



Updated Meeting Posting MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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2025 MAR 18 PM 02:00
NANTUCKET TOWN CLERK
Posting Number: T 264

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, March 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_CS06M8LgTzWvhhp7bYcL0g

To watch live feed, click here:

<https://youtube.com/live/n-dMwINLBsY>

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.	Kara Driscoll- 12041	159A Main St	Window/repairs	41/288	Self	CP
2.	Tripp Drive Stables 12140	14 Tripp Dr	Rev.11501; shift house	80/310	Cottage Castle Inc	SW
3.	Alessandra Soares- 12073	53A Essex Rd	Rev. 11682; shed-reduce size	67/643.1	Self	AM
4.	Town of Nantucket- 12217	6 Fairgrounds Rd	Rev. 6649; Fairgrounds A-wind	67/918	Jeff Morgan	SW
5.	Town of Nantucket- 12220	6 Fairgrounds Rd	Rev. 6647; Fairgrounds B- wind	67/918	Jeff Morgan	SW
6.	Town of Nantucket- 12221	6 Fairgrounds Rd/4 Waitt	Rev. 6643; Ticcoma A- winds	67/917-918	Jeff Morgan	SW
7.	Town of Nantucket- 12223	6 Fairgrounds Rd	Rev. 6644; Ticoma B-wind/drm	67/918	Jeff Morgan	SW
8.	Town of Nantucket- 12216	4 Waitt Drive	Rev. 6664; Shed 1- windows	67/917	Jeff Morgan	SW
9.	Town of Nantucket- 12215	4 Waitt Drive	Rev 6663; Shed 3- windows	67/917	Jeff Morgan	SW
10.	Town of Nantucket- 12218	4 Waitt Drive	Rev. 6646; maint shed windows	67/917	Jeff Morgan	SW
11.	Town of Nantucket- 12222	6 Fairgrounds Rd	Rev. 6645; Hardscape	67/917-918	Jeff Morgan	SW
12.	Egidijus Meidus 12147	12 Scotts Wy	Shed	67/487	LINK	SW
13.	Deborah Windsor 12193	29 Main St	Windows/replace garage door	73.3.1/9	Val Oliver	AC

14.	Dan West 12176	9 Towaddy Ln	Lift and addition	49.3.2/14.4	Thornewill Design	VO
15.	Tom Donovan 12182	104 Surfside	Shed	67/349	EMDA	VO
16.	Steven Cohen Trust 12184	36 Union St	Roof	42.3.2/144	EMDA	VO
17.	Roman Catholic Bishop 12183	46 Milestone Rd	New Dwelling	54/113.1	EMDA	VO
18.	Carter Hill Jr Trust 12178	6 Meetinghouse Ln	Additions	49/76.1	Thornewill Design	VO
19.	102 Old South Rd LLC 12189	102 Old South Rd	Rooftop solar	68/436	Sun Wind LLC	AM
20.	Holding. William 12196	12 Blackfish Ln	Rev 11690 Pool eq enclosure	73/118	Ahern LLC	JP
21.	Sunlight Dawn Holdings- 12208	183 Polpis Rd	Win/dr rep-retract awning	Win/drs/retrs awn	Shelter 7	JP
22.	Hanson 12210	7 Academy Ln	Roof walk natural to weather	42.4.3/108	Val Oliver	JP
23.	ACK KODA LLC 12206	42 Shimmo Pond Rd	Replace Dock Railing	43/126	Botticelli & Pohl	JP
24.	NIR LLC 12204	15 S Beach	Replace seasonal Tent	42.4.2/57.1	William O'Brien	JP
25.	M & K Crowe 12153	3 Grey Lady Ln	Covered porch	66/713	Val Oliver	RP
26.	Jackie Fey 12162	19 Hawthorne Ln	Shed	56/267	Val Oliver	RP
27.	Derek Taff 12165	16 Paul Jones Rd	Gate and Fence	41/97.1	Waterscapes	RP
28.	Valero, Gail & Richard 12168	7 Waydale Rd	Cellar stairs move	55/84	Val Oliver	RP
29.	Hendricks, John 12169	1 Jefferson Ln	Fence	55.4.1/74.1	David Troast	RP
30.	Neel Carlton 12172	84 Pocomo Rd	Shed	15/40	EMDA	RP

