



HISTORIC DISTRICT COMMISSION

Minutes February 11, 2025

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

Day, Date, and Time | Tuesday, February 11, 2025; 4:03 pm *HYBRID

Commissioner: Stephen Welch, Chairman, Ray Pohl (Vice-Chair), Connie Patten, Ray Pohl, Abby Camp,

Associate Commissioners: Constance Patten, Joe Paul

Staff: Cathy Flynn, Holly Backus, Fiona Johnson,

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.

Motion to ratify New Business item #5, from 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

Motion to approve the ratification of those two items.

*** 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

Board: Welch, MacLeod, Paul(recuse), Patten, Camp, Oliver

The board discussed the application for 27 Willard Street and agreed to hold it for revisions, requesting changes to reduce the mass of the rear addition, adjust the front-facing shed dormer, and provide options with a lower plate height. The preservation planner's comments were reviewed, and it was suggested that interleaving these comments with the application drawings would be helpful. It was confirmed that the comments would be read before the application review. Additionally, there was a discussion about offering paper packets for commissioners who prefer physical copies instead of relying solely on digital documents. The motion to hold the application for revisions was approved unanimously.

The motion for 27 Willard Street was to hold the application for revisions.

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-	3 Pops Ln	New Dwelling	60.2.4 64.1	MCA+ Application on hold
2.	3 Pops Lane Holding Trust- 11085	3 Pops Ln	Pool	60.2.4 64.1	MCA+ Application on hold
3.	3 Pops Lane Holding Trust- 11087	3 Pops Ln	Garage	60.2.4 64.1	MCA+ Application on hold
		3 Pops Ln	Guest House	60.2.4 64.1	MCA+

Board: Welch, MacLeod, Paul, Patten, Cathy

The motion for 3 Pops Lane was to hold it for revisions until the March 4 meeting. An individual requested to have their application heard at the beginning of the meeting due to traveling in a different time zone, and the board agreed to move items 12, 1365, and 6 Old South Road to the beginning of the agenda. For 3 Pops Lane, the board decided to hold it for revisions until the March 4 meeting.

4.	Brian Nester- 11525	4 E Lincoln Ave	New Dwelling	42.4.1/49	NAG
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Application on hold

5.	Siracuse, Kraig- 11531	2 L St	New Dwelling	59.4/261	Brook Meerbergen
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Board: Welch, MacLeod, Paul, Patten, Camp

The board reviewed the application for 2 L Street, an infill dwelling in a FEMA AE flood zone, which required an elevation certificate and FEMA map. The historical reference comments from the preservation planner were discussed. The board motioned to hold the application for revisions, which was approved unanimously.

6.	Siracuse, Kraig-11583	2 L St	Garage	59.4/261	Brook Meerbergen
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Board: Welch, MacLeod, Paul, Patten, Camp

The board reviewed the application for 2 L Street, an infill dwelling in a FEMA AE flood zone, which required an elevation certificate and FEMA map. The historical reference comments from the preservation planner were discussed. The board motioned to hold the application for revisions, which was approved unanimously.

7.	6A Marble Way LLC-11665	6A Marble Way Lot 5	New Duplex	66/103	K Megna
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Board: Stephen Welch, Ray Pohl, Abby Camp, Angus MacLeod, Joe Paul

The board discussed the application for 6A Marble Way Lot 5. A motion was made to approve the application with Exhibit A, which included revisions to reduce the size of the dormers, ensure consistency on the shed porches, and maintain vegetative screening at the front of the lot in perpetuity. The motion was seconded and approved by most of the board, with one "no" vote.

Made of motion- Ray Pohl

8.	Dean Lampe- 11073	3 Manatook Wy	Move Shed off	73/82	Self
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The board reviewed a proposal to move a historic section of a shed to another property while demolishing the non-historic part. The preservation planner confirmed the historic significance of the ticket booth section. The board discussed the need for a new COA and emphasized the importance of properly documenting and relocating the historic section

9. Ken Kurtz- 11975 3 Cornwall St Move Shed on 71.3.1/56 Dean Lampe

There was no discussion or motion made regarding a property at 3 Cornwall St. in this meeting.

