



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2025 FEB 28 AM 10:51

Original Posting Number: T 199

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 MAR 04 PM 02:03
NANTUCKET TOWN CLERK
Posting Number: T 208

Committee/Board/s	Historic District Commission (HDC) – Old/New Business
Day, Date, and Time	Tuesday, March 04, 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_OpITrsecRlOMNt9qB5v98Q

To watch live feed, click here:

<https://www.youtube.com/live/tcoNs24fe58>

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

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.	Greg Raith 12024	5 Sheep's Common	New garage office	54/278	LFW	AM
2.	40 Old South Road LLC- 12006	2A Forrest Ave	New condo cottage	68/10.1	Gary Winn	VO
3.	Allan McElvie- 12045	6 Candle House Ln	Alt to Garage door	55.44/52.1	Kiril Stojano	VO
4.	Kristina Conley- 12054	91 Hummock Pond Rd	Gate & Drive	56/118	EMDA	VO
5.	Christine Clancy- 12046	25 India St	Roof Walk Repair	42.3.4/106	EMDA	VO
6.	14 Hussey St LLC- 12053	14 Hussey St	Garage door	43.3.4/132	EMDA	VO
7.	Town Of Nantucket- 12057	19 Waite Drive	Rev 9871; add rear entrance	67/927	Parker Helwig	VO
8.	Maria Mitchell Assoc- 12058	1/3 Vestal St	Doors Color Change	42.3.3/46	J. Finger MMA	VO
9.	6A Marble LLC- 12049	8 Marble Ln Lot 3	New Garage	66/103.1	K. Megna	VO
10.	Loughman, Pete- 12084	88 Surfside Rd	MH Roof & Solar	67/344	Sunwind, LLC	RP
11.	Loughman, Pete- 12085	88 Surfside Rd	Garage Roof & Solar	67/344	Sunwind, LLC	RP
12.	Chamber Realty Trust 12091	20 Wigwam	Addition/deck	77/4.9	Smith & Hutton	RP
13.	Casabelles Dos LLC 12094	5 Shawkemo Hills	Color change Pergola	27/40	Smith & Hutton	RP

14.	Casabelles Dos LLC 12113	5 Shawkemo Hills	Color change pavillion	27/40	Smith & Hutton	RP
15.	App Ack LLC 12102	30 Appleton Rd	Accessory dwelling unit	66/36	Reid Yenor	RP
16.	Wolfram Michelle Lavin Tr 12106	7 Folger Ln	Hardscape revs fence	42.4.4/33.3	Ahern LLC	RP
17.	Orenstein, Ted- 12062	5 Crows Nest Way	Rev. 9674; shed	12/22.2	R. Newman	AM
18.	Katie Holohan/Adam Kates- 12056	12 Pilgrim Rd	Shed Rev 8450	41/426	Emeritus LTD	AM
19.	Rugged Properties LLC- 12070	27 Rugged Rd	New Shed	67/916	Normand Residential	AM
20.	Balaji & Hilson Gandhi- 12065	9 New Jersey Ave	Hardscape Gate	60.3.1/408	Jardins Intl	AM
21.	Phelan Brothers, LLC- 12072	65 Pleasant St	Roof change	55/36.2	Twig Perkins, Inc.	AM
22.	NBGC 12137	61 Sparks Ave	Roof Top Solar	55/143	Emeritus LTD	JP
23.	Tourto 12136	20 Midland	Door & Window Replace	59.3/164	Gryphon Arch	JP
24.	Nant Boys & Girls Club 12134	61 Sparks Ave	Fencing	55/143	Jardins Intl	JP
25.	Twenty-Seven Old South 12142	27 Old South Rd	Demo Move Cottage	68/2	LFW	JP
26.	20B Bishops Rise Investrs 12143	20B Bishops Rise	Pool Pavilion	40/127.1	LFW	JP
27.	Fly Forest LLC 12127	11 Hinckley Ln	Demo Move Garage	30/623	LFW	JP
28.	Fly Forest LLC 12129	11 Hinckley Ln	Demo move pool house	30/623	LFW	JP
29.	Fly Forest LLC 12130	11 Hinckley Ln	New cottage	30/623	LFW	JP
30.	Fly Forest LLC 12131	11 Hinckley Ln	Reno MH	30/623	LFW	JP
31.	Fly Forest LLC 12132	11 Hinckley Ln	Hardscape	30/623	LFW	JP
32.	CBR ACK Holdings 12141	6 W Dover St	Historic Determination	55.4.1/91	LFW	JP
33.	Turk Family LLC 12156	15 Marsh Hawk Ln	Shed	56/113.6	LINK	AC
34.	Robert King 12115	23 Essex Rd	Shed	67/611	Self	SW
35.	Darya Gault- 11969	6 Forrest Ave	Shed	68/12.1	LINK	SW
36.	John McDonough- 11942	5 Moby Way	Rev Fenestration	65/59	Gryphon Arch.	SW
37.	The Flagship Club- 11964	1 Cherry St	Move off	55/377	EMDA	SW
38.	Fraser-Corp, Kevin 12103	47 New St	Wind/door chg; As Built	73/6	Self	SW
39.	Sunshine Daydream LLC 12116	5 Huckleberry Ln	Reno MH	32/61	WAPD	SW
40.	Sunshine Daydream LLC 12118	5 Huckleberry Ln	Demo Garage	32/61	WAPD	SW
41.	Sunshine Daydream LLC 12119	5 Huckleberry Ln	New Garage	32/61	WAPD	SW
42.	Sunshine Daydream LLC 12122	5 Huckleberry Ln	New cabana	32/61	WAPD	SW
43.	Sunshine Daydream LLC 12117	5 Huckleberry Ln	Demo shed	32/61	WAPD	SW
44.	Sunshine Daydream LLC 12120	5 Huckleberry Ln	New shed	32/61	WAPD	SW
45.	Tautemo Way Trust 12110	16 Tautemo Rd	Relocate shed on site	83/14	Ahern LLC	SW

