



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 MAR 21 PM 02:13

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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 25 PM 02:28
NANTUCKET TOWN CLERK
Posting Number: T 289

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, March 25, 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_Q6PDmjPbQXWsnobX0VyA3A

To watch live feed, click here:

https://youtube.com/live/Z_heI4IuD1I

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. COMMISSIONER Q & A WITH PRESERVATION PLANNER

II. RATIFY VOTE FROM 3/18/2025 NEW BUSINESS

<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

- Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Paul

Motion to approve with * adjusting fencing around enclosure and a condition restriction to install exposed aggregate like what was approved at the Hayes property (Pohl). 5-0

III. OLD BUSINESS 03/11/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Johnson, Brendan P Trust- 11852	2 Hamblin Rd	Boat Barn	30/193	Emeritus LTD

- Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alternate: Paul

Last Heard 2/18/2025

2.	Beach Bucket LLC - 11784	14 Silver St	Alterations addition move	55.4.1/182	Emeritus LTD
	• Commissioners: Welch, Camp, Olive, MacLeod and Patten; Alternate: Paul Last Heard 2/04/2025				
3.	Siracuse Kraig & Cece- 11532	2L Street	New Dwelling	59.4/261	Brook Meerbergen
	• Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alternate: Patten Last Heard 2/11/2025				
4.	Siracuse Kraig & Cece- 11583	2L Street	Garage	59.4/261	Brook Meerbergen
	• Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alternate: Patten Last Heard 2/11/2025				
5.	Michelle Kalman- 11772	63 Hinsdale	New dwelling	68/963.1	LINK
	• Commissioners: Welch, Camp, MacLeod, Paul and Oliver; Alternates: none Last Heard 2/11/2025				