10. Frank Matarazzo-11661 6 Hampshire Rd Roof walk 92.4 238 Paul Dreher

The application is on hold

11. LB Nantucket- 11545 65-67 Old South Rd New Building 68/158-158.1 Val Oliver
Revs

Board: Welch, MacLeod, Paul, Patten, Camp

The board reviewed the application for 65-67 Old South Rd. A motion was made to approve changing the design to Option C, with the cupolas joined together. This motion was seconded and approved in a roll call vote, with the majority of the board voting in favor. The approved Option C design included a triple window cupola, with the three windows joined together, and proportional adjustments to reduce the size and visual impact of the monitor.

Motion made – Abby Camp

12. Beta-Gamma, LLC-11780 60-62 Old South Rd Rev to Gym Building 68/85.2-85.3 Val Oliver

The application is on hold

13. Carr, Martha Trust-11749 16 Walsh St. New Dwelling 42.4.1/50 Robert Newman

The application is on hold

14. PACT LLC-11584 41 Orange St. Dormers 42.3.2/224 LFW

Board: Welch, MacLeod, Paul, Patten, Camp

The board discussed a motion to change the drawings to show cottage corner shingles underneath the sill of the windows. The motion was seconded and approved with all members voting in favor. The approved change will be included in Exhibit

15. Elegance LLC-11736 75 Pocomo Rd. New Guest House 15/7 Emeritus LTD

Board: Welch, MacLeod, Paul, Patten, Camp

The board discussed a motion for Exhibit A, which was proposed by Abby. The motion involved rebating the porch cheek wall and roof element from the south elevation, raising the skirt, and wrapping it into the porch. The motion was approved with all members voting in favor.

John Wise- 11735 36 Tennessee Ave New Dwelling 59.4/79 Emeritus LTD

Board: Welch, MacLeod, Paul, Camp, Pohl

The board motioned to hold the application for 36 Tennessee for revisions, which was approved unanimously. Feedback was provided to the applicant, requesting revisions to pull the dormers further in from the front gable and reduce the overall height and mass of the structure to better fit the character of the Matic neighborhood.

21 Pleasant St LLC-10023	21 Pleasant St	Hardscape	55.4.1/1	Glidden/Link
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Board: Welch, MacLeod, Paul, Camp, Pohl

The board discussed the height of the privet, agreeing on a maximum height of 42 inches, which would simplify the driveway design. It was confirmed that greenery would be added to the right-hand side of the driveway, as shown in the drawing. Abby proposed a motion to approve the exhibit, which was seconded and approved by a majority of the board. The approved drawing will replicate the changes discussed.

14. M Kalman-11772	63 Hinsdale	New duplex	68/963	LINK
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**Board: Welch,
MacLeod, Paul, Camp,
Pohl**

The board discussed the size of the lot, emphasizing that the density being proposed exceeds expectations. To clarify the situation, a motion was made to approve the revised drawings, stating that they meet the requirements for material modifications under the three-strikes rule.

15. Town of Nantucket- 11596	43 Sherburne Commons	OIH Nursing Home	80/1	John McMeeking/SMRT
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The application is on hold

16. Town Of Nantucket- 11592	43 Sherburn Common	Staff Housing	80/1	John McMeeking/SMRT
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The application is on hold

17. Town of Nantucket- 11598	43 Sherburn Common	Hardscape	80/1	John McMeeking/SMRT
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The application is on hold

18.

