



HDC Minutes 3/4/2025; Adopted 4/29/2025

HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul

~~ MINUTES ~~

3.4.2025

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM

Called to order at 4.01pm, and announcements by Ray Pohl, Chair

Staff in attendance: (Holly Backus, Preservation Planner; Fiona Johnson, Administrative Specialist; Cathy Flynn, Land Use Specialist)

Members Present: Pohl, Oliver, Camp, MacLeod, Patten

Remote Participants: Thornewill

Absent Members: Stephen Welch, Joe Paul

Late Arrivals: none

Early Departures: none

Adoption of Agenda:

Motion: Motion: to Approve

Made by Val Oliver

Vote:

Carried 5-0, sitting (Pohl, Oliver, Camp, MacLeod, Patten)

I. CONSENTS

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. Greg Raith	5 Sheep's Common	New garage office	54/278	LFW
2. 40 Old South Road	2A Forrest Ave	New condo cottage	68/10.1	Gary Winn
3. Allan McElvie	6 Candle House Ln	Alt to Garage door	55.44/52.1	Kiril Stojano
4. Kristina Conley	91 Hummock Pond Rd	Gate & Drive	56/118	EMDA
5. Christine Clancy	25 India St Roof	Walk Repair	42.3.4/106	EMDA
6. 14 Hussey St LLC	14 Hussey St	Garage door	43.3.4/132	EMDA
7. Town Of Nantucket	19 Waitt Drive Rev 9871	add rear entrance	67/927	Parker Helwig
8. Maria Mitchell Assoc	1/3 Vestal St	Doors Color Change	42.3.3/46	J. Finger MMA
9. 6A Marble LLC 8 Marble Ln Lot 3		New Garage	66/103.1	K. Megna
10. Loughman, Pete	88 Surfside Rd MH	Roof & Solar	67/344	Sunwind, LLC
11. Loughman, Pete	88 Surfside Rd Garage	Roof & Solar	67/344	Sunwind, LLC
12. Chamber Realty Trust 20 Wigwam		Addition/deck	77/4.9	Smith & Hutton
13. Casabelles Dos LLC	5 Shawkemo Hills	Color change Pergola	27/40	Smith & Hutton
14. Casabelles Dos LLC	5 Shawkemo Hills	Color change pavilion	27/40	Smith & Hutton
15. App Ack LLC	30 Appleton Rd	Accessory dwelling unit	66/36	Reid Yenor
16. Wolfram Michelle Lavin Tr 7 Folger Ln		Hardscape revs fence	42.4.4/33.3	Ahern LLC
17. Orenstein, Ted	5 Crows Nest Way	Rev. 9674; shed	12/22.2	R. Newman
18. Katie Holohan	12 Pilgrim Rd	Shed Rev 8450	41/426	Emeritus LTD
19. Rugged Properties LLC	27 Rugged Rd	New Shed	67/916	Normand
Residential				
20. Balaji Gandhi	9 New Jersey Ave	Hardscape Gate	60.3.1/408	Jardins Intl
21. Phelan Brothers, LLC	65 Pleasant St	Roof change	55/36.2	Twig Perkins, Inc.
22. NBGC	61 Sparks Ave	Roof Top Solar	55/143	Emeritus LTD
23. Tourto	20 Midland	Door & Window Replace	59.3/164	Gryphon Arch
24. Nant Boys & Girls Club	61 Sparks Ave	Fencing	55/143	Jardins Intl
25. Twenty-Seven Old South	27 Old South Rd	Demo Move Cottage	68/2	LFW