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.	PASCON 11970	4 MacLean Ln	Driveway/apron	55/44.1	LINK	SW
	• Gate to be flanked by privet, privet planted parallel to property line along Larrabee Lane.					
2.	Egidijus Meidus 12146	12 Scotts Wy	Pool	67/487	LINK	SW
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Egidijus Meidus 12145	12 Scotts Wy	Spa	67/487	LINK	SW
	• Spa not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	25 N Pasture ACK LLC-12225	25 N Pasture Ln	Pool hardscape	44 75	LINK	CP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
5.	25 N Pasture ACK LLC- 12226	25 N Pasture Ln	Cabana	44 75	LINK	CP
	• Cabana not to be visible at time of inspection and in perpetuity.					
6.	Roman Catholic Bishop 12181	46 Milestone Rd	New Garage	54/113.1	EMDA	VO
	• Due to lack of visibility.					
7.	Tom & Mary Jo McCann 12167	35 Hummock Pond Rd	Rev. 10539; red pool length 2'	56/6	Tom McCann	RP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	Eagles Beach Nest LLC 12194	14 Nonantum Ave	Sports Court	87/11	Matthew Browley	AM
	• Sports court must not to be visible at time of inspection and in perpetuity.					
9.	Richard Pietrafesa 12071	42 York St	Shed	55.4.1/52.1	Self	AM
	• Trim to be cottage red to match the house.					

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	Master Sign Plan	42.3.1/164	Sign Here Nantucket	
	• Motion to approve through staff with the removal of Sign B (temporary sign), removal of menu box within 30 days and submission of updated image of Sign C with accurate dimensions.					
2.	Pepper Frazier	28 Center St	Projecting Sign	42.3.1/164	Sign Here Nantucket	
	• Motion to approve as submitted.					
3.	21 Amelia Drive, LLC	21 Amelia Dr	Wall Sign	67/427	Josiane Silva	
	• Motion to approve with a border added to the sign					
			(Nantucket Evens, CO)			
			(JC Nail Designer)			

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. COMMISSIONER REVIEW AND VOTE

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Town of Nantucket- 11598	43 Sherburne	OIH Hardscape	80/1	SMRT/Craig Piper	
	• Not anticipated by the Chair within 24 – 48 hours.					
2.	Selina Breskman- 12205	107A Main Street	As-built roof/LK door, gutters, sills	42.3.3/151.1	Self	

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
	• HELD PER APPLICANT TO MARCH 18 TH					

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.	NT Electric Co- 11863	10 New Whale	Demo Structure	42.3.1/37	LFW	CP
	• Held until March 18th per applicant					

VIII. 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.	Georgi Dimov- 11906	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov	RP
2.	The Whole Spread, LLC- 11947	332 Madaket Road	MH- Add Deck/guardrails	60/100	Emeritus, LTD	AM
3.	Osprey Way RE Trust- 11945	One Osprey Way	Cottage- Addition	65/19	Botticelli & Pohl	AM
4.	Susan B McCollum Trust- 11934	35 Eel Point Road	New pool house	32/63	Botticelli & Pohl	AM
5.	2 Spearhead, LLC- 11954	2 Spearhead Road	New Storage Fac- Building A	69/307	Emeritus, LTD	AC
6.	2 Spearhead, LLC- 11952	2 Spearhead Road	New Storage Fac- Building B	69/307	Emeritus, LTD	AC

IX. 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.	Nashaquisset Coop P. Obrien 12019	8 Netowa Ln	Dormer fenestration	55/581.1	JB Studio	AM
3.	Carmine Giardini- 12007	7A Clifford St	Pickle Ball Sports Court	79/19	Reid Yenor	VO
4.	Starboard and Port LLC 12011	12 Baltimore Ave	New Dwelling GH	60.2.4/75	Emeritus LTD	VO
5.	30 Eel Point LLC- 11968	30 Eel Point Rd	New Dwelling	40/44.1	LINK	SW
6.	Geoffry Smith-11933	22 Coffin Sias.	Roof Windows	73.4.1/36	Self	SW
7.	Geoffry Smith-11931	22 Coffin Sias.	Hardscape Driveway	73.4.1/36	Self	SW
8.	Gottwald, Mark- 11935	4R Jefferson Ave	Window revs	29/48.1	Topham Design	SW
9.	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.*

