



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 FEB 13 PM 02:06

Original Posting Number: T 163

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 18 PM 02:22
NANTUCKET TOWN CLERK
Posting Number: T 178

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, February 18, 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_u-qthn9tRSqAhlumS-Wgvg

To watch live feed, click here:

<https://youtube.com/live/Qvs7pHsUxoU>

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 Sherriff, Fiona Johnson, Sara Johnson, Jule Hall

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Rockbyrne LLC- 11960	30 Pocomo Rd	Roof	14/76	Chris Carey	RP
2.	Blott, David- 11973	47 Brewster Rd	Main house addition	54/16	Normand Residential	RP
3.	Blott, David- 11977	47 Brewster Rd	New shed	54/16	Normand Residential	RP
4.	Dunlap, Randi- 11974	21 Woodbury ln	Main House reno	41/547	Normand Residential	RP
5.	Kevin & Lauren Casey- 11982	6 Wrights Landing	New shed	91/128	NAG	RP
6.	Scott Gordon- 11981	14 Kildeer Ln	Window wells	68/665	NAG	RP
7.	Lisa Moison- 11983	22 Ahab	Shed	65/52	Val Oliver	RP
8.	Day, Isabella- 11992	76A Old South Rd	Add door to barn	68/408	Val Oliver	JP
9.	Joseph Delogu- 11980	44 Warrens Landing	New addition decking	38/23	Mark Cutone Architecture + RP	
10.	GHYC 12033	19-21-23 Nobadeer Rd	Pergola	69/81-82-83	Jardins Intl	AC
11.	GHYC 12034	19-21-23 Nobadeer Rd	Shed	69/81-82-83	Jardins Intl	AC

12.	Victor Marrett- 11984	3 Baily Rd	Studio	56/426	Self	JP
13.	Ack Long Pond LLC- 11986	35 Long Pond Dr	Shed	59.4/12	Structures	JP
14.	Eldridge, Brandon- 11991	26 Arlington St	Shed/addition	73.1.3/281	Topham Design	JP
15.	Koyote Realty LLC- 11993	4 Hickory Meadow Ln	Move shed on property	41/900	Richard Craddock	JP
16.	Sankaty Head Golf- 11995	100 Sankaty Rd	Rev. 11356; win chg	49/2	Val Oliver	JP
17.	Angela Berry- 11994	15 Pleasant St	Door color change	42.3./123	TWIG Perkins	JP
18.	Lydia Palmer 12030	110 Wauwinet Rd	Fence	11/29	LFW	CP
19.	M Robert Sarkisian- 11898	8 N Mill St	Garage roof change	55.4.4/78.2	Self	VO
20.	Kim Rondeav 12009	10 Charter St	Roof Changes	42.3.2/11	Chris Carey	AM
21.	Varty, Judith F Tr 12037	4 Dooley Ct	Shed	68/152	Structures Unltd	AM
22.	Twenty N Pastures Nom Trst 12021	20 N Pasture Ln	Demo move garage	44/86	JB Studio	AM
23.	Nashaquisset Coop Rachel Healy 12020	37 Washaman Ave	Add Covered Porch	55/585.9	JB Studio	AM

II. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	William Hunter Trust- 11978	117 Madaket Rd	Pool	40/60.3	Normand Residential RP	
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	Dave Avery Keller-11972	6 Plainfield Rd	Rev. 11099; pool	49/173	Champoux Landscaping RP	
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Jasper Young- 11988	12R Larabee Ln	Shed	55/103.1	Structures	JP
	• Windows to be 6/1 to match the main house					
4.	Brady & Sue Miller- 11987	2D Anna Dr	Shed	55/900.3	Structures	JP
	• Trim color 'red' to match the color red on the existing house					
5.	Fairgrounds Properties LLC 12031	73 Fairgrounds	Pool	67/180	LFW	CP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Fourteen Tautemo Way Realty Tr 12029	14 Tautemo	Pool Hardscape	83/13	Ahern LLC	AM
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Pepper Frazier	28 Center St	Projecting Sign	42.3.1/164	Sign Here Nantucket	
	• Hold for a Master Sign Plan and RevisNantucket Event Co.					

