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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)

Committee/Board/s

Historic District Commission (HDC) - NEW Business

Day, Date, & Time

Tuesday February 4, 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_ytBPYo5AS3qtwm2QmVvfQA#/registration

To watch live meeting, click here

<https://www.youtube.com/live/4fGYPwRlNtM>

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Cathy Flynn, 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 to appoint Cathy Flynn, Land Use Specialist, as an HDC Enforcement Officer

II. CONSENTS

1.	K22S LLC	126 Main St	Rev Shed	42.3.3/98	LFW	JP
2.	RIT 26 Somerset ACK LLC	26 Somerset Ln	Move cottage off	66/10	LFW	JP
3.	DED LLC	57 Bartlett Rd	Move on cottage	66/99.2	LFW	JP
4.	Norris Feare	20 Nanina Dr	Extend Driveway	67/513.1	LFW	JP
5.	NT Property Owner	17 Honeysuckle Dr	Front door color	68/398	LFW	JP
6.	Christopher Schumacher	7 Falcon Ct	Addition Egress window	68/538	LFW	JP
7.	Cynthia Renshaw	1 Pheasant Dr	Cottage Fenestration	67/2	LFW	JP
8.	Cynthia Renshaw	1 Pheasant Dr	Shed	67/2	LFW	JP
9.	John Buttrick	26 Warrens Landing Rd	Rev. 10502; chimney	38/44	LFW	JP
10.	NIR The Tavern	1 Harbor Square	Rain Panels	42.2.4/1	LFW	JP
11.	DXD SS Fund II Nant Prop, LLC	10-12 DavKim Lane	Rev. 11423; overhead doors	68/62	Emeritus, LTD	AM
12.	Starboard & Port, LLC	12 Baltimore Street	Move off/demo -GH	60.2.4/75	Emertius, LTD	AM
13.	Susan B McCollum Trust	35 Eel Point Road	Move off/demo pool house	32/63	Botticelli & Pohl	AM
14.	Charles Sapmaro	23 Pond View	Window rev	81/28	NAG	VO
15.	Steven Cohen Trustee Area 51	51 Miacomet Rd	Shed rev 9797	81/52	WAPD	VO
16.	Cohen Steven L Trust	7 Primrose Ln	Demo pool cabana	40/65	CWA	VO
17.	Cohen Steven L Trust	7 Primrose Ln	Door/window change MH	40/65	CWA	VO
18.	XXII Years LLC	3 Maxey Pond Rd	Fenestration changes	40/106	CWA	VO
19.	Colby & Caskie Collet	5 Maxey Pond Rd	Fenestration rev	40/105	MCA+	VO
20.	ACK KODA LLC	42 Shimmo Pond Rd	Pool hardscape	43/126	Botticelli & Pohl	VO
21.	Bridges Family Trust LLC	6 Ishmael Rd	Move off demo house	82/91	Val Oliver	RP
22.	Bridges Family Trust LLC	6 Ishmael Rd	shed	82/91	Val Oliver	RP
23.	Greenstick LLC	18 Williams St	Solar roof	55/371	Ack Smart	RP
24.	Marty McGowan	25 Millbrook Rd	Solar roof	56/67.2	Ack Smart	RP
25.	Kenney, Tricia	65 N Liberty	Shed	41/143	Thornewill Design	RP
26.	Madron Lake LLC	26 Monomoy Rd	Doors windows	54/146	Thornewill Design	RP
27.	Passanante, Erik	41 Long Pond Dr	Window change	59.4/109.1	Devin Murphy	SW
28.	Randy Sharp	59 Polpis Rd	Add door/ reduce windows	54/26	Thornewill Design	SW
29.	Keep on Trucking LLC	57 Surfside Rd	Demo move off warehouse	67/218	E Martinez	SW
30.	Kim Glowacki	5 Meader Street	Move off to 14C Macy Ln	42.2.3/40	Structures Unltd	AC
31.	Joan Bunting	14C Macy Lane	Move on/reno frm 5 Meader St	68/107	Structures Unltd	AC
32.	Keep on Trucking LLC	57 Surfside Rd	Demo move off front bldg	67/218	E Martinez	SW
33.	Keep on Trucking LLC	57 Surfside Rd	Demo move off house barn	67/218	E Martinez	SW