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.	Lisa Donovan- 12055	8 Pinkham Cir	Pool & Spa	56/174	KMLD	VO
	<i>• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
2.	Tomack LLC- 12052	38 Chuck Hollow Rd	Rev. 11856; shed	45/66.1	JB Studio	VO
	<i>• If visible, must be screened in perpetuity.</i>					
3.	Orenstein, Ted – 12066	5 Crows Nest Way	Door & Window Rev	12/22.2	R. Newman	AM
	<i>• Mulled window units match side casing width for mull.</i>					
4.	Hey Lovers LLC 12061	38 Lovers In Lot A	New Dwelling	68/68	Normand Residential	AM
	<i>• West elevation shed dormer: reduce width 3', 1' between windows & 1' from each side of windows.</i>					
5.	Hey Lovers LLC 12060	38 Lovers In Lot A	Pool & Driveway	68/68	Normand Residential	AM
	<i>• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
6.	Mac Davis- 12074	61 Hooper Farm Rd	Shed	67/254	Dean Lampe	AM
	<i>• Lower the eaves to window and door casing; reduce total height 10"- 12".</i>					
7.	Susan B McCollum Tr- 12135	35 Eel Point Rd	Relocate pool hardscape	32/24	Jardins Intl.	JP
	<i>• Pool and spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
8.	Fly Forest LLC 12128	11 Hinckley Ln	New garage	30/623	LFW	JP
	<i>• Infill underside of exterior stair with vertical cedar boards, NTW.</i>					
9.	Waydale LLC 12098	5 Waydale Rd	Accessory dwelling unit	55/85	Reid Yenor	RP
	<i>• The parking areas adjacent to Waydale Road (the "Roadside Parking Spaces") shall be partitioned from the road using cobblestone edging, with native stone parking area surfacing; Belgium block [which is more practical] may instead be used for the edging material, in which case parking area surfacing shall be of crushed shell. No tar surfacing at the Roadside Parking Spaces. The Shared Driveway and Internal Parking Spaces are to be either native stone, crushed shell, or tar; if the Shared Driveway is either native stone or shell, Roadside Parking Spaces surfacing shall match Driveway surfacing (and the aforementioned, corresponding Roadside Parking Spaces edging)--no tar surfacing at the Roadside Parking Spaces.</i>					