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER*V. NEW BUSINESS 01/21/2025 VIEW TO BE DISCUSSED 02/18/25**

	<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 18 TH					
2.	CBR ACK holdings LLC- 10302	6 W Dover St	Fenestration	55.4.1/191	LFW	CP

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
• Hold until March 18th per applicant					
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 02/04/2025

<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- 11889	8 N Mill St	House move on site 5'	55.4.4/78.2	Self	VO
• This application will be heard at the beginning of the March 4, 2025 meeting					

Approved Minutes-	December 10, 2024
Review Minutes	July 23, 2024 and August 6, 2024
	*No HDC Meeting February 25, 2025- School Break
	Next HDC Meeting March 4, 2025 Old/New Business
	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Classification of street trees & vegetation 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 and submission deadlines.

***IV 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 or infill 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

2. Dream North LLC- 11904	28 Shimmo Pond Rd	Pickle ball Court hardscape	43/167	Ridgeview Dev	VO
3. Bridges Family Trust LLC- 11892	6 Ishmael Rd	New dwelling	82/91	Val Oliver	RP
4. Georgi Dimov- 11906	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP
5. Town Of Nantucket- 11901	1 Shadbush Rd	DPW Facility	78/5	Weston & Sampson	RP
6. Town Of Nantucket- 11903	1 Shadbush Rd	DPW Salt Shed	78/5	Weston & Sampson	RP
7. Town Of Nantucket- 11902	1 Shadbush Rd	Hardscape	78/5	Weston & Sampson	RP
8. Madron Lake LLC- 11950	26 Monomoy Rd	Retaining wall/ patio	54/146	Thornewill Design	RP
9. 7 Brewster Nantucket LLC- 11959	7 Brewster Rd	Garage	54/286	LFW	JP

10. John Gardner Jr- 11958	8 Derry Ln	Move demo house	41/100	LFW	JP
11. 81 Hinsdale, LLC- 11951	81 Hinsdale Road	Addition	69/21	SMRD	AM
12. The Whole Spread, LLC- 11947	332 Madaket Road	MH- Add Deck/guardrails	60/100	Emeritus, LTD	AM
13. Osprey Way RE Trust- 11945	One Osprey Way	Cottage- Addition	65/19	Botticelli & Pohl	AM
14. Susan B McCollum Trust- 11934	35 Eel Point Road	New pool house	32/63	Botticelli & Pohl	AM
15. 2 Spearhead, LLC- 11954	2 Spearhead Road	New Storage Fac- Building A	69/307	Emeritus, LTD	AC
16. 2 Spearhead, LLC- 11952	2 Spearhead Road	New Storage Fac- Building B	69/307	Emeritus, LTD	AC

X. NEW BUSINESS 02/18/2025- VIEW

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Holding, Christopher Meghan 12010	25A Clifton St	Fenestration	73.4.1/3.1	Emeritus LTD	VO
2. Matt & Carrie Powers 12023	36 Bassett Rd	Raise structure	26/50	CWA	VO
3. Matt & Carrie Powers 12026	36 Bassett Rd	Hardscape	26/50	CWA	VO
4. Nashaquisset Coop Peter Obrien 12019	8 Netowa Ln	Dormer fenestration	55/581.1	JB Studio	AM
5. Carmine Giardini- 12007	7A Clifford St	Pickle Ball Sports Court	79/19	Reid Yenor	VO

