



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2025 FEB 10 PM 02:12

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2025 FEB 11 AM 10:06
NANTUCKET TOWN CLERK
Posting Number: T 154

Committee/Board/s | Historic District Commission (HDC) – OLD Business

Day, Date, and Time | Tuesday, February 11, 2025; 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_X5I5C9IwREq_LBAK6ld5cw

To watch live meeting, click here:

https://youtube.com/live/_55oCTbJhlg

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. Ratify items from 2/5/25 New Business meeting

Motion to ratify consent agenda item #15 from the 2/4/25 New Business meeting made by Oliver as noted:

1. Steven Cohen Trustee Area 51 from 51 Miacomet Rd to 51 W. Miacomet Rd.
 - *Commissioners: Welch (Chair), Oliver, MacLeod, Patten; Alt: Paul; recused: none*

Motion to ratify New Business item #5, from the 2/4/25 made by Oliver as noted: 6A Marble Way Lot 5

1. 6A Marble Way, LLC from 6 8 Marble Way Lot 2 to 6A Marble Way Lot 5
 - *Commissioners: Welch (Chair), Oliver, Camp, MacLeod, Paul; Alt: Patten; recused: none*

*** II. COMMISSIONER Q&A WITH PRESERVATION PLANNER****III. NEW BUSINESS 1/7/2025 – VIEW TO BE DISCUSSED AT 02/11/25**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	32 Hulbert Trs -rear lot- 11769	27 Willard Street	New Dwelling	29/72.2	Botticelli & Pohl JP

- *Commissioners: Welch (Chair), Oliver, MacLeod, Paul, Patten; Alt: none; Recused: none; Stepped away: Camp*

IV. OLD BUSINESS 2/11/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	3 Pops Lane Holding Trust- 11083	3 Pops Ln	New Dwelling	60.2.4 64.1	MCA+

- *Commissioners: Welch, Pohl, MacLeod, Oliver and Paul; Alt: Patten * Last heard January 14, 2025*

2.	3 Pops Lane Holding Trust- 11085	3 Pops Ln	Pool	60.2.4 64.1	MCA+
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- *TRACK*

3.	3 Pops Lane Holding Trust- 11087	3 Pops Ln	Garage	60.2.4 64.1	MCA+
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- *TRACK*

4.	3 Pops Lane Holding Trust- 11084	3 Pops Ln	Guest House	60.2.4 64.1	MCA+
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- *TRACK*

5.	Brian Nester- 11525	4 E Lincoln Ave	New Dwelling	42.4.1/49	NAG
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- *Commissioners: Welch, Pohl, MacLeod, Oliver and Camp; Alt: Paul, Patten * Last heard January 7, 2025*

6.	Siracuse, Kraig- 11531	2 L St	New Dwelling	59.4/261	Brook Meerbergen
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- *Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alt: Patten * Last heard January 7, 2025*

7.	Siracuse, Kraig-11583	2 L St	Garage	59.4/261	Brook Meerbergen
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- *Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alt: Patten * Last heard January 7, 2025*

8.	6A Marble Way LLC-11665	6A Marble Way Lot 5	New Duplex	66/103	K Megna
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- *Commissioners: Welch, Pohl, Oliver, Camp and MacLeod; Alt: Paul * Last heard January 28, 2025*

9.	Dean Lampe- 11073	3 Manatook Wy	Move Shed off	73/82	Self
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- *Commissioners: Welch, Camp, MacLeod, Thornwill and Paul; Alt: Pohl; Recused: Oliver*

- *Approved November 19, 2025: move off/on-site historic portion-documented & rest is demolished, after Preservation Planner's sign off*

10.	Ken Kurtz- 11975	3 Cornwall St	Move Shed on	71.3.1/56	Dean Lampe
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- *NEW Application (track)*

11.	Frank Matarazzo- 11661	6 Hampshire Rd	Roof walk	92.4 238	Paul Dreher
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- *Commissioners: Welch, Pohl, MacLeod, Patten and Paul * Last heard January 21, 2025*

12.	LB Nantucket- 11545	65-67 Old South Rd	New Building Revs	68/158-158.1	Val Oliver
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- *Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Recused: Oliver * Last heard January 28, 2025*

13.	Beta- Gamma, LLC-11780	60-62 Old South Rd	Rev to Gym Building	68/85.2-85.3	Val Oliver
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- *Commissioners: Welch, Macleod, Patten, Camp and Paul; Recused: Oliver * Last heard February 4, 2025*