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26. 20B Bishops Rise Investrs	20B Bishops Rise	Pool Pavilion	40/127.1	LFW
27. Fly Forest LLC	11 Hinckley Ln	Demo Move Garage	30/623	LFW
28. Fly Forest LLC	11 Hinckley Ln	Demo move pool house	30/623	LFW
29. Fly Forest LLC	11 Hinckley Ln	New cottage	30/623	LFW
30. Fly Forest LLC	11 Hinckley Ln	Reno MH	30/623	LFW
31. Fly Forest LLC	11 Hinckley Ln	Hardscape	30/623	LFW
32. CBR ACK Holdings	6 W Dover St	Historic Determination	55.4.1/91	LFW
33. Turk Family LLC	15 Marsh Hawk Ln	Shed	56/113.6	LINK
34. Robert King	23 Essex Rd	Shed	67/611	Self
35. Darya Gault	6 Forrest Ave	Shed	68/12.1	LINK
36. John McDonough	5 Moby Way	Rev Fenestration	65/59	Gryphon Arch.
37. The Flagship Club	1 Cherry St	Move off	55/377	EMDA
38. Fraser-Corp, Kevin	47 New St	Wind/door chg; As Built	73/6	Self
39. Sunshine Daydream LLC	5 Huckleberry Ln	Reno MH	32/61	WAPD
40. Sunshine Daydream LLC	5 Huckleberry Ln	Demo Garage	32/61	WAPD
41. Sunshine Daydream LLC	5 Huckleberry Ln	New Garage	32/61	WAPD
42. Sunshine Daydream LLC	5 Huckleberry Ln	New cabana	32/61	WAPD
43. Sunshine Daydream LLC	5 Huckleberry Ln	Demo shed	32/61	WAPD
44. Sunshine Daydream LLC	5 Huckleberry Ln	New shed	32/61	WAPD
45. Tautemo Way Trust	16 Tautemo Rd	Relocate shed on site	83/14	Ahern LLC

Sitting: Ray Pohl, Val Oliver, Abby Camp, Angus MacLeod, Connie Patten

Alternates:

Recused:

Motion: Motion to approve Made by Val Oliver

Vote: Motion was approved by a unanimous vote (Pohl, Oliver, Camp, MacLeod, Patten)

II. CONSENTS WITH CONDITIONS

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. Lisa Donovan	8 Pinkham Cir	Pool & Spa	56/174	KMLD
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
2. Tomack LLC	38 Chuck Hollow Rd	Rev. 11856 Shed	45/66.1	JB Studio
If visible, must be screened in perpetuity.				
3. Orenstein, Ted	5 Crows Nest Way	Door & Window Rev	12/22.2	R. Newman
Mulled window units match side casing width for mull.				
4. Hey Lovers LLC	38 Lovers Ln Lot A	New Dwelling	68/68	Normand Residential
West elevation shed dormer: reduce width 3', 1' between windows & 1' from each side of windows.				
5. Hey Lovers LLC	38 Lovers Ln Lot A	Pool & Driveway	68/68	Normand Residential
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
6. Mac Davis	61 Hooper Farm Rd	Shed	67/254	Dean Lampe
Lower the eaves to window and door casing; reduce total height 10"- 12".				
7. Susan B McCollum Tr	35 Eel Point Rd	Relocate pool hardscape	32/24	Jardins Intl.
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.				
8. Fly Forest LLC	11 Hinckley Ln	New garage	30/623	LFW
Infill underside of exterior stair with vertical cedar boards, NTW.				
9. Waydale LLC	5 Waydale Rd	Accessory dwelling unit	55/85	Reid Yenor
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 afore mentioned, corresponding Roadside Parking Spaces edging)-no tar surfacing at the Roadside Parking Spaces.				
10. Waydale LLC	3 Waydale Rd	Accessory dwelling unit	55/85	Reid Yenor
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,				

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Roadside Parking Spaces surfacing shall match Driveway surfacing (and the corresponding Roadside Parking Spaces edging) --no tar surfacing at the Roadside Parking Spaces.

11. 138 Surfside Rd Nom Tr 138 Surfside Rd Pickleball court 80/142.1 Val Oliver
Pickleball court must not be visible at time of inspection and in perpetuity.

12. Kirby James Heather 14 Lincoln Ave Window change 30/182 MCA+
Date of construction: c. 1902 Kimbal House Ballroom to be added to COA.

13. Windansea Partners LLC 36 Hulbert Ave Window Sash 29/69 J. Featherstone-Witty
Date of construction: c1920-1930 to be added to the COA. Window survey must be included.

14. Casabelles Dos LLC 5 Shawkemo Hills Rev 11232 27/40 Smith & Hutton
A typical lite configuration: existing vegetation to be maintained, to extent required, to prevent view of front from Shawkemo Hills Road in perpetuity.

15. 14 Witherspoon LLC 14 Witherspoon Dr Spa & hardscape 68/475 Ahern LLC
Spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

16. Golden Pond LLC 64-66 Baxter Rd Rev. 11635; add spa 49/51& 188 Ahern LLC
Spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

17. Maisto 78 Pleasant St Revise fenestration 55/654 Gryphon
Any visible lited-door to be "typical" panel-base with lites decreased in height accordingly.

