



Updated Meeting Posting MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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2025 APR 01 PM 02:04
NANTUCKET TOWN CLERK
Posting Number: T 306

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, April 01, 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 Webinar link below to register:

https://us06web.zoom.us/webinar/register/WN_6WqcnH7-Td28VSZ_9_XQWw

To watch live feed, click here:

<https://www.youtube.com/live/rCAzDKxxfA0>

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.	Teardown LLC- 12214	31 Brewster Rd	Rev. 72672; Enclose porch	54/172	Shukarat Aziev	JP
2.	Gottwald, Mark- 11935	4R Jefferson Ave	Window revs	29/48.1	Topham Design	SW
3.	Richmond Great Pt- 12305	4 Honeysuckle	Rev trim to cedar	68/887	KOH	RP
4.	Richmond Great Pt- 12279	2 Honeysuckle	Rev trim to cedar	68/886	KOH	RP
5.	Nan Boys /Girls Club- 12280	61 Sparks Ave	Fence hardscape	55/143	Jardins Intl	RP
6.	NOB ACK LLC- 12309	2 Nobadeer Way	ADU	68/113	Reid Yenor	RP
7.	Dustin Maury- 12303	32 Cannonbury Ln	Door color change	73/24	Reid Yenor	RP
8.	5 Weetamo Rd LLC- 12307	5 Weetamo Rd	Pergola	15/50	WAPD	RP
9.	Tracy Root- 12231	20 Broad St	Roof change	42.4.2/33	T&T Roofing	AC
10.						
11.	Catholic Cemetery- 12259	Vesper Ln	Shed	56/19	Brian Davis	SW
12.	Hey Lover LLC -12260	38 Lovers Ln Lot A	Rev Main House	68/68	Normand Residential	SW
13.	Michele Kolb- 12264	8 Maine Ave	Rev. 8513; extend deck 4'	60.3.1/435	Self	SW

14. Ivanova Snezhana- 12271	8 Beverly Ct	Move house on	68/186.3	Val Oliver	SW
15. Amelia Dr LLC- 12270	6 Amelia Dr	Roof	67/446	Val Oliver	SW
16. Cohen Steven Tr1 NSR Tr-12274	1 N Swift Rock Rd	Pergola	40/2	Ahern LLC	SW
17. Richmond Great Pt -12277	1-5 Violet Pl	New commercial Bldg	68/340	KOH	SW
18. Tejada Elmer- 12235	26 Honeysuckle Dr	Garage apt	68/386	E Churchill	AM
19. The Peterson Trust- 12238	8 Jefferson Ave	MH Revs 11626	29/49	Botticelli & Pohl	AM
20. The Peterson Trust- 12239	8 Jefferson Ave	Garage Revs 11627	29/49	Botticelli & Pohl	AM
21. Diggle Bryan- 12245	6 Brinda Ln	Roof	67/282	T&T Roofing	AM
22. Peter Garran- 12258	36 Pocomo Rd	Window door rev	14/79	NAG	VO
23. Milton Rowland- 12253	15 Deer Run Rd	Shed move off	57/72	Normand Residential	VO
24. Milton Rowland- 12252	18 Mt Vernon	Shed move on	57/13.2	Normand Residential	VO
25. Beebe, Bruce- 12296	44 Essex Rd	Roof and trim	67/622	Self	JP
26. CNY Surf LLC- 12281	68 Shawkemo Rd	New Garage	44/5	Emeritus LTD	JP
27. Seven Square Rigger LLC- 12298	7 Square Rigger	Door change	69/46	Gashi construction	JP
28. Land Bank- 12297	19 Wauwinet Rd	Roof	20/35	E Antonietti	JP
29. NT Property owner -12290	1 Beach Grass	Hardscape drive	68/885	LFW	JP
30. John West Riggs- 12289	32 Meadow View Dr	Window replacement	56/137	LFW	JP
31. Sara Martinian -12292	14 Green Meadows	Door rev	67/384	JB Studio	JP