14.	Carr, Martha Trust- 11749	16 Walsh St	New dwelling	42.4.1/50	Robert Newman
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- *Commissioners: Welch, Macleod, Patten, Camp and Oliver; Alt: Paul * Last heard February 4, 2025*

15.	PACT LLC- 11584	41 Orange St	Dormers	42.3.2/224	LFW
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- *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Paul * Last heard January 28, 2025*

16.	Elegance LLC- 11736	75 Pocomo Rd	New Guest House	15/7	Emeritus LTD
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- *Commissioners: Welch, Oliver, Camp, MacLeod and Paul; Alt: Patten * Last heard February 4, 2025*

17.	John Wise- 11735	36 Tennessee Ave	New Dwelling	59.4/79	Emeritus LTD
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- *Commissioners: Welch, Oliver, Camp, MacLeod and Paul * Last heard January 28, 2025*

18.	21 Pleasant St LLC-10023	21 Pleasant St	Hardscape	55.4.1/1	Glidden/Link
	<i>Commissioners: Welch, Camp, Oliver, Paul * Last heard January 28, 2025</i>				
19.	M Kalman-11772	63 Hinsdale	New duplex	68/963	LINK
	<i>Commissioners: Welch, MacLeod, Camp, Oliver and Paul; Alt: Patten * Last heard February 4, 2025</i>				
20.	Town of Nantucket- 11596	43 Sherburne Commons	OIH Nursing Home	80/1	John McMeeking/SMRT
	<i>Commissioners: Welch, Pohl, Camp, MacLeod and Paul * Last heard January 21, 2025</i>				
21.	Town Of Nantucket- 11592	43 Sherburn Common	Staff Housing	80/1	John McMeeking/SMRT
	<i>Commissioners: Welch, Pohl, Camp, MacLeod and Paul * Last heard January 21, 2025</i>				
22.	Town of Nantucket- 11598	43 Sherburn Common	Hardscape	80/1	John McMeeking/SMRT
	<i>TRACK</i>				

V. NEW BUSINESS 01/21/2025- VIEW TO BE DISCUSSED AT 02/11/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	NIR Retail, LLC- 11798	137 Old South Road	Rooftop Solar	69/50	ACK Smart	SW

VI, NEW BUSINESS 01/07/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Browne & Clark- 11707	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod	RP
	HOLD PER APPLICANT to March 18th					
2.	Heide Leslie- 11786	47 Center St	Demo roof walk	42.4.3/29	Hristo Savov	AC
3.	Heide Leslie- 11785	47 Center St	Roof Replacement	42.4.3/29	Hristo Savov	AC
4.	CBR ACK holdings LLC- 10302	6 W Dover St	Fenestration	55.4.1/191	LFW	CP

Approved Minutes -	November 12, 2025
Review Minutes -	December 10, 2024
	Next HDC Meeting: February 18, 2025, NEW BUSINESS * HYBRID & IN PERSON @ 4 FAIRGROUNDS ROAD in COMMUNITY ROOM
Other Business -	- 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”

***II COMMISSIONER Q&A WITH PRESERVATION PLANNER** is the segment of the meeting when Commissioners seek answers to questions arising from their review of historic reference material, posted for Commissioners’ review prior to the respective meeting, related to contributing structures on that meeting’s agenda. Applications having such reference are indicated as **highlighted** on the agenda.