18. Kardell, Caleb 2 Madaket Rd Roof Change 41/184.2 Self
Date of construction c. 1990 noted on the COA.

19. Sunshine Daydream LLC 5 Huckleberry Ln Demo Cabana 32/61 WAPD
Add move-off to the COA.

20. Sunshine Daydream LLC 5 Huckleberry Ln Spa hardscape 32/61 Ahern LLC
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.

21. Richard Phelan 15 Main St HVAC enclosure 42.3.1/133 Emeritus LTD
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.

22. Tom Middleton 28 Nonantum Ave Driveway/apron Hdscp 87/21.1 LINK
Apron to be cobble or native-stone colored Belgium block. Note apron material on application.

Sitting: Ray Pohl, Abby Camp, Angus MacLeod, Connie Patten, Carrie Thornewill

Alternates:

Recused: Val Oliver

Motion: Motion to approve Angus MacLeod

Vote: Motion was approved by a unanimous vote Pohl, Camp, MacLeod, Patten, Thornewill

III. SIGN

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL REPRESENTATIVE
1. NIR Retail, LLC	18 Federal Street	Projecting Sign (ASHA)	42.3.1/72 Sign Here Nantucket
Recommended approval per Sign Advisory Council.			
2. NIR Retail, LLC	32 Main Street	Projecting Sign (DOEN)	42.3.1/217 Sign Here Nantucket
Recommended approval per Sign Advisory Council.			
3. NIR Retail, LLC	32 Main Street	Wall Sign (DOEN)	42.3.1/217 Sign Here Nantucket
Recommended approval per Sign Advisory Council.			
4. VTT Management	53 Main Street	Projecting Sign (Hot Haus)	42.3.1/223 Sign Here Nantucket
Hold for Revisions per Sign Advisory Council.			
5.. Artists Assoc	8 Federal Street	Wall Sign-(move from 19 Washington Street)	42.3.1/172 Francine Balling

• 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.

Motion: Motion made by Val Oliver - to approve the sign applications based on the recommendations of the Sign Advisory Committee. This motion was seconded and approved unanimously by the 5 members sitting at the table.

VI. COMMISSIONER Q & A WITH PRESERVATION PLANNER

Preservation Planner Holly Backus is updating the board about the recent completion of a survey effort focused on the fish lots and Brant Point area. They received hard copies of the survey, which includes comments from various parties, including the speaker, NHT

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commissioners, and the Massachusetts Historical Commission. These surveys will be integrated into the HDC (Historic District Commission) process, helping applicants and owners understand the historic value of their structures. The survey data will eventually be added to the town's GIS system and the state's database.

V. NEW BUSINESS-PREVIOUSLY HELD BY THE COMMISSION

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. M Robert Sarkisian	8 N Mill St	House move on site 5'	55.4.4/78.2	Self

Held until 3/11/25 for a full board

2. M Robert Sarkisian	8 N. Mill St	Revision to hardscape	55.4.4/78.2	Self
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Held until 3/11/25 for a full board

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

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
Dukes Rd Tr	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders

Held until 3/11/25 for a full board

VII. OLD BUSINESS 3/04/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. 3 Pops Lane Holding Tr	3 Pops Ln	New Dwelling	60.2.4/64.1	MCA

Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternate: Patten

Last Heard – 1/14/25

Held until 3/11/25 per applicant

2. 3 Pops Lane Holding Tr	3 Pops Ln	Guest House	60.2.4/64.1	MCA
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Track

3. 3 Pops Lane Holding Tr	3 Pops Ln	Garage	60.2.4/64.1	MCA
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Track

4. 3 Pops Lane Holding Tr	3 Pops Ln	Pool	60.2.4/64.1	MCA
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Track

5. 85 Orange LLC	85 Orange St	Addition	55.4.1/27	Chris Anderson
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Commissioners: Welch, MacLeod, Paul Alt: Patten; Recused: Pohl

Last Heard- 1/14/2025

Held until 3/11/25 due to lack of quorum

6. 85 Orange LLC	85 Orange St	Rear Hardscape	55.4.1/27	Chris Anderson
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Track

7. 85 Orange LLC	85 Orange St	Front Hardscape	55.4.2/27	Chris Anderson
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Track

8. 32 Hulbert Rear Lot TR	27 Willard St-	VIEW New Dwelling	29/72.2	Botticelli & Pohl
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Commissioners: Welch, Oliver, MacLeod, Patten, Paul Recused: Pohl

Last Heard- 2/11/2025

Held until 3/11/25 due to quorum issues.