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. Artist Assoc Of Nant- 12267	8 Federal St	Color change-Fee Waiver	42.3.1/172	Tracey Sears	SW
• <i>Add date of construction, c.1846, to COA.</i>					
2. Philip Pastran- 12248	2 Honeysuckle Dr	Rev pool	68/886	KOH	AM
• <i>Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
3. 5 Weetamo Road LLC- 12108	5 Weetamo Rd	Pool hardscape	15/50	Ahern LLC	CP
• <i>Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
4. 13R Evergreen Way- 12213	13R Evergreen Way	Garage	68/718.1	Structures Unltd	CP
• <i>Due to limited visibility. Door, windows and trim color to match main house.</i>					
5. Kane, James- 12232	21 Ridge Ln	Move shed on site	38/76	Brook Meerbergen	AC
• <i>Adding and maintaining vegetative screening on Ridge Lane.</i>					
6. 9 Broadway LLC- 12300	9 Broadway	Renew COA 72381	73.1.3/72	Self	JP
• <i>Add "Snug Harbor" c. 1791 Individually Significant whale cottage to the COA</i>					
7. Joanne Murphy- 12283	32 Sankaty Rd	Window rev	49.2.3/25	LFW	JP
• <i>Windows to be TDL.</i>					
8. Joanne Murphy- 12286	32 Sankaty Rd	Historic determination	49.2.3/25	LFW	JP
• <i>Letter from the Preservation Planner required</i>					
9. Seven Square Rigger LLC- 12299	7 Square Rigger	Hardscape	69/46	Gashi construction	JP
• <i>Max height of fence along driveway to be 48".</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. VTT Management	53 Main Street	Projecting sign rev	42.3.1/223	Sign Here Nantucket	
• <i>Approved as submitted in the black color scheme</i>					
2. Marine Lumber	5 Bayberry Court	Wall Sign	55/705	Sign Here Nantucket	
• <i>Held for revisions</i>					
3. NCHWU, LLC	8B Salros Rd #2	Wall Sign	67/106.2	Sign Here Nantucket	
• <i>Approved as submitted</i>					
4. Arnot Joseph V Trust	31 Easy Street	Projecting Sign 1	42.4.2/16	Milan Basnet/ Sign Here	
• <i>Approved as submitted</i>					
5. Arnot Joseph V Trust	31 Easy Street	Projecting Sign 2	42.4.2/16	Milan Basnet/ Sign Here	
• <i>Approved as submitted</i>					
6. Hooper Farm, LLC	1 Hooper Farm Road	Projecting Sign	55/228	Robin Manning	
• <i>Approved as submitted with bevel painted teal blue</i>					
7. Hooper Farm, LLC	1 Hooper Farm Road	Projecting Sign	55/228	Robin Manning	
• <i>Approved as submitted with bevel painted teal blue.</i>					
8. NIR Retail, LLC	2 Washington Street	Wall Sign	42.3.1/182	Emily Hollister	
(Milly & Grace)					

- Approve the wall sign as submitted above the window with the projecting sign relocated to the main entrance.
9. DXD SS Fund II Nant Propco, LLC 10-12- DavKim Lane Wall Sign 68/61 Emeritus
- Held for revisions
10. Centre AMA Realty Ventures, LLC 2 Broad Street Wall Sign 42.4.2/66 Hayden Arnest
- Approved as submitted.
11. Centre AMA Realty Ventures, LLC 2 Broad Street Projecting Sign 42.4.2/66 Hayden Arnest
- (Smartstop Self Storage)
(Nantucket Crisps The Store)
(Nantucket Crisps The Store)
- Approve as submitted provided that the sign is scaled appropriately to the existing bracket arm which is 28" to the tip.

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. 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

VI. 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. Callen Miller, Inc- 11712	117 Orange Street	Move off	55/377	EMDA	VO
• Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alternate: Paul Last Heard 1/28/2025					
2. Truymen, Isaiah- 11715	10 Polliwog Pond Rd	Move on	55/423.4	EMDA	
• Held to Track with move off at 1/28/25 meeting.					
3. The Flagship Club- 11963	1 Cherry St	New Building	55/377	EMDA	SW
• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver Last Heard 3/18/2025					
• 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.					
4. Callen Miller INC- 12051	117 Orange St	Hardscape	55/377	Ridgedale Develop	VO
• Track					
5. Callen Miller INC- 12050	1 Cherry St	Hardscaping	55/377.1	Ridgedale Develop	VO
• Track					