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

VII. NEW BUSINESS 01/21/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Dave Webster- 11793	11 S Shore Rd	New Guest House	67/468.1	CWA	SW
2.	Dean Lampe- 11804	3 Manatook Wy	Main House	73/82	Self	VO
3.	Dean Lampe- 11805	3 Manatook Wy	Garage	73/82	Self	VO
4.	Dean Lampe- 11807	3 Manatook Wy	Cabana	73/82	Self	VO
5.	Dean Lampe- 11806	3 Manatook Wy	Pool	73/82	Self	VO
6.	6A Marble Way LLC- 11819	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna	VO
7.	ATE Sandwich LLC- 11818	8 Sandwich Rd	New dwelling	54/230.1	MCA+	VO
8.	ATE Sandwich LLC- 11817	8 Sandwich Rd	New Garage apt	54/230.1	MCA+	VO
9.	ATE Sandwich LLC- 11816	8 Sandwich Rd	New Zoning Shed	54/230.1	MCA+	VO
10.	ATE Sandwich LLC- 11815	8 Sandwich Rd	New Pool	54/230.1	MCA+	VO
11.	Lacoursiere, Michael & Mary- 11821	67 Fairgrounds Rd	As-built Shed	67/177	Val Oliver	RP
12.	Lacoursiere, Michael & Mary- 11822	67 Fairgrounds Rd	Asbuilt alterations	67/177	Val Oliver	RP
13.	Kane- 11829	12 Pond Rd	New Garage studio	56/295	Topham	RP
14.	KAC Holdings LLC- 11840	156 Madaket Rd	Driveway Change	39/13.4	Atlantic	JP
15.	Two Pilgrims LLC- 11839	17 Pilgrim Rd	Pool Hardscape	41/214	Atlantic	JP
16.	Elegance LLC- 11846	75 Pocomo Rd	Green house	15/7	Ahern LLC	AM
17.	Blue Sunday LLC- 11847	3 Nobadeer Rd	New dwelling	80/46	GBDA	AM
18.	Blue Sunday LLC- 11850	3 Nobadeer Rd	Pool hardscape	80/46	GBDA	AM
19.	1 Cliff Ln LLC- 11866	1 Cliff Ln	Rev 2024-11-11492	30/633	JB Studio	AM
20.	Calder Andrew- 11862	93 Main St	Alteration	42.3.3/17	JB Studio	AM
21.	Starboard And Port LLC- 11853	12 Baltimore St	Move alterations	60.2.4/75	Emeritus LTD	AC
22.	Ack Greglen 12A LLC- 11854	12A Greglen Ave	Res/Storage	68/181	Emeritus LTD	AC
23.	88 Pocomo Trust- 11855	88 Pocomo Rd	New Guest House	15/42	Emeritus LTD	AC
24.	Johnson, Brendan P Trust- 11852	2 Hamblin Rd	New Boat Barn	30/130	Emeritus LTD	AC
25.	NT Electric Co- 11863	10 New Whale	Demo Structure	42.3.1/37	LFW	CP
26.	Dukes Rd Tr /S. Cohen Tr- 11860	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders	CP

VIII. NEW BUSINESS 02/04/2025- VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Robert L Ray Trust- 11875	25 Hussey St	Demo garage	42.3.4/54	BPC	SW
2.	Nantucket Vestal Proj LLC- 11879	22 Vestal St	Hardscape	41/39	Demato Design	SW
3.	Keane, John- 11881	4 E Chestnut St	Platform lift	42.3.1/101	Self	SW

IX. NEW BUSINESS 2/4/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	M Robert Sarkisian- 11898	8 N Mill St	Garage roof change	55.4.4/78.2	Self	VO
2.	M Robert Sarkisian- 11889	8 N Mill St	House move on site 5'	55.4.4/78.2	Self	VO
3.	Dream North LLC- 11904	28 Shimmo Pond Rd	Pickle ball Court hardscape	43/167	Ridgeview Dev	VO
4.	Bridges Family Trust LLC- 11892	6 Ishmael Rd	New dwelling	82/91	Val Oliver	RP
5.	Georgi Dimov- 11906	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP
6.	Town Of Nantucket- 11901	1 Shadbush Rd	DPW Facility	78/5	Weston & Sampson	RP
7.	Town Of Nantucket- 11903	1 Shadbush Rd	DPW Salt Shed	78/5	Weston & Sampson	RP
8.	Town Of Nantucket- 11902	1 Shadbush Rd	Hardscape	78/5	Weston & Sampson	RP
9.	Madron Lake LLC- 11950	26 Monomoy Rd	Retaining wall/ patio	54/146	Thornewill Design	RP
10.	7 Brewster Nantucket LLC- 11959	7 Brewster Rd	Garage	54/286	LFW	JP
11.	John Gardner Jr- 11958	8 Derry Ln	Move demo house	41/100	LFW	JP
12.	81 Hinsdale, LLC- 11951	81 Hinsdale Road	Addition	69/21	SMRD	AM
13.	The Whole Spread, LLC- 11947	332 Madaket Road	MH- Add Deck/guardrails	60/100	Emeritus, LTD	AM
14.	Osprey Way RE Trust- 11945	One Osprey Way	Cottage- Addition	65/19	Botticelli & Pohl	AM
15.	Susan B McCollum Trust- 11934	35 Eel Point Road	New pool house	32/63	Botticelli & Pohl	AM
16.	2 Spearhead, LLC- 11954	2 Spearhead Road	New Storage Fac- Building A	69/307	Emeritus, LTD	AC
17.	2 Spearhead, LLC- 11952	2 Spearhead Road	New Storage Fac- Building B	69/307	Emeritus, LTD	AC
18.	Easy Street, LLC- 11953	4 Easy Street	Wind/door/dormer alterations	42.3.1/79	Hart Construction	CP