9. 11 Pine Realty Trust	11 Pine St	Main house addition/reno	42.3.3/24.1	WAPD
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Held at the applicant's request until March 11, 2025

10. 11 Pine Realty Trust	11 Pine St	Demo Garage	42.3.3/24.1	WAPD
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Held at the applicant's request until March 11, 2025

11. 11 Pine Realty Trust	11 Pine St	New Garage	42.3.3/24.1	WAPD
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Held at the applicant's request until March 11, 2025

12. 11 Pine Realty Trust	11 Pine St	New Shed	42.3.3/24.1	WAPD
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Held at the applicant's request until March 11, 2025

13. Coburn Holly	5 N Beach St	Door change	42.4.1/92	Normand Residential
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Sitting: Camp (acting Chair), Oliver, MacLeod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment:

Holly Backus: Supports the application as amended

BOARD DISCUSSION: expressed that they were fine with the changes.

Motion: Motion to approve the application as submitted, with the modification to strike out the removal of the chimney, made by Val – Carried. Oliver, Camp, MacLeod, Patten

14. Two Pilgrim LLC	15 Pilgrim Rd-	VIEW New Dwelling	41/214	Sophie Metz Design
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Sitting: Camp(acting Chair), Oliver, MacLeod, Patten

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Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment:

BOARD DISCUSSION: appreciates the changes made to the project, particularly the lowering of the building height, and agrees that the overall design fits well.

Motion: Motion to approve as submitted made by Val – Carried. Oliver, Camp, Macleod, Patten

15. Two Pilgrim LLC 15 Pilgrim Rd- **VIEW** New Guest House 41/214 Sophie Metz Design

Sitting: Camp (acting Chair), Oliver, MacLeod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment:

BOARD DISCUSSION: The group continues to discuss changes to a project, expressed that the guest house massing still felt a bit overwhelming on the corner lot, and suggested further reducing the height and massing maybe to bump up the main gable of the guest house by 6-8 inches to give it more prominence.

Motion: Motion to approve with an Exhibit A to bump up the main gable of the guest house by 6-8 inches to give it more prominence made by Val – Carried. Oliver, Camp, Macleod, Patten

16. Two Pilgrim LLC 15 Pilgrim Rd- **VIEW** New Garage 41/214 Sophie Metz Design

Sitting: Camp (acting Chair), Oliver, MacLeod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment:

BOARD DISCUSSION: discussing changes made to the garage design in response to previous feedback. The goal was to reduce the overall height of the structure while still accommodating the necessary stairs. To achieve this, the garage design was modified by removing the previous door design that was not well-received and replacing it with a smaller shed addition on the left side of the garage. The new shed roof was designed to match the pitch of other roofs on the project, making the garage's footprint smaller and it's massing less imposing, hopping these changes will result in a more appropriate scale for the garage.

Motion: Motion to approve with Exhibit A with the condition that the dormers be adjusted to three lights instead of four made by Angus – Carried. Oliver, Camp, Macleod, Patten

17. Fallon Lynnette 34 King St Alterations 73.4.2/115 Nate Barber

Sitting: Pohl, Oliver, Camp, MacLeod

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment: Rob Benchley, et al agrees with Holly and does not think a white chimney is appropriate.

BOARD DISCUSSION: primarily focuses on the white chimney design. Angus notes that white chimneys are rare on King Street and typically don't extend through the roof in Sconset. The portico design is also discussed, specifically the exposed "stick style" design. Some members agree with Holly's suggestion to shingle the gable above the door, feeling it would improve the appearance.

MOTION: Motion is to approve as submitted with the gable above the porch to be shingled and the chimney will remain natural rather than painted white made by Angus – Carried. Pohl, Oliver, Macleod (aye) Camp (nay)

18. Mark Howard 13A Willard St Alterations 42.4.1/15.1 Sam Herrick

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Sitting: Pohl, MacLeod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment: Mickey Roland, et al agrees with Staff comments that it needs to be a four-light.

BOARD DISCUSSION: The window should be a four-light design, and the head casings should match the window casing, as per the approved plans.