VII. 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. Goodwin Robert- 11979	6 S Pasture	Addition	80/429	Topham Design	RP
2. Naughty Cal LLC- 11976	26A Daffodil Ln	Solar canopy	68/738.1	Sunwind LLC	RP
3. Greenstick LLC- 11985	16 Williams St	Solar rooftop	55/372	ACK Smart	JP
• Held per applicant from 3/18/2025.					
4. Greenstick LLC- 11990	16.5 Williams St	Solar rooftop	55/372	ACK Smart	JP
• Held per applicant from 3/18/2025.					
5. Henry & Cassandra Butler- 11996	3 Evergreen Wy	Rooftop solar	68/726.1	ACK Smart	JP
6. Nantucket Development- 12002	8 Sconset Ave	Add staircase garage	49.3.2/28	LINK	JP
7. 33 Cliff Road LLC- 12000	33 Cliff Rd	New guest house	42.4.4/5	Botticelli & Pohl	VO
8. 33 Cliff Road LLC- 11949	33 Cliff Rd	New garage	42.4.4/5	Botticelli & Pohl	VO
9. 63 Hulbert LLC 12013	63 Hulbert Ave	Fenestration MH	29/9	Emeritus LTD	VO
10. 63 Hulbert LLC 12015	63 Hulbert Ave	Fenestration GH	29/9	Emeritus LTD	VO
11. 63 Hulbert LLC 12016	63A Hulbert Ave	Fenestration GH	29/9.1	Emeritus LTD	VO
12. SKJ North Pasture LLC 12038	13 N Pasture	Garage	44/70	Emeritus LTD	AM
13. Fourteen Tautemo Wy RT- 12028	14 Tautemo Wy	Shed	83/13	Emeritus LTD	AM
14. Fourteen Tautemo Wy RT- 12027	14 Tautemo Wy	Outbuilding	83/13	Emeritus LTD	AM
15. Roeder, Chris & Steph 12036	41 Easton St	Trim Doors Roof	42.4.1/20	Twig Perkins Inc	AM
16. Meinke, Lori 12035	17 Ames Av.	Addition window changes	60.2.4/17	Twig Perkins Inc	AM
17. Twenty N Pastures Nom Trst 12022	20 N Pasture Ln	Garage/ Studio	44/86	JB Studio	AM
18. Den Bigh Partners 12040	54 Orange St	Fenestration deck changes	55.4.1/18	LFW	AM
19. 2 Cottage Court LLC 12025	2 Cottage Ct	MH Skylight	55.4.1/9	LFW	AC
20. 2 Cottage Court LLC 12018	2 Cottage Ct	Garage office Skylight	55.4.1/9	LFW	AC
21. Cannon Family Rev T 12017	11 Chatham Rd	Garage alterations	54/186	LFW	CP
22. Summer Pine LLC 12032	2 Summer St	New Driveway	42.3./24	LFW	CP

VIII. 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

IX. 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.	Nan 16 Quaker Proj, LLC- 12148	16 Quaker Rd	Shed	41/176.1	LINK	AC
16.	Nan 16 Quaker Proj, LLC- 12149	16 Quaker Rd	Outdoor Shower	41/176.1	LINK	AC
17.	Sansone 12139	35 Pleasant St	Rev 1486; extend addition	55.4.1/156	Gryphon Arch	CP
18.	Neverblue LLC 12126	4 Van Fleet	Demo MH	91/111	CWA	CP
19.	Neverblue LLC 12125	4 Van Fleet	Demo GH	91/111	CWA	CP
20.	Neverblue LLC 12124	4 Van Fleet	New MH	91/111	CWA	CP
21.	Neverblue LLC 12123	4 Van Fleet	New GH	91/111	CWA	CP