10.	Waydale LLC 12099	3 Waydale Rd	Accessory dwelling unit	55/85	Reid Yenor	RP
	<i>The parking areas adjacent to Waydale Road (the "Roadside Parking Spaces") shall be partitioned from the road using cobblestone edging, with native stone parking area surfacing; Belgium block [which is more practical] may instead be used for the edging material, in which case parking area surfacing shall be of crushed shell. No tar surfacing at the Roadside Parking Spaces. The Shared Driveway and Internal Parking Spaces are to be either native stone, crushed shell, or tar; if the Shared Driveway is either native stone or shell, Roadside Parking Spaces surfacing shall match Driveway surfacing (and the aforementioned, corresponding Roadside Parking Spaces edging)--no tar surfacing at the Roadside Parking Spaces.</i>					
11.	138 Surfside Rd Nom Tr- 12087	138 Surfside Rd	Pickleball court	80/142.1	Val Oliver	RP
	<i>Pickleball court must not be visible at time of inspection and in perpetuity.</i>					
12.	Kirby James Heather- 12095	14 Lincoln Ave	Window change	30/182	MCA+	RP
	<i>Date of construction: c. 1902 Kimbal House Ballroom to be added to COA.</i>					
13.	Windansea Partners LLC- 12089	36 Hulbert Ave	Window Sash	29/69	J. Featherstone-Witty	RP
	<i>Date of construction: c1920-1930 to be added to the COA. Window survey must be included.</i>					
14.	Casabelles Dos LLC 12090	5 Shawkemo Hills	Rev 11232; Main House	27/40	Smith & Hutton	RP
	<i>A typical lite configuration: existing vegetation to be maintained, to extent required, to prevent view of front from Shawkemo Hills Road in perpetuity.</i>					
15.	14 Witherspoon LLC 12105	14 Witherspoon Dr	Spa & hardscape	68/475	Ahern LLC	RP
	<i>Spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
16.	Golden Pond LLC 12107	64-66 Baxter Rd	Rev. 11635; add spa	49/51& 188	Ahern LLC	RP
	<i>Spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
17.	Maisto 12112	78 Pleasant St	Revise fenestration	55/654	Gryphon	SW
	<i>Any visible lited-door to be "typical" panel-base with lites decreased in height accordingly.</i>					
18.	Kardell, Caleb- 11936	2 Madaket Rd	Roof Change	41/184.2	Self	SW
	<i>Date of construction c. 1990 noted on the COA.</i>					
19.	Sunshine Daydream LLC 12121	5 Huckleberry Ln	Demo Cabana	32/61	WAPD	SW
	<i>Add move-off to the COA.</i>					
20.	Sunshine Daydream LLC 12104	5 Huckleberry Ln	Spa hardscape	32/61	Ahern LLC	SW
	<i>Use native stone colored Belgium block, unless "silver gray" is already used on site. Pool not visible at time of inspection, no grade change from grade existing as shown on TON Map-Geo topo. Retaining wall stone to compliment other stone at/on the property.</i>					
21.	Richard Phelan 12114	15 Main St	HVAC enclosure	42.3.1/133	Emeritus LTD	SW
	<i>Simplify to de-emphasize existence of this barrier... Good start: North elevation, along Still Dock Street, two "internal" posts no caps and cut tops flush to top of gates, add 1/4" 45-degree chamfer around the tops.</i>					
22.	Tom Middleton- 11971	28 Nonantum Ave	Driveway/ apron Hdscp	87/21.1	LINK	SW
	<i>Apron to be cobble or native-stone colored Belgium block. Note apron material on application.</i>					

III. SIGNS

	<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	18 Federal Street	Projecting Sign (ASHA)	42.3.1/72	Sign Here Nantucket
	<i>Recommended approval per Sign Advisory Council.</i>				
2.	NIR Retail, LLC	32 Main Street	Projecting Sign (DOEN)	42.3.1/217	Sign Here Nantucket
	<i>Recommended approval per Sign Advisory Council.</i>				
3.	NIR Retail, LLC	32 Main Street	Wall Sign (DOEN)	42.3.1/217	Sign Here Nantucket
	<i>Recommended approval per Sign Advisory Council.</i>				
4.	VTT Management	53 Main Street	Projecting Sign (Hot Haus)	42.3.1/223	Sign Here Nantucket
	<i>Hold for Revisions per Sign Advisory Council.</i>				
5.					
6.	Artists Assoc of Nantucket	8 Federal Street	Wall Sign-(move from 19 Washington Street)	42.3.1/172	Francine Balling
	<i>Recommended for approval to relocate the sign subject to the sign being placed on the shingled area below the windows and removal of the 2 menu boxes and any window signage.</i>				

*IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. NEW BUSINESS- PREVIOUSLY HELD BY THE COMMISSION

	<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 to be heard at the beginning of the March 4, 2025, meeting					
2.	M Robert Sarkisian- 12154	8 N. Mill St	Revision to hardscape	55.4.4/78.2	Self	