10.	Callen Miller INC- 12051	117 Orange St	Hardscape	55/377	Ridgevale Develop	VO
11.	Callen Miller INC- 12050	1 Cherry St	Hardscaping	55/377.1	Ridgevale Develop	VO

X. 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
	• Hold per applicant.					
6.	Greenstick LLC- 11990	16.5 Williams St	Solar rooftop	55/372	ACK Smart	JP
	• Hold per applicant.					
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.	33 Cliff Road LLC- 12000	33 Cliff Rd	New guest house	42.4.4/5	Botticelli & Pohl	VO
10.	33 Cliff Road LLC- 11949	33 Cliff Rd	New garage	42.4.4/5	Botticelli & Pohl	VO
11.	63 Hulbert LLC 12013	63 Hulbert Ave	Fenestration MH	29/9	Emeritus LTD	VO
12.	63 Hulbert LLC 12015	63 Hulbert Ave	Fenestration GH	29/9	Emeritus LTD	VO
13.	63 Hulbert LLC 12016	63A Hulbert Ave	Fenestration GH	29/9.1	Emeritus LTD	VO

XI. OTHER BUSINESS

Approve Minutes-	July 30, 2024; January 28, 2025; February 4, 2025
Review Minutes-	October 22, 2024; November 5, 2024
	• Next HDC Meeting March 25, 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

14. SKJ North Pasture LLC 12038	13 N Pasture	Garage	44/70	Emeritus LTD	AM
15. Fourteen Tautemo Wy RT- 12028	14 Tautemo Wy	Shed	83/13	Emeritus LTD	AM
16. Fourteen Tautemo Wy RT- 12027	14 Tautemo Wy	Outbuilding	83/13	Emeritus LTD	AM
17. Roeder, Chris & Steph 12036	41 Easton St	Trim Doors Roof	42.4.1/20	Twig Perkins Inc	AM
18. Meinke, Lori 12035	17 Ames Av.	Addition window changes	60.2.4/17	Twig Perkins Inc	AM
19. Twenty N Pastures Nom Trst 12022	20 N Pasture Ln	Garage/ Studio	44/86	JB Studio	AM
20. Den Bigh Partners 12040	54 Orange St	Fenestration deck changes	55.4.1/18	LFW	AM
21. 2 Cottage Court LLC 12025	2 Cottage Ct	MH Skylight	55.4.1/9	LFW	AC
22. 2 Cottage Court LLC 12018	2 Cottage Ct	Garage office Skylight	55.4.1/9	LFW	AC
23. Cannon Family Rev T 12017	11 Chatham Rd	Garage alterations	54/186	LFW	CP
24. Summer Pine LLC 12032	2 Summer St	New Driveway	42.3./24	LFW	CP

XII. 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 Wy	Gate & Drive	74/78	EMDA	VO
2. 16 Stone Post LLC- 12048	16 Stone Post Wy	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

XIII. 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. Nant. Public Schools- 12067	24 Surfside Rd	Office Building	55/243	Chip Clunie	VO
2. Nant. Public Schools- 12068	24 Surfside Rd	Hardscape	55/243	Chip Clunie	VO
3. Estill, Scott- 12064	17 Ranger Rd	Roof Walk	39/28	R. Newman	VO
4. Estill, Scott- 12063	17 Ranger Rd	Door & Window Rev	39/28	R. Newman	VO
5. Gottwald Thomas E Tr- 12069	4R Jefferson Ave	Hardscape	29/48.1	Ben Champoux	AM
6. 9 Doc Ryder LLC- 12079	9 Doc Ryder Dr	Demo/ Move off	66/213	Brook Meerbergen	AM
7. 9 Doc Ryder LLC- 12076	9 Doc Ryder Dr	Main House	66/213	Brook Meerbergen	AM
8. 9 Doc Ryder LLC- 12080	9 Doc Ryder Dr	Guest House	66/213	Brook Meerbergen	AM
9. 9 Doc Ryder LLC- 12077	9 Doc Ryder Dr	Gazebo	66/213	Brook Meerbergen	AM