19. NIR Retail, LLC- 11798

137 Old South Rd

Rooftop Solar

69/50

ACK Smart

SW

The application is on hold

VI, NEW BUSINESS 01/07/2025

20. <u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
Browne & Clark- 11707	23 Ocean Ave.	Addition pergola	73.3.1/19	Angus MacLeod RP

Board: Welch, MacLeod, Paul, Camp, Pohl

The application is on hold

21. **HOLD PER APPLICANT to March 18th**

- Heide Leslie- 11786 47 Center St. Demo roof walk 42.4.3/29 Hristo Savov AC
- The board discussed the approval of a roof replacement, agreeing that it would use the same material—wood shingles with black architectural shingles, which was deemed approvable. After confirming that Holly and Mickey had no concerns, the board moved to approve the application. A motion was also made to approve the minutes from the special meeting held on November 12, with one member abstaining. The minutes for December 10 were also reviewed. The meeting was adjourned after a motion was made and passed unanimously.

Heide Leslie- 11785

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”
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***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**

1.

VII. NEW BUSINESS 01/21/2025

1.	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
	• Dave Webster- 11793					
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

Dean Lampe- 11086

6A Marble Way LLC- 11819	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna	VO
ATE Sandwich LLC- 11818					
ATE Sandwich LLC- 11817	8 Sandwich Rd	New Garage apt	54/230.1	MCA+	VO
1. ATE Sandwich LLC- 11816	8 Sandwich Rd	New Zoning Shed	54/230.1	MCA+	VO
2. ATE Sandwich LLC- 11815	8 Sandwich Rd	New Pool	54/230.1	MCA+	VO
3. Lacoursiere, Michael & Mary- 11821	67 Fairgrounds Rd	As-built Shed	67/177	Val Oliver	RP
4. Lacoursiere, Michael & Mary- 11822	67 Fairgrounds Rd	Asbuilt alterations	67/177	Val Oliver	RP
5. Kane- 11829	12 Pond Rd	New Garage studio	56/295	Topham	RP
6. KAC Holdings LLC- 11840	156 Madaket Rd	Driveway Change	39/13.4	Atlantic	JP
7. Two Pilgrims LLC- 11839	17 Pilgrim Rd	Pool Hardscape	41/214	Atlantic	JP
8. Elegance LLC- 11846	75 Pocomo Rd	Green house	15/7	Ahern LLC	AM
9. Blue Sunday LLC- 11847	3 Nobadeer Rd	New dwelling	80/46	GBDA	AM
10. Blue Sunday LLC- 11850	3 Nobadeer Rd	Pool hardscape	80/46	GBDA	AM
11. 1 Cliff Ln LLC- 11866	1 Cliff Ln	Rev 2024-11-11492	30/633	JB Studio	AM
12. Calder Andrew- 11862	93 Main St	Alteration	42.3.3/17	JB Studio	AM
13. Starboard And Port LLC- 11853	12 Baltimore St	Move alterations	60.2.4/75	Emeritus LTD	AC
14. Ack Greglen 12A LLC- 11854	12A Greglen Ave	Res/Storage	68/181	Emeritus LTD	AC
15. 88 Pocomo Trust- 11855	88 Pocomo Rd	New Guest House	15/42	Emeritus LTD	AC
16. Johnson, Brendan P Trust- 11852	2 Hamblin Rd	New Boat Barn	30/130	Emeritus LTD	AC
17. NT Electric Co- 11863	10 New Whale	Demo Structure	42.3.1/37	LFW	CP
18. Dukes Rd Tr /S. Cohen Tr- 11860	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders	CP
19. VIII. NEW BUSINESS 02/04/2025-VIEW					
20. <u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	

21.	Robert L Ray Trust- 11875	25 Hussey St	Demo garage	42.3.4/54	BPC	SW
22.	Nantucket Vestal Proj LLC- 11879	22 Vestal St	Hardscape	41/39	Demato Design	SW
23.	Keane, John- 11881	4 E Chestnut St	Platform lift	42.3.1/101	Self	SW

24. IX. NEW BUSINESS 2/4/2025

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