VI. OLD BUSINESS- COMMISSIONER REQUESTED- VIEW FOR 2/24/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Dukes Rd Tr /S. Cohen Tr- 11860	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders	CP
	• Commissioners: Welch, Camp, MacLeod, Patten, Paul; Recused: Pohl					

VII. OLD BUSINESS 03/04/2025

	<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 Tr- 11083	3 Pops Ln	New Dwelling	60.2.4/64.1	MCA+	
	• Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternate: Patten					Last Heard – 1/14/25
	• Hold until 3/11/25 per applicant.					
2.	3 Pops Lane Holding Tr- 11084	3 Pops Ln	Guest House	60.2.4/64.1	MCA+	
	• Track					
	• Hold until 3/11/25 per applicant.					
3.	3 Pops Lane Holding Tr- 11087	3 Pops Ln	Garage	60.2.4/64.1	MCA+	
	• Track					
	• Hold until 3/11/25 per applicant.					
4.	3 Pops Lane Holding Tr- 11085	3 Pops Ln	Pool	60.2.4/64.1	MCA+	
	• Track					
	• Hold until 3/11/25 per applicant.					
5.	85 Orange LLC- 10613	85 Orange St	Addition	55.4.1/27	Chris Anderson	
	• Commissioners: Welch, MacLeod, Paul Alt: Patten; Recused: Pohl					Last Heard- 1/14/2025
	• Hold until 3/11/25 due to quorum issues.					
6.	85 Orange LLC-10609	85 Orange St	Rear Hardscape	55.4.1/27	Chris Anderson	
	• Track					
	• Hold until 3/11/25 due to quorum issues.					
7.	85 Orange LLC- 10610	85 Orange St	Front Hardscape	55.4.2/27	Chris Anderson	
	• Track					
	• Hold until 3/11/25 due to quorum issues.					
8.	32 Hulbert Rear Lot TR- 11769	27 Willard St- VIEW	New Dwelling	29/72.2	Botticelli & Pohl	
	• Commissioners: Welch, Oliver, MacLeod, Patten, Paul Recused: Pohl					Last Heard- 2/11/2025
9.	11 Pine Realty Trust- 11778	11 Pine St	Main house addition/reno	42.3.3/24.1	WAPD	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternate: Paul					Last Heard- 2/4/2025
	• Hold until 3/11/25 meeting per applicant's request.					
10.	11 Pine Realty Trust- 11775	11 Pine St	Demo Garage	42.3.3/24.1	WAPD	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternate: Paul					Last Heard- 2/4/2025
	• Hold until 3/11/25 meeting per applicant's request.					
11.	11 Pine Realty Trust- 11777	11 Pine St	New Garage	42.3.3/24.1	WAPD	
	• Held to Track with Demo Garage					
	• Hold until 3/11/25 meeting per applicant's request.					
12.	11 Pine Realty Trust- 11776	11 Pine St	New Shed	42.3.3/24.1	WAPD	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternate: Paul					Last Heard- 2/4/2025
	• Hold until 3/11/25 meeting per applicant's request.					
13.	Coburn Holly- 11727	5 N Beach St	Door change	42.4.1/92	Normand Residential	
	• Commissioners: Welch, Oliver, Camp, MacLeod and Paul					Last Heard 1/28/2025
14.	Two Pilgrim LLC- 11753	15 Pilgrim Rd- VIEW	New Dwelling	41/214	Sophie Metz Design	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternate: Patten					Last Heard- 2/4/2025
15.	Two Pilgrim LLC- 11752	15 Pilgrim Rd- VIEW	New Guest House	41/214	Sophie Metz Design	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternate: Patten					Last Heard- 2/4/2025
16.	Two Pilgrim LLC- 11751	15 Pilgrim Rd- VIEW	New Garage	41/214	Sophie Metz Design	

- Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternate: Patten

Last Heard- 2/4/2025

17.	Fallon Lynnette- 11566	34 King St	Alterations	73.4.2/115	Nate Barber
Commissioners: Welch, Pohl, MacLeod, Olive and Camp				Last Heard- 1/7/2025	
18.	Mark Howard- 11672	13A Willard St	Alternations	42.4.1/15.1	Sam Herrick
Commissioners: Welch, Pohl, MacLeod, Patten, Paul				Last Heard 1/21/2025	
19.	Brian Nester- 11525	4 E Lincoln Av	New Dwelling	42.4.1/49	NAG
Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternate: Patten and Paul				Last Heard 2/11/2025	
20.	Rufis ACK LLC- 11862	93 Main St	Window Alterations	42.3.3/17	JB Studio
Commissioners: Welch, Pohl, Camp, Macleod, Paul Alternate: Patten				Last Heard 2/18/2025	
21.	Ack Greglan 12A LLC- 11854	12A Greglan	Duplex & Storage	68/181	Emeritus
Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternate: Patten				Last Heard 2/18/2025	
22.	Gile Gregory- 10745	48 York St	Reno Main House	55.4.1/55	LINK
Commissioners: Pohl, Welch, MacLeod, Patten, Paul				Last Heard 10/8/2024	
23.	Starboard and Port LLC- 11853	12 Baltimore	MH Alterations	60.2.4/75	Emeritus LTD
Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternate: Paul				Last Heard 2/18/2025	
24.	John Wise- 11735	36 Tennessee Ave	New Dwelling	59.4/79	Emeritus LTD
Commissioners: Welch, Camp, MacLeod, Paul; Mullen: Oliver				Last Heard 2/11/2025	
25.	Boulevard Property Grp- 10839	20 Main St. Sias	Pool	73.3.1/50	LFW
Commissioners: Pohl, Oliver, Camp, MacLeod and Patten				Last Heard 9/24/2024	

VIII. 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						

IX. 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.	6A Marble Way LLC- 11819	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna	VO
Held per applicant from 2/18/25 meeting						
2.	Lacoursiere, Michael & Mary- 11821	67 Fairgrounds Rd	As-built Shed	67/177	Val Oliver	RP
Held per applicant from 2/18/25 meeting						
3.	Lacoursiere, Michael & Mary- 11822	67 Fairgrounds Rd	As-built alterations	67/177	Val Oliver	RP
Held per applicant from 2/18/25 meeting						
4.	KAC Holdings LLC- 11840	156 Madaket Rd	Driveway Change	39/13.4	Atlantic Landscaping	JP
Held per applicant from 2/18/25 meeting						
5.	Two Pilgrims LLC- 11839	17 Pilgrim Rd	Pool Hardscape	41/214	Atlantic Landscaping	JP
Held per applicant from 2/18/25 meeting						
6.	NT Electric Co- 11863	10 New Whale	Demo Structure	42.3.1/37	LFW	CP
Hold until March 18th per applicant						

X. 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.	Keane, John- 11881	4 E Chestnut St	Platform lift	42.3.1/101	Self	SW
Held per applicant from 2/18/2025 meeting						

XI. 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.	Dream North LLC- 11904	28 Shimmo Pond Rd	Pickle ball Court hardscape	43/167	Ridgeview Dev	VO
2.	Bridges Family Tr. LLC- 11892	6 Ishmael Rd	New dwelling	82/91	Val Oliver	RP
3.	Georgi Dimov- 11906	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP
4.	Town Of Nantucket- 11901	1 Shadbush Rd	DPW Facility	78/5	Weston & Sampson	RP
5.	Town Of Nantucket- 11903	1 Shadbush Rd	DPW Salt Shed	78/5	Weston & Sampson	RP
6.	Town Of Nantucket- 11902	1 Shadbush Rd	Hardscape	78/5	Weston & Sampson	RP
7.	Madron Lake LLC- 11950	26 Monomoy Rd	Retaining wall/ patio	54/146	Thornewill Design	RP
8.	7 Brewster Nantucket LLC- 11959	7 Brewster Rd	Garage	54/286	LFW	JP
9.	John Gardner Jr- 11958	8 Derry Ln	Move demo house	41/100	LFW	JP
10.	81 Hinsdale, LLC- 11951	81 Hinsdale Road	Addition	69/21	SMRD	AM
11.	The Whole Spread, LLC- 11947	332 Madaket Road	MH- Add Deck/guardrails	60/100	Emeritus, LTD	AM
12.	Osprey Way RE Trust- 11945	One Osprey Way	Cottage- Addition	65/19	Botticelli & Pohl	AM
13.	Susan B McCollum Trust- 11934	35 Eel Point Road	New pool house	32/63	Botticelli & Pohl	AM