Motion: Motion to approve with a four-lite and casing to match made by Connie – Carried. Pohl, Macleod, Patten

19. Brian Nester	4 E Lincoln Av	New Dwelling	42.4.1/49	NAG
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Hold until 3/11/25 due to lack of quorum

20. Rufis ACK LLC	93 Main St	Window Alterations	42.3.3/17	JB Studio
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Sitting: Pohl, Camp, Macleod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment: Mickey Rowland, et al comments focus on the porch detailing and the materials used. He feels that the of the simplification porch detailing is inconsistent with the original design and that the introduction of clapboard instead of the formal paneling is inappropriate.

Catherine Slattery provides valuable context, mentioning that there has been significant activity on the building at 93 Maine for over six months. This indicates that work has already begun, including removal of elements from the back of the structure, which suggests that the work may not be limited to just the interior.

BOARD DISCUSSION: Highlights that the porch elements, like the bay and paneling, should be replaced like-kind, rather than introducing new materials or changes in design, adding that the existing design feels balanced and that replacing elements with brown columns or clabber would disrupt the building's visual appeal. The board propose that staff check the building to ensure no unauthorized alterations have already taken place.

MOTION: Motion to hold for revisions with staff checking no unauthorized work has been performed with taking photo's made by Abby – Carried. Pohl, Camp, Macleod, Patten

21. Ack Greglan 12A LLC	12A Greglan	Duplex & Storage	68/181	Emeritus
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Sitting: Pohl, Camp, MacLeod, Patten

Alternates:

Recused: Oliver

Documents:

Representative

Presentation:

Public Comment:

BOARD DISCUSSION: No Concerns

Motion: Motion to approve as submitted made by Angus – Carried. Pohl, Oliver, Macleod, Patten

22. Gile Gregory	48 York St	Reno Main House	55.4.1/55	LINK
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Sitting: Pohl, MacLeod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment: the goal is to reduce the building's visual impact and make it better blend with the neighborhood.

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BOARD DISCUSSION: The overall height of the building is still seen as slightly too tall, especially on the south and north elevations. Suggestions include lowering the secondary mass on the east and adjusting the north wall by pulling it back a foot or two, the height of the gable should also be lowered to help reduce the visual impact. There are concerns about the flush dormers and the raised first floor making the design feel too tall, particularly given the hilltop location. It's proposed to set the dormers back slightly, perhaps a foot or more, and reduce the window size to make them feel more in proportion and less overwhelming.

MOTION: Motion to hold for revisions made by Angus – Carried Pohl, Macleod, Patten

23. Starboard and Port LLC 12 Baltimore MH Alterations 60.2.4/75 Emeritus

Sitting: Pohl, Camp, MacLeod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment:

BOARD DISCUSSION: is that the design can be approved with the condition of adding the kick panel to the French doors, which would address the remaining concern while keeping the overall aesthetic intact.

MOTION: Motion to approve with adding a kick panel to French Door made by Abby – Carried. Pohl, Camp, Macleod, Patten

24. John Wise 36 Tennessee Ave New Dwelling 59.4/79 Emeritus LTD

Hold until 3/11/25 for a full board

25. Boulevard Property Grp 20 Main St. Sias Pool 73.3.1/50 LFW

Sitting: Pohl, Oliver, Camp, MacLeod, Patten

Alternates:

Recused:

Documents:

Representative

Presentation:

Public Comment: Rob Benchley, et al agrees with Holly comments and feels the changes are certainly an improvement but outside of HDC preview is the fact that it's 12 ft from the neighbor's house.

BOARD DISCUSSION: The board discussed the pool design, emphasizing the need to preserve old growth trees and hedges. The pool, now reduced in size to 60 feet, sparked concerns about its visibility from the street and its potential impact on the neighborhood's character. Holly suggested moving the pool further east and using a natural five-in-one fence, while the board recommended pushing the fence further east, incorporating a plain board fence with plantings in front, and ensuring the use of evergreen vegetation for privacy. ultimately, the board decided to hold the pool construction until revisions were made to address these concern

Motion: Motion to hold for revisions made by Abby – Carried Pohl, Oliver, Camp, Macleod

VIII. NEW BUSINESS 01/07/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
Browne & Clarke	23 Ocean Ave	Addition pergola	73.3.1/19	Angus Macleod

Hold per applicant to March 18th

IX. NEW BUSINESS 01/21/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. 6A Marble Way LLC	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna

Sitting: Pohl, Oliver, Camp, MacLeod, Patten

Alternates: Thornewill

Recused:

Documents:

Representative

Presentation:

Public Comment: Lindsay discussed adding additional screening along the road and the relocation of existing trees to provide more screening. Tori Ewing raised concerns about plantings in the road and the potential impact of future sewer work.