III. CONSENT WITH CONDITONS

1.	Michael Pearlstein	20 Derrymore	Rev pool	41/112	LFW	JP
• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
2.	William & Pamela Holding	12 Blackfish Lane	Roof top solar	73/118	ACK Smart	CP
• Due to lack of visibility						
3.	Little Lyon, LLC	8B Lyon Street	As-Built- HVAC/color chg	55.4.1/71	Liz Konetchy	AC
• AC unit must be screened with lattice and vegetation. Balance of as-built fee (\$450.00) to be paid. Must not be visible at time of inspection and in perpetuity.						
4.	Edward & Jennifer Porter	60 Squam Road	Solar ground array	13/34	ACK Smart	CP
• Ground solar array must be screened with plantings. Must not be visible at time of inspection and in perpetuity.						
5.	Kim Christenson	59 Meadow View Drive	Add crawl space/repl frnt deck	56/169.3	WCBC	JP
• Include floor plan with dimensions of proposed additions.						
6.	Polly Harvey	124 Wauwinet Road	Window/skylight	11/16	Thornewill Design	AM
• Raise skylight to upper 1/3 of the roof and box with natural wood per BWNIM.						
7.	AMVestall Ventures, LLC	67 Vestal Street	Pool/hardscape	41/59	Atlantic Landscap	AM
• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.						
8.	St Paul's Episcopal	16 Fair St	Mod Existing stair enclose.	43.3.3/5	Emeritus LTD	VO
• Add HDC survey (NAN. 3127) to the COA and architect/builder: Joseph W. Northrop; an individually significant structure.						
9.	3 Waydale LLC	3 Waydale Rd	Demo	55/85	Reid Yenor	RP
• Add Move Off to application.						

10.	Klemens Meyer Tr Etal	3 Red Barn Rd	Rooftop solar	59.3/44	Cotuit Solar	SW
	• Submit legible digital version of the COA application.					
11.	Alexander, Pamela	4 Mayhew Rd	New dwelling	92.4/221	SMRD	SW
	• No increase in grade height (vs. current EXG), 2 nd floor decks no deeper than 8’.					
12.	Alexander, Pamela	4 Mayhew Rd	Sports court	92.4/221	SMRD	SW
	• No increase in height of grade (vs. current EXG); dark green (vs. black) mesh.					
13.	Peter & Lila Steinle	2 Ishmael Road	Rev 11779; perg chg/hardscape	82/93	Shelter 7	AC
	• Add additional natural vegetation along Hellers Way to prevent view of outside kitchen.					
14.	VTT 4 Pocomo LLC	4 Pocomo Rd	House move on	14/68.1	CWA	SW
	• Maintain minimum 10’ of the vegetative buffer forward of the structure towards Pocomo Rd. Include approved COA and supporting documents.					
15.	Stephen Maury	18 Boynton Ln	Solar Roof	67/117.1	Ack Smar	SW
	• As a “test case” due to hyper-local character and setting.					
16.	Fridland, Jennifer	7A New Ln	Spa/hardscape	41/285.1	Waterscapes	
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
17.	Cynthia Renshaw	1 Pheasant Dr	Hardscape	67/2	LFW	JP
	• Fence to be moved back 8’ (1 fence section).					
18.	16 Quaker Project LLC	16 Quaker Rd	Driveway alteration	41/176.1	KMLD	SW
	• Per Exhibit A, to be drawn by Chair: plant and maintain yew hedges (vs EXG deciduous) between brick on the right side (entering from Quaker Rd) and Quaker Rd including area labeled within the application as “extend privet”; apron throat increases limited to ½ depth proposed (from existing brick edge towards Quaker Rd); stop brick at building setback line. Include revision number on COA.					