XI. NEW BUSINESS 2/18/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Tom Middleton- 11971	28 Nonantum Ave	Driveway/ apron Hdscp	87/21.1	LINK	SW
2. 30 Eel Point LLC- 11968	30 Eel Point Rd	New Dwelling	40/44.1	LINK	SW
3. PASCON- 11970	4 MacLean Ln	Driveway apron	55/44.1	LINK	SW
4. Geoffry Smith-11933	22 Coffin Sias.	Roof Windows	73.4.1/36	Self	SW
5. Geoffry Smith-11931	22 Coffin Sias.	Hardscape Driveway	73.4.1/36	Self	SW
6. Lindsley Matthews-11967	37 W Chester	Driveway Apron	41/150	LINK	SW
7. Darya Gault- 11969	6 Forrest Ave	Shed	68/12.1	LINK	SW
8. John McDonough- 11942	5 Moby Way	Rev Fenestration	65/59	Gryphon Arch	SW
9. Gottwald, Mark- 11935	4R Jefferson Ave	Window revs	29/48.1	Topham Design	SW
10. Kardell, Caleb- 11936	2 Madaket Rd	Roof Change	41/184.2	Self	SW
11. The Flagship Club- 11964	1 Cherry St	Move off	55/377	EMDA	SW
12. The Flagship Club- 11963	1 Cherry St	New Building	55/377	EMDA	SW
13. Reid Family Trust- 11961	16 King St	Rotate house add found	73.4.2/64	EMDA	RP
14. Christina Clancy- 11962	25 India St	Dormer window	42.3.4/106	EMDA	RP
15. Goodwin Robert- 11979	6 S Pasture	Addition	80/429	Topham Design	RP
16. Naughty Cal LLC- 11976	26A Daffodil Ln	Solar canopy	68/738.1	Sunwind LLC	RP
17. Greenstick LLC- 11985	16 Williams St	Solar rooftop	55/372	Ack Smart	JP
18. Greenstick LLC- 11990	16.5 Williams St	Solar rooftop	55/372	Ack Smart	JP
19. Henry & Cassandra Butler- 11996	3 Evergreen Wy	Rooftop solar	68/726.1	AckSmart	JP
20. Nantucket Development- 12002	8 Sconset Ave	Add staircase garage	49.3.2/28	LINK	JP
21. Cohen Steven Tr/Area 51 Tr- 12001	51 W Miacomet Rd	Wall Material change	81/52	Ahern LLC	VO
22. Ryan Lanagan- 12002	5 Bluet Court	Shed	68/345	Self	VO
23. 33 Cliff Road LLC- 12000	33 Cliff Rd	New guest house	42.4.4/5	Botticelli & Pohl	VO
24. 33 Cliff Road LLC- 11949	33 Cliff Rd	New garage	42.4.4/5	Botticelli & Pohl	VO
25. Echert/ Clayton- 12004	9 Ridge Ln	Addition	38/87	Normand Residential	VO
26. McCarthy Pat & Patricia- 12005	9 Cow Pond Ln	Deck	55/609	Pat McCarthy	VO
27. 40 Old South Road LLC- 12006	2A Forrest Ave	New condo cottage	68/10.1	Gary Winn	VO
28. Starboard and Port LLC 12011	12 Baltimore Ave	New Dwelling GH	60.2.4/75	Emeritus LTD	VO
29. 63 Hulbert LLC 12013	63 Hulbert Ave	Fenestration MH	29/9	Emeritus LTD	VO
30. 63 Hulbert LLC 12015	63 Hulbert Ave	Fenestration GH	29/9	Emeritus LTD	VO
31. 63 Hulbert LLC 12016	63A Hulbert Ave	Fenestration GH	29/9.1	Emeritus LTD	VO
32. SKJ North Pasture LLC 12038	13 N Pasture	Garage	44/70	Emeritus LTD	AM
33. Fourteen Tautemo Wy RealtyTr 12028	14 Tautemo	Shed	83/13	Emeritus LTD	AM
34. Fourteen Tautemo Wy Realty Tr 12027	14 Tautemo	Outbuilding	83/13	Emeritus LTD	AM
35. Roeder, Chris & Steph 12036	41 Easton St	Trim Doors Roof	42.4.1/20	Twig Perkins Inc	AM
36. Meinke, Lori 12035	17 Ames	Addition window changes	60.2.4/17	Twig Perkins Inc	AM
37. Twenty N Pastures Nom Trst 12022	20 N Pasture Ln	New 2 nd dwelling garage	44/86	JB Studio	AM
38. Greg Raith 12024	5 Sheep's Common	New garage office	54/278	LFW	AM
39. Den Bigh Partners 12040	54 Orange St	Fenestration deck changes	55.4.1/18	LFW	AM
40. 2 Cottage Court LLC 12025	2 Cottage Ct	MH Skylight	55.4.1/9	LFW	AC
41. 2 Cottage Court LLC 12018	2 Cottage Ct	Garage office Skylight	55.4.1/9	LFW	AC

42. Cannon Family Rev T 12017	11 Chatham Rd	Garage alterations	54/186	LFW	CP
43. Summer Pine LLC 12032	2 Summer St	New Driveway	42.3./24	LFW	CP
44. Kara Driscoll- 12041	159A Main St	Window/repairs	41/288	Self	CP