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BOARD DISCUSSION: the board approved the duplex project with conditions, including maintaining existing vegetation and adding a staircase to the basement.

Motion: Motion to approve as submitted made by Val – Carried. Pohl, Camp, Oliver, Macleod, Patten

2. Lacoursiere, Michael & Mary 67 Fairgrounds Rd As-built Shed 67/177 Val Oliver

Sitting: Pohl, Camp, MacLeod, Patten, Thornewill

Alternates:

Recused: Oliver

Documents:

Representative

BOARD DISCUSSION: No Concerns

Motion: Motion to approve as submitted with vegetation remaining made by Angus- Carried. Macleod, Thornewill, Pohl, Patten, Camp

3. Lacoursiere, Michael & Mary 67 Fairgrounds Rd As-built alterations 67/177 Val Oliver

Sitting: Pohl, Camp, MacLeod, Patten, Thornewill

Alternates:

Recused: Oliver

Documents:

Representative

BOARD DISCUSSION: No Concerns

MOTION: Motion to approve as submitted with vegetation remaining made by Carrie- Carried. Macleod, Thornewill, Pohl, Patten, Camp

4. KAC Holdings LLC 156 Madaket Rd Driveway Change 39/13.4 Atlantic Landscaping

Sitting: Pohl, Camp, Oliver, MacLeod, Patten

Alternates: Thornewill

Recused:

Documents:

Representative

Presentation

BOARD DISCUSSION: The discussion focused on the 12-foot width, which was confirmed to be typical for a driveway, and the proposed materials for the apron. One member suggested replacing the asphalt between the bike path and the road with Belgian block on the driveway side of the bike path. This proposal was well-received, with no objections. The board agreed that the section of asphalt on the property could be converted to Belgian block, with asphalt remaining from the road to the bike path.

MOTION: Motion to approve with an Exhibit A made by Angus - Carried. Macleod, Thornewill, Pohl, Patten, Camp

5. Two Pilgrims LLC 17 Pilgrim Rd Pool Hardscape 41/214 Atlantic Landscaping

Sitting: Pohl, Oliver, Camp, MacLeod, Thornewill

Alternates: Patten

Recused:

Documents:

Representative

Presentation

Public Comment

BOARD DISCUSSION: No Concerns

MOTION: Motion to approve as submitted with added vegetation made by Val -Carried. Pohl, Oliver, Macleod, Camp, Thornewill

6. NT Electric Co 10 New Whale Demo Structure 42.3.1/37 LFW

Hold per applicant for 2/18/2025 meeting

X. NEW BUSINESS 02/04/2025 - VIEW

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
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1. John Keane 4 E Chestnut St Platform Lift 42.3.1 101 Self

Sitting: Pohl, Oliver, Camp, MacLeod, Patten

Alternates: Thornewill

Recused:

Documents:

Representative

Presentation

Public: Micky Rowland, et al The inclined lift being considered may not be legal without a variance, as it likely doesn't meet local building codes or zoning laws, requiring special approval. The lift is designed to take users from grade level to a platform near the door stoop, but there will still be a step down to the door, requiring an additional step to level the platform. However, this adjustment isn't part of the current application, meaning it may need to be added. There's also concern about the appropriateness of placing such a mechanical structure on the front of the building, as it could be visually and functionally cumbersome. A future vertical elevator shaft might be a more suitable solution, offering better visibility and function compared to the increasingly outdated inclined lift.

BOARD DISCUSSION: the proposed inclined lift is being discussed for a historical 1830 building, with concerns about its legality and appropriateness. While the lift is viewed as a small, functional solution for accessibility, there's a preference for it to be placed on the side or in a less visible location, away from the front entrance. The lift's design includes tracks that will need to be mounted on the side of the building, which might require the removal of a window box. Further architectural drawings, including revised plans with the necessary step addition and track details, are requested. The legality of the lift is still uncertain, as new construction must typically use vertical lifts or chair lifts unless a variance is granted. The next steps involve clarifying these details, providing additional information, and possibly conducting a site visit to finalize the decision.