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Type of Sign</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NIR RETAIL LLC	ZERO MAIN ST	MASTER SIGN PLAN	42.3.1/181	SIGN HERE
	• Hold for Revisions.			
2. 44 CENTER HOLDINGS LLC	44 CENTER ST	PROJECTING SIGN *RR*	42.3.1/63	SIGN HERE
	• Approved as submitted.			
3.FP 66 CENTER LLC	66 CENTER ST	PROJECTING SIGN *THE ANCHOR*	42.4.3/73	GARISON BEALE
	• Approved with projected frame white outline.			

V. NEW BUSINESS 01/07/2025

1.	Browne & Clark	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod	RP
•	HOLD PER APPLICANT to March 18 th					
2.	Ellegance LLC	75 Pocomo Rd	New Guest House	15/7	Emeritus LTD	VO
3.	James & Shannon Broder	300 Madaket	Main house relocate onsite	60.2.1/70	Emeritus LTD	VO
4.	6A Marble Way LLC	10 Marble Wy Lot 2	New Garage	66/104	K Megna	AM
5.	6A Marble Way LLC	6 8 Marble Wy Lot 2	New Garage	66/103.1	K Megna	AM
6.	Booms Jeff	14 Woodland Dr	Addition	79/203	JB Studio	AM
7.	Brescher Jessie M Trust	6 Sleepy Hollow Rd	Move on addition	66/453.2	JB Studio	AM
8.	Martha Carr	16 Walsh St	New dwelling	42.4.1/50	R Newman	AM
9.	Two Pilgrim LLC	15 Pilgrim Rd	New dwelling	41/214	S Metz	AM
10.	Two Pilgrim LLC	15 Pilgrim Rd	New guest house	41/214	S Metz	AM
11.	Two Pilgrim LLC	15 Pilgrim Rd	New garage	41/214	S Metz	AM
12.	Hanson Family	7 Academy Ln	Window replacement	42.4.3/108	Val Oliver	AM
13.	Zero India St LLC	1 Cambridge St	Rev 10149	42.3.1/130.2	Emeritus LTD	AM
14.	Michelle Kalman	63 Hinsdale Rd	New duplex	68/963.1	LINK	JP
15.	11 Pine St Realty	11 Pine St	MH Reno	42.3.3/24.1	WAPD	JP
16.	11 Pine St Realty	11 Pine St	Demo Garage	42.3.3/24.1	WAPD	JP
17.	11 Pine St Realty	11 Pine St	New garage	42.3.3/24.1	WAPD	JP
18.	11 Pine St Realty	11 Pine St	New shed	42.3.3/24.1	WAPD	JP
19.	Smiley 15 N. Water LLC	15 N. Water St	Rev Roof	42.4.2/50	Normand	JP
20.	Mark P Chioffi	5 Crow's Nest Wy	Pool and hardscape	12/22.2	Jardins Intl	JP
21.	32 Hulbert Rear lot Trust	27 Willard St	New dwelling	29/72.2	Botticelli & Pohl	JP
22.	Valero /LLC	60 & 62 Old South Rd	New gym	68/85.2-85.3	Val Oliver	AC
23.	Beach Bucket LLC	14 Silver St	Alteration addition move	55.4.1/182	Emeritus LTD	AC
24.	Heide Leslie	47 Center St	Demo roof walk	42.4.3/29	Hristo Savov	AC
25.	Heide Leslie	47 Center St	Roof Replacement	42.4.3/29	Hristo Savov	AC
26.	CBR ACK holdings LLC	6 W Dover St	Fenestration	55.4.1/191	LFW	CP

VI. NEW BUSINESS 01/21/2025 - VIEW

1.	NIR Retail LLC	137 Old South Rd	Rooftop Solar	69/50	Ack Smart	SW
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Minutes for Approval	• October 29, 2024
Minutes for Review	• November 12, 2024- <i>*not anticipated by the Chair within 24 hours</i>
Other Business -	• Next HDC Meeting: February 11, 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**