IV. OLD BUSINESS 03/25/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Robert Sarkisian - 11889	8 N Mill St VIEW	Rev. 8052; MH move 5'	55.4.4/78.1	Self
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver Last heard 3/11/2025				
2.	Robert Sarkisian - 11889	8 N Mill St	Rev. 9409; hardscape	55.4.4/78.1	Self
	• Track				
3.	Theodorakos Vaios Tr-11454	79 Pocomo Rd VIEW	Sports Court	15/5	Chip Webster Architecture
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten Last Heard 12/10/2024				
4.	Ate Sandwich, LLC- 11818	8 Sandwich Rd	New Dwelling	54/230.1	Mark Cutone Arch +
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten Last Heard 2/18/2025				
5.	Ate Sandwich, LLC- 11817	8 Sandwich Rd	Garage/Apartment	54/230.1	Mark Cutone Arch +
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten Last Heard 2/18/2025				
6.	Ate Sandwich, LLC- 11816	8 Sandwich Rd	Shed	54/230.1	Mark Cutone Arch +
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten Last Heard 2/18/2025				
7.	Ate Sandwich, LLC- 11815	8 Sandwich Rd	Pool	54/230.1	Mark Cutone Arch +
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten Last Heard 2/18/2025				
8.	Smiley 15 N. Water, LLC- 11765	15 N. Water ST	Rev. 10399; Roof/trim clr	42.4.2/50	Normand Residential
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten Last Heard 2/4/2025				
9.	Andrew Calder- 11862	93 Main St.	Window alterations	42.3.3/17	JB Studio
	• Commissioners: Pohl, Camp, MacLeod, Patten; Mullin: Welch Last Heard 3/4/2025				
10.	Nantucket Vestal, LLC-11879	22 Vestal St	Fence/driveway/apron	41/39	Demaio Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten Last Heard 2/18/2025				
11.	Dream North, LLC- 11904	28 Shimmo Pond Rd VIEW	Pickel ball court	45/167	Richdale Development
	• Commissioners: Pohl, Camp, Oliver, MacLeod, Thornehill; Alternates: Patten; Mullin: Welch Last Heard 3/4/2025				
12.	CMR 11 Osprey, LLC- 9772	11 Osprey Way	Main Dwelling	82/3	Christopher Hall Arch.
	• Commissioners: Welch, Camp, Coombs , Oliver, Thornehill; Alternates: Patten, Paul Last Heard 2/6/2024				
13.	CMR 11 Osprey, LLC- 9771	11 Osprey Way	Second Dwelling	82/3	Christopher Hall Arch.
	• Commissioners: Welch, Camp, Coombs , Oliver, Thornehill; Alternates: Patten, Paul Last Heard 2/6/2024				
14.	CMR 11 Osprey, LLC- 9767	11 Osprey Way	Rev. 7211; pool/hardscape	82/3	Christopher Hall Arch.
	• Commissioners: Welch, Camp, Coombs , Oliver, Thornehill; Alternates: Patten, Paul Last Heard 2/6/2024				
15.	85 Orange, LLC- 10613	85 Orange Street	Addition	55.4.1/27	Christopher Anderson
	• Commissioners: Welch, MacLeod, Patten, Paul; Alternates: none Last Heard 3/11/2025				
16.	85 Orange, LLC- 10609	85 Orange Street	Rear hardscape	55.4.1/27	Christopher Anderson
	• Track				
17.	85 Orange, LLC- 10610	85 Orange Street	Front hardscape	55.4.1/27	Christopher Anderson
	• Track				
18.	3 Pops Lane Trust- 11083	3 Pops Lane	New Dwelling	60.2.4/64.1	Mark Cutone Arch +
	• Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternate: Patten Last Heard 3/11/2025				
19.	3 Pops Lane Trust- 11084	3 Pops Lane	Guest House	60.2.4/64.1	Mark Cutone Arch +
	• Track				
20.	3 Pops Lane Trust- 11087	3 Pops Lane	Garage	60.2.4/64.1	Mark Cutone Arch +
	• Track				
21.	3 Pops Lane Trust- 11085	3 Pops Lane	Pool	60.2.4/64.1	Mark Cutone Arch +
	• Track				
22.	Blue Sunday - 11850	3 Nobadeer Ave	New Dwelling	80/46	George Berg
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul Last Heard 2/18/2025				
23.	Blue Sunday - 11847	3 Nobadeer Ave	Pool	80/46	George Berg

- *Track*

24.	88 Pocomo Trust - 11855	88 Pocomo	Guest House	15/42	Emeritus LTD
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten</i>				<i>Last Heard 2/18/2025</i>
25.	John Wise - 10309	36 Tennessee	New Dwelling	59.4/79	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Oliver, Macleod, Paul; Alternates: none</i>				<i>Last heard 3/11/2025</i>
26.	Giles Gregory - 10745	48 York St	Add to Main Dwelling	55.4.1/55	LINK
	• <i>Commissioners: Pohl, MacLeod, Patten; Mullin: Welch, Paul Alternates: none</i>				<i>Last heard 3/04/2025</i>
27.	30 Eel Point LLC - 11968	30 Eel Point Rd	New Dwelling	40/44.1	LINK
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, Macleod; Alternates: Patten, Paul</i>				<i>Last heard 3/18/2025</i>

V. OTHER BUSINESS

Approve Minutes-	October 22, 2024; November 5, 2024
Review Minutes-	February 18, 2025; March 11, 2025
	• Next HDC Meeting April 1, 2025, 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.

***I 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**VI. NEW BUSINESS 02/18/2025**

	<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.	Gottwald, Mark- 11935	4R Jefferson Ave VIEW	Window revs	29/48.1	Topham Design	SW
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
	• <i>Held at the applicants request from 3/18/25</i>					
6.	Greenstick LLC- 11990	16.5 Williams St	Solar rooftop	55/372	ACK Smart	JP
	• <i>Held at the applicants request from 3/18/25</i>					
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
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

VII. 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

VIII. 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

IX. 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	