14. 2 Spearhead, LLC- 11954	2 Spearhead Road	New Storage Fac- Building A	69/307	Emeritus, LTD	AC
15. 2 Spearhead, LLC- 11952	2 Spearhead Road	New Storage Fac- Building B	69/307	Emeritus, LTD	AC
16. Easy Street, LLC- 11953	4 Easy Street	Wind/door/dormer alterations	42.3.1/79	Hart Construction	CP

Approve Minutes-	July 23, 2024, and August 6, 2024
Review Minutes-	
	• Next HDC Meeting March 11, 2025, Old 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

XII. 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 P. 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
6.	Starboard and Port LLC 12011	12 Baltimore Ave	New Dwelling GH	60.2.4/75	Emeritus LTD	VO
7.	30 Eel Point LLC- 11968	30 Eel Point Rd	New Dwelling	40/44.1	LINK	SW
8.	Geoffry Smith- 11933	22 Coffin Sias.	Roof Windows	73.4.1/36	Self	SW
9.	Geoffry Smith- 11931	22 Coffin Sias.	Hardscape Driveway	73.4.1/36	Self	SW
10.	Gottwald, Mark- 11935	4R Jefferson Ave	Window revs	29/48.1	Topham Design	SW
11.	The Flagship Club- 11963	1 Cherry St	New Building	55/377	EMDA	SW

- *Incomplete in the sense that approval of this structure requires, for required parking and therefore as a practical matter, the removal of at least a large portion of John McLaughlin's childhood home—to create a parking lot.*

XIII. 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.	Reid Family Trust- 11961	16 King St	Rotate house add found	73.4.2/64	EMDA	RP
2.	Christina Clancy- 11962	25 India St	Dormer window	42.3.4/106	EMDA	RP
3.	Goodwin Robert- 11979	6 S Pasture	Addition	80/429	Topham Design	RP
4.	Naughty Cal LLC- 11976	26A Daffodil Ln	Solar canopy	68/738.1	Sunwind LLC	RP
5.	Greenstick LLC- 11985	16 Williams St	Solar rooftop	55/372	ACK Smart	JP
6.	Greenstick LLC- 11990	16.5 Williams St	Solar rooftop	55/372	ACK Smart	JP
7.	Henry & Cassandra Butler- 11996	3 Evergreen Wy	Rooftop solar	68/726.1	ACK Smart	JP
8.	Nantucket Development- 12002	8 Sconset Ave	Add staircase garage	49.3.2/28	LINK	JP
9.	Cohen Steven Tr/Area 51 Tr- 12001	51 W Miacomet Rd	Wall Material change	81/52	Ahern LLC	VO

10.	Ryan Lanagan- 12002	5 Bluet Court	Shed	68/345	Self	VO
11.	33 Cliff Road LLC- 12000	33 Cliff Rd	New guest house	42.4.4/5	Botticelli & Pohl	VO
12.	33 Cliff Road LLC- 11949	33 Cliff Rd	New garage	42.4.4/5	Botticelli & Pohl	VO
13.	Echert/ Clayton- 12004	9 Ridge Ln	Addition	38/87	Normand Residential	VO
14.	McCarthy Pat & Patricia- 12005	9 Cow Pond Ln	Deck	55/609	Pat McCarthy	VO
15.	63 Hulbert LLC 12013	63 Hulbert Ave	Fenestration MH	29/9	Emeritus LTD	VO
16.	63 Hulbert LLC 12015	63 Hulbert Ave	Fenestration GH	29/9	Emeritus LTD	VO
17.	63 Hulbert LLC 12016	63A Hulbert Ave	Fenestration GH	29/9.1	Emeritus LTD	VO
18.	SKJ North Pasture LLC 12038	13 N Pasture	Garage	44/70	Emeritus LTD	AM
19.	Fourteen Tautemo Wy RT- 12028	14 Tautemo	Shed	83/13	Emeritus LTD	AM
20.	Fourteen Tautemo Wy RT- 12027	14 Tautemo	Outbuilding	83/13	Emeritus LTD	AM
21.	Roeder, Chris & Steph 12036	41 Easton St	Trim Doors Roof	42.4.1/20	Twig Perkins Inc	AM
22.	Meinke, Lori 12035	17 Ames	Addition window changes	60.2.4/17	Twig Perkins Inc	AM
23.	Twenty N Pastures Nom Trst 12022	20 N Pasture Ln	Garage/ Studio	44/86	JB Studio	AM
24.	Den Bigh Partners 12040	54 Orange St	Fenestration deck changes	55.4.1/18	LFW	AM
25.	2 Cottage Court LLC 12025	2 Cottage Ct	MH Skylight	55.4.1/9	LFW	AC
26.	2 Cottage Court LLC 12018	2 Cottage Ct	Garage office Skylight	55.4.1/9	LFW	AC
27.	Cannon Family Rev T 12017	11 Chatham Rd	Garage alterations	54/186	LFW	CP
28.	Summer Pine LLC 12032	2 Summer St	New Driveway	42.3./24	LFW	CP
29.	Kara Driscoll- 12041	159A Main St	Window/repairs	41/288	Self	CP