10.	9 Doc Ryder LLC- 12078	9 Doc Ryder Dr	Pool & Hardscape	66/213	Brook Meerbergen	AM
11.	Waydale LLC 12097	5 Waydale Rd	Duplex	55/85	Reid Yenor	RP
12.	Waydale LLC 12100	3 Waydale Rd	Duplex	55/85	Reid Yenor	RP
13.	Ten Straight Wharf- 12086	10 Straight Wharf	Addition & add window	42.3.1/137	Structures Unltd	RP
14.	Tracy Root 12111	20 Broad St	Rev 11125; window change	42.4.2/33	Emeritus LTD	SW
15.	Turk Family LLC 12157	15 Marsh Hawk Ln	Wall/patio/fence	56/113.6	LINK	AC
16.	Nant 16 Quaker Proj LLC 12148	16 Quaker Rd	Shed	41/176.1	LINK	AC
17.	Nant 16 Quaker Proj LLC 12149	16 Quaker Rd	Outdoor shower	41/176.1	LINK	AC
18.	Sansone 12139	35 Pleasant St	Rev 1486; extend addition	55.4.1/156	Gryphon Arch	CP
19.	Neverblue LLC 12126	4 Van Fleet	Demo MH	91/111	CWA	CP
20.	Neverblue LLC 12125	4 Van Fleet	Demo GH	91/111	CWA	CP
21.	Neverblue LLC 12124	4 Van Fleet	New MH	91/111	CWA	CP
22.	Neverblue LLC 12123	4 Van Fleet	New GH	91/111	CWA	CP

XIV. NEW BUSINESS 3/18/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	NIR Retail II LLC 12170	32 Main St	Trim Color Change	42.3.1/217	Brant Point Building	RP
2.	LBC Sconset LLC 12173	9 Hawks Cir	Garage	74/37.1	EDMA	RP
3.	Wilner 12175	16 Codfish Park	Additions	73.2.4/11	Thornewill Design	VO
4.	Wilson, Nattalie 12179	74A Hooper Farm Rd	New dwelling	67/913	Val Oliver	AM
5.	Valero, Gale & Richard 12185	4 Spruce St	Alterations	55/411	Val Oliver	AM
6.	OSR LLC 12188	2A Forrest Ave- Lot 40	Garage apartment	68/10.1	Gary Winn	AM
7.	OSR LLC 12187	2B Forrest Ave- Lot 39	Garage apartment	68/10.2	Gary Winn	AM
8.	5 Weetamo Rd LLC 12192	5 Weetamo Rd	New Man House	15/50	WAPD	AC
9.	5 Weetamo Rd LLC 12190	5 Weetamo Rd	Shed	15/50	WAPD	AC
10.	McInerney 12158	8 Copper Ln	Demo deck/patio	42.3.3/134	LINK	SW
11.	McInerney 12159	8 Copper Ln	Outdoor shower	42.3.3/134	LINK	SW
12.	Bryann Malitsky- 12224	253 Madaket Rd	Trim Color Change	59.4/210	LINK	CP
13.	Jeffery Greenberg 12198	30A Orange St	Rev 10837 apron fence	42.3.2/200	Emeritus LTD	JP
14.	Nantucket Island Resorts 12199	10 White Elephant Wy	Rev 9216 roof walk skirt	42.4.2/3	Emeritus LTD	JP
15.	57 Somerset Rd LLC 12195	57 Somerset Rd	Demo MH	66/91	Hanley Development	JP
16.	Wolpow Robin 12209	5 Arbour Way	Driveway apron Pergola	29/159	Julie Jordin	JP
17.	Town of Nantucket- 12201	6 Fairgrounds Rd	Roof top solar- Fairgrounds A	67/918	Ack Smart	
18.	Town of Nantucket- 12203	6 Fairgrounds Rd	Roof top solar- Fairgrounds B	67/918	Ack Smart	
19.	Town of Nantucket- 12202	6 Fairgrounds Rd	Roof top solar- Ticcoma A	67/918	Ack Smart	
20.	Town of Nantucket- 12200	4 Waitt Drive	Roof top solar- Ticcoma B	67/917	Ack Smart	