MOTION: Motion to hold for a view, more information and a mock-up made by Val -Carried. Pohl, Oliver, Macleod, Camp, Patten

XI. NEW BUSINESS 02/04/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. Dream North LLC	28 Shimmo Pond Rd	Pickle ball Court hardscape	43/167	Ridgeview Dev

Sitting: Pohl, Oliver, Camp, MacLeod, Thornewill

Alternates: Patten

Recused:

Documents:

Representative

Presentation

BOARD DISCUSSION: The discussion centers around the construction of a pickleball court, focusing on its design and integration into the existing landscape. The goal is to minimize the visibility of the retaining walls, with a preference to lower the court into the ground to make it less intrusive, especially considering the potential future development of the neighboring property. There is a concern about maintaining natural vistas and the visual impact of the changes, with a request for cross-sectional drawings to show the elevations and grade changes. The committee also discusses the possibility of visiting the site to better understand the layout. Additionally, placing markers or flags to indicate the court's outermost points is suggested to help visualize its scale and placement.

Motion: Motion to hold for more information and a view; height poles with flags, 2 on Northern corners of the top of the wall and top of wire mesh fence and a section that goes down which gives outline of house. Want to see the progression from Shimmo Pond up to the grade next to the house, with section showing existing and proposed made by Angus- Carried. Pohl, Macleod, Camp, Oliver, Thornewill

2. Bridges Family Tr. LLC	6 Ishmael Rd	New dwelling	82/91	Val Oliver
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Sitting: Pohl, Camp, MacLeod, Thornewill, Patten

Alternates:

Recused: Oliver

Documents:

Representative

Presentation

Public Comment

BOARD DISCUSSION: The conversation revolves around suggestions to refine the design of the house's exterior, particularly the front elevations and roofline. Participants expressed concern about the left-side gable on the front being too tall and vertical, recommending a wider and shorter design to reduce its boxy appearance. There was also a suggestion to lower the ridge height of the dormers to soften the roofline. The final appendage on the right side of the building was seen as disconnected, and it was proposed to separate it for better cohesion with the rest of the structure. Additionally, the dormer on the south elevation was considered problematic, with calls for its

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removal and the widening of the front gable. Some questioned the use of shutters on the numerous windows, feeling it added unnecessary busyness.

MOTION: Motion to hold for revisions made by Angus -Carried. Pohl, Patten, Macleod, Camp, Thornewill

3. Georgi Dimov	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov
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No Representation

4. Town Of Nantucket	1 Shadbush Rd	DPW Facility	78/5	Weston & Sampson
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Sitting: Pohl, Camp, MacLeod, Oliver, Patten

Alternates:

Recused:

Documents:

Representative

Presentation

Public Comment

BOARD DISCUSSION: the discussion revolves around reviewing a large building proposal in an industrial area. The key points raised include concerns about the overall massing, roof lines, and visibility from surrounding roads. Suggestions were made to reduce the height of certain parts of the building, break up long rooflines, and incorporate landscaping or berming to mitigate the building's scale. There were also suggestions for adjusting the architectural style, such as incorporating more traditional design elements, particularly for the public-facing portions of the building. The commissioners also expressed interest in visiting the site individually to assess its visibility and impact more accurately.

MOTION: Motion to hold for revisions with site sections with buildings existing and proposed; contours and height poles on ridges of building made by Angus -Carried. Pohl, Patten, Macleod, Camp, Thornewill

5. Town Of Nantucket	1 Shadbush Rd	DPW Salt Shed	78/5	Weston & Sampson
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Track

6. Town Of Nantucket	1 Shadbush Rd	Hardscape	78/5	Weston & Sampson
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Track

7. Madron Lake LLC	26 Monomoy Rd	Retaining wall/ patio	54/146	Thornewill Design
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Sitting: Pohl, Camp, MacLeod, Oliver, Patten

Alternates:

Recused: Thornwill

Documents:

Representative

Presentation

Public Comment

BOARD DISCUSSION: The main concern raised was about the visibility of a four to five-foot retaining wall, particularly from "The Creeks." It was emphasized that a plain, exposed wall would not be appropriate, but with the addition of natural, indigenous plants or screening materials, the wall could be made more visually acceptable. The general consensus was to incorporate screening to mitigate the wall's visibility, especially if it were planted with natural materials that look more integrated with the landscape. Additionally, it was noted that the location of the wall is far enough from the property line and from areas like the Creeks that it likely wouldn't be highly visible, though screening would still be considered beneficial.