XIV. NEW BUSINESS 3/4/25 - VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	16 Stone Post LLC- 12047	8 Stone Post Way	Gate & Drive	74/78	EMDA	VO
2.	16 Stone Post LLC- 12048	16 Stone Post Way	Gate & Drive	73.3.2/36	EMDA	VO
3.	Kalin Rachel Lynn Tr 12109	11 Pine St	Hardscape	42.3.3/24.1	Ahern LLC	SW

XV. NEW BUSINESS 03/04/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Carly Ambrose 12059	7 Second Way	Re-site MH; add deck	55/97	C. Ambrose	VO
2.	Nant. Public Schools- 12067	24 Surfside Rd	Office Building	55/243	Chip Clunie	VO
3.	Nant. Public Schools- 12068	24 Surfside Rd	Hardscape	55/243	Chip Clunie	VO
4.	Callen Miller INC- 12051	117 Orange St	Hardscape	55/377	Ridgevale Develop	VO
5.	Callen Miller INC- 12050	1 Cherry St	Hardscaping	55/377.1	Ridgevale Develop	VO
6.	Estill, Scott- 12064	17 Ranger Rd	Roof Walk	39/28	R. Newman	VO
7.	Estill, Scott- 12063	17 Ranger Rd	Door & Window Rev	39/28	R. Newman	VO
8.	Gottwald Thomas E Tr- 12069	4R Jefferson Ave	Hardscape	29/48.1	Ben Champoux	AM
9.	9 Doc Ryder LLC- 12079	9 Doc Ryder Dr	Demo/ Move off	66/213	Brook Meerbergen	AM
10.	9 Doc Ryder LLC- 12076	9 Doc Ryder Dr	Main House	66/213	Brook Meerbergen	AM
11.	9 Doc Ryder LLC- 12080	9 Doc Ryder Dr	Guest House	66/213	Brook Meerbergen	AM
12.	9 Doc Ryder LLC- 12077	9 Doc Ryder Dr	Gazebo	66/213	Brook Meerbergen	AM
13.	9 Doc Ryder LLC- 12078	9 Doc Ryder Dr	Pool & Hardscape	66/213	Brook Meerbergen	AM
14.	Waydale LLC 12097	5 Waydale Rd	Duplex	55/85	Reid Yenor	RP
15.	Waydale LLC 12100	3 Waydale Rd	Duplex	55/85	Reid Yenor	RP
16.	Tracy Root 12111	20 Broad St	Rev 11125; window change	42.4.2/33	Emeritus LTD	SW
17.	Tripp Drive Stables 12140	14 Tripp Dr	Rev.11501; shift house	80/310	Cottage Castle Inc	SW
18.	Turk Family LLC 12157	15 Marsh Hawk Ln	Wall/patio/fence	56/113.6	LINK	AC
19.	Nant 16 Quaker Proj LLC 12148	16 Quaker Rd	Shed	41/176.1	LINK	AC
20.	Nant 16 Quaker Proj LLC 12149	16 Quaker Rd	Outdoor shower	41/176.1	LINK	AC
21.	Sansone 12139	35 Pleasant St	Rev 1486; extend addition	55.4.1/156	Gryphon Arch	CP
22.	Neverblue LLC 12126	4 Van Fleet	Demo MH	91/111	CWA	CP
23.	Neverblue LLC 12125	4 Van Fleet	Demo GH	91/111	CWA	CP
24.	Neverblue LLC 12124	4 Van Fleet	New MH	91/111	CWA	CP
25.	Neverblue LLC 12123	4 Van Fleet	New GH	91/111	CWA	CP
26.	Phillip 12133	151 Surfside Rd	Spa, patio, OD Kitchen	80/36.1	Borislav Iliev	JP