	MH Reno	42.3.3/24.1	WAPD	JP
23.	11 Pine St Realty	11 Pine St	Demo Garage	42.3.3/24.1	WAPD	JP
24.	11 Pine St Realty	11 Pine St	New garage	42.3.3/24.1	WAPD	JP

Minutes for Approval	• August 20, 2024
Minutes for Review	• October 29, 2024
Other Business -	• Next HDC Meeting: February 4, 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"

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

25.	11 Pine St Realty	11 Pine St	New shed	42.3.3/24.1	WAPD	JP
26.	Smiley 15 N. Water LLC	15 N. Water St	Rev Roof	42.4.2/50	Normand	JP
27.	Mark P Chioffi	5 Crow's Nest Wy	Pool and hardscape	12/22.2	Jardins Intl	JP
28.	32 Hulbert Rear lot Trust	27 Willard St	New dwelling	29/72.2	Botticelli & Pohl	JP
29.	Valero /LLC	60 & 62 Old South Rd	New gym	68/85.2-85.3	Val Oliver	AC
30.	Beach Bucket LLC	14 Silver St	Alteration addition move	55.4.1/182	Emeritus LTD	AC
31.	Heide Leslie	47 Center St	Demo roof walk	42.4.3/29	Hristo Savov	AC
32.	Heide Leslie	47 Center St	Roof Replacement	42.4.3/29	Hristo Savov	AC
33.	CBR ACK holdings LLC	6 W Dover St	Fenestration	55.4.1/191	LFW	CP
V. NEW BUSINESS 01/21/2025 - VIEW						
1.	NIR Retail LLC	137 Old South Rd	Rooftop Solar	69/50	Ack Smart	SW
VI. NEW BUSINESS 01/21/2025						
1.	Dave Webster	11 S Shore Rd	New Guest House	67/468.1	CWA	SW
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	Asbuilt alterations	67/177	Val Oliver	RP
12.	Kane	12 Pond Rd	New Garage studio	56/295	Topham	RP
13.	Fridland, Jennifer	7A New Ln	Spa hardscape	41/285.1	Waterscapes	SW
14.	KAC Holdings LLC	156 Madaket Rd	Driveway Change	39/13.4	Atlantic	JP
15.	Two Pilgrims LLC	17 Pilgrim Rd	Pool Hardscape	41/214	Atlantic	JP
16.	Elegance LLC	75 Pocomo Rd	Green house	15/7	Ahern LLC	AM
17.	Blue Sunday LLC	3 Nobadeer Rd	New dwelling	80/46	GBDA	AM
18.	Blue Sunday LLC	3 Nobadeer Rd	Pool hardscape	80/46	GBDA	AM
19.	1 Cliff Ln LLC	1 Cliff Ln	Rev 2024-11-11492	30/633	JB Studio	AM
20.	Calder Andrew	93 Main St	Alteration	42.3.3/17	JB Studio	AM
21.	Starboard And Port LLC	12 Baltimore St	Move alterations	60.2.4/75	Emeritus LTD	AC
22.	Ack Greglen 12A LLC	12A Greglen Ave	Res/Storage	68/181	Emeritus LTD	AC
23.	88 Pocomo Trust	88 Pocomo Rd	New Guest House	15/42	Emeritus LTD	AC
24.	Johnson, Brendan P Trust	2 Hamblin Rd	New Boat Barn	30/130	Emeritus LTD	AC
25.	NT Electric Co	10 New Whale	Demo Structure	42.3.1/37	LFW	CP
26.	Dukes Rd Trust/S. Cohen Trust	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders	CP