MOTION: Motion to approve the retaining wall and blue stone patio, provided that the 4 to 4.5-foot-tall PT wall is screened with natural vegetation typical of the marshes, such as grasses or other appropriate plants. The specific plants should be those that the Conservation Commission would approve for planting in that area, to help mitigate the visibility of the wall from the creeks made by Abby - Carried. Pohl, Patten, Macleod, Camp, Oliver

8. 7 Brewster Nantucket LLC	7 Brewster Rd	Garage	54/286	LFW
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Sitting: Pohl, Oliver, Camp, MacLeod, Thornewill

Alternates: Patten

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Recused:

Documents:

Representative

Presentation

BOARD DISCUSSION: The board would not approve white trim on the garage if the main house was approved with natural trim and green sash. They stated they would review the garage based on the information they had, which included natural trim and forest green sash for consistency with the main house. While the board did not have any major concerns with the architecture of the garage itself, they requested to see screening details to mitigate visibility from the creeks, to ensure the architectural elements of the garage addition on Brewster Road matched the approved main house.

MOTION: Motion to hold for revisions made by Angus – Carried Pohl, Oliver, Camp, Macleod, Thornewill.

9. John Gardner Jr 8 Derry Ln Move demo house 41/100 LFW

Sitting: Pohl, Oliver, Camp, MacLeod, Patten

Alternates: Thornewill

Recused:

Documents:

Representative

Presentation

BOARD DISCUSSION: The board discussed the possibility of moving the building rather than demolishing it, while some members expressed that they would prefer to see the structure renovated and preserved, especially due to its historical value, it is a contributing up to 1969 and the board favors to have it moved.

MOTION: Motion approve as a move off only made by Val – Carried Pohl, Oliver, Camp, Macleod, Patten.

10. 81 Hinsdale, LLC 81 Hinsdale Road Addition 69/21 SMRD

Sitting: Pohl, Oliver, Camp, MacLeod, Thornewill

Alternates: Patten

Recused:

Documents:

Representative

Presentation

BOARD DISCUSSION: The board is discussing the design of a building and its proposed changes, including where it will be situated on the lot and how it compares to the existing structure, the height of the addition (28 feet) and some concerns about the roof pitch and the window placement on the building, which need to be adjusted. The window near the dormer needs to be shifted to give it more space and improve its aesthetic and alignment with other elements of the building.

Motion: Motion to approve with an Exhibit A made by Angus – Carried. Pohl, Oliver, Macleod, Camp, Thornewill

11. The Whole Spread, LLC 332 Madaket Road MH- add deck/guardrails 60/100 Emeritus, LTD

Hold until 3/11/25 per applicant

12. Osprey Way RE Trust One Osprey Way Cottage- Addition 65/19 Botticelli & Pohl

Hold for representation

13. Susan B McCollum Trust 35 Eel Point Road New pool house 32/63 Botticelli & Pohl

Hold for representation

14. 2 Spearhead, LLC 2 Spearhead Road New Storage Fac- Building A 69/307 Emeritus, LTD

15. 2 Spearhead, LLC 2 Spearhead Road New Storage Fac- Building B 69/307 Emeritus, LTD

16. Easy Street, LLC 4 Easy Street Wind/door/dormer alterations 42.3.1/79 Hart Construction

Sitting: Pohl, Camp, MacLeod, Patten, Thornewill

Alternates:

Recused: Oliver

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Documents:

Representative: Susan Sheppard- like to bring building back in time. Built in 1800's. Prefer to raise windows to protect from flooding

Presentation

BOARD DISCUSSION: Needs accurate drawings. Would prefer windows imbalanced. Suggested referring to Holly Backus to get architectural advice.

MOTION: Motion to hold for revisions and better drawings made by Camp – Carried Pohl, Camp, Macleod, Patten, Thornewill

Approved Minutes	July 23, 2024, and August 6, 2024- Motion to approve minutes made by Camp. 4-1 (Oliver abstained)
Review Minutes	
Other Business	• Next HDC Meeting- February 11 th 2025 @ 4pm *HYBRID & IN-PERSON @ 4 P.M. FAIRGROUNDS RD. -COMMUNITY RM
Potential Items for Discussion	• 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.

Adjournment:

TIME 8.30pm

Motion:

Motion to adjourn made by Camp

Vote:

Motion was passed by a unanimous vote (5/0) Pohl, Patten, Camp, Oliver, Thornewill

Submitted by:

Fiona Johnson