VII. NEW BUSINESS 01/21/2025

1.	Dave Webster	11 S Shore Rd	New Guest House	67/468.1	CWA	SW
2.	Dean Lampe	3 Manatook Wy	Main House	73/82	Self	VO
3.	Dean Lampe	3 Manatook Wy	Garage	73/82	Self	VO
4.	Dean Lampe	3 Manatook Wy	Cabana	73/82	Self	VO
5.	Dean Lampe	3 Manatook Wy	Pool	73/82	Self	VO
6.	6A Marble Way LLC	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna	VO
7.	ATE Sandwich LLC	8 Sandwich Rd	New dwelling	54/230.1	MCA+	VO
8.	ATE Sandwich LLC	8 Sandwich Rd	New Garage apt	54/230.1	MCA+	VO
9.	ATE Sandwich LLC	8 Sandwich Rd	New Zoning Shed	54/230.1	MCA+	VO
10.	ATE Sandwich LLC	8 Sandwich Rd	New Pool	54/230.1	MCA+	VO
11.	Lacoursiere, Michael & Mary	67 Fairgrounds Rd	As-built Shed	67/177	Val Oliver	RP
12.	Lacoursiere, Michael & Mary	67 Fairgrounds Rd	Asbuilt alterations	67/177	Val Oliver	RP
13.	Kane	12 Pond Rd	New Garage studio	56/295	Topham	RP
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 Tr /S. Cohen Trust	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders	CP

VIII. NEW BUSINESS 02/04/2025 - VIEW

1.	Robert L Ray Trust	25 Hussey St	Demo garage	42.3.4/54	BPC	SW
2.	Nantucket Vestal Proj LLC	22 Vestal St	Hardscape	41/39	Demato Design	SW
3.	Keane, John	4 E Chestnut St	Platform lift	42.3.1/101	Self	SW

IX. NEW BUSINESS 02/04/2025

1.	M Robert Sarkisian	8 N Mill St	Garage roof change	55.4.4/78.2	Self	VO
2.	M Robert Sarkisian	8 N Mill St	House move on site 5'	55.4.4/78.2	Self	VO
3.	Dream North LLC	28 Shimmo Pond Rd	Pickle ball Court hardscape	43/167	Ridgeview Dev	VO
4.	Bridges Family Trust LLC	6 Ishmael Rd	New dwelling	82/91	Val Oliver	RP
5.	Georgi Dimov	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP
6.	Town Of Nantucket	1 Shadbush Rd	DPW Facility	78/5	Weston & Sampson	RP
7.	Town Of Nantucket	1 Shadbush Rd	DPW Salt Shed	78/5	Weston & Sampson	RP
8.	Town Of Nantucket	1 Shadbush Rd	Hardscape	78/5	Weston & Sampson	RP
9.	Madron Lake LLC	26 Monomoy Rd	Retaining wall/ patio	54/146	Thornewill Design	RP
10.	7 Brewster Nantucket LLC	7 Brewster Rd	Garage	54/286	LFW	JP
11.	John Gardner Jr	8 Derry Ln	Move demo house	41/100	LFW	JP
12.	81 Hinsdale, LLC	81 Hinsdale Road	Addition	69/21	SMRD	AM
13.	The Whole Spread, LLC	332 Madaket Road	MH- Add Deck/guardrails	60/100	Emeritus, LTD	AM
14.	Osprey Way RE Trust	One Osprey Way	Cottage- Addition	65/19	Botticelli & Pohl	AM
15.	Susan B McCollum Trust	35 Eel Point Road	New pool house	32/63	Botticelli & Pohl	AM
16.	2 Spearhead, LLC	2 Spearhead Road	New Storage Fac- Building A	69/307	Emeritus, LTD	AC
17.	2 Spearhead, LLC	2 Spearhead Road	New Storage Fac- Building B	69/307	Emeritus, LTD	AC
18.	Easy Street, LLC	4 Easy Street	Wind/door/dormer alterations	42.3.1/79	Hart Construction	CP