X. OTHER BUSINESS

Approve Minutes-	October 22, 2024; November 5, 2024; February 18, 2025, and March 11, 2025
Review Minutes-	December 3, 2024; December 17, 2024
	• Next HDC Meeting April 8, 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**XI. 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.	McInerney – 12158	8 Copper Ln	Demo deck/patio	42.3.3/134	LINK	SW
9.	5 Weetamo Rd LLC 12192	5 Weetamo Rd	New Man House	15/50	WAPD	AC
10.	5 Weetamo Rd LLC 12190	5 Weetamo Rd	Shed	15/50	WAPD	AC
11.	Jeffery Greenberg 12198	30A Orange St	Rev 10837 apron fence	42.3.2/200	Emeritus LTD	JP
12.	Nantucket Island Resorts 12199	10 White Elephant Wy	Rev 9216 roof walk skirt	42.4.2/3	Emeritus LTD	JP
13.	57 Somerset Rd LLC 12195	57 Somerset Rd	Move off/Demo MH	66/91	Hanley Development	JP
14.	Wolpow Robin 12209	5 Arbour Way	Driveway apron Pergola	29/159	Julie Jordin	JP
15.	Town of Nantucket- 12201	6 Fairgrounds Rd	Roof top solar- Fairgrounds A	67/918	Ack Smart	
16.	Town of Nantucket- 12203	6 Fairgrounds Rd	Roof top solar- Fairgrounds B	67/918	Ack Smart	
17.	Town of Nantucket- 12202	6 Fairgrounds Rd	Roof top solar-Ticcoma A	67/918	Ack Smart	
18.	Town of Nantucket- 12200	4 Waitt Drive	Roof top solar- Ticcoma B	67/917	Ack Smart	

XII. NEW BUSINESS 04/01/2025- VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	CNV Surf LLC- 12266	68 Shawkemo Rd	New dwelling	44/5	Emeritus LTD	SW
2.	Quijada, Jose- 12263	35 Pine Crest St	Roof solar	68/422	SunWind LLC	SW
3.	1 Caroline Way LLC- 12273	1 Caroline Wy	Fence gate	82/59	Ahern LLC	SW

XIII. NEW BUSINESS 04/01/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	12 Hanabea Lane LLC- 12211	12 Hanabea Ln	New mixed-use building	69/258	Normand Residential	CP
2.	12 Hanabea Lane LLC- 12212	12 Hanabea Ln	Hardscape parking lot	69/258	Normand Residential	CP
3.	Moesinger Rebecca- 12219	45 Surfside Rd	As-Built Fence	67/14	Self	AC
4.	Quidnest LLC- 12227	26 Quidnet Path	Rev 9671 remove chimney	21/150	Emeritus LTD	AC
5.	Peshnachki, Vlatko- 12237	10 Lewis Ct	New shed	67/155	Sanne Payne	AM
6.	Zepf, Chris & Wendy- 12236	5 Baxter Rd	Demo chimney	73.1.4/11.1	Martin Bourke	AM
7.	Tejada Elmer- 12234	26 Honeysuckle Dr	Hardscape	68/386	E Churchill	AM
8.	Wolfram Family Tr- 12246	7 Folgers Ln	Pergola	42.4.4/33.3	WAPD	AM
9.	Philip Pastran- 12247	4 Honeysuckles Dr	Rev pool	68/887	KOH	AM
10.	Ack 11 Pleasant St LLC- 12251	11 Pleasant St	New garage	42.3./121	Studio Ppark	VO
11.	Ack 11 Pleasant St LLC- 12257	11 Pleasant St	Addition	42.3./121	Studio Ppark	VO
12.	Tigerlily Nominee Tr- 12250	7 Barnabus	Rev MH chimney	41/563	Studio Ppark	VO
13.	Tigerlily Nominee Tr- 12249	7 Barnabus	Rev Garage roof	41/563	Studio Ppark	VO
14.	Milton Rowland- 12255	18 Mt Vernon	New garage studio	57/13.2	Normand Residential	VO
15.	Milton Rowland- 12254	18 Mt Vernon	hardscape	57/13.2	Normand Residential	VO
16.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
17.	Leiss Mark & Jamie- 12268	5 Coffin Rd	Fence cattle grate	91/9.2	KMLD	SW
18.	Kaye Jabren- 12180	5 California Ave	Add 2 nd floor deck stairs	60.3.1/448	Self	RP
19.	West Ashored LLC- 12278	62 Wanoma Way	Fence	92/16	Ana Ribeiro	RP
20.	5 Weetamo Rd LLC- 12308	5 Weetamo Rd	Cabana	15/50	WAPD	RP
21.	Mark Deck- 12304	33 Union St	Roof solar	42.3.2/146	AckSmart	RP
22.	Zarcone, Mike- 12302	16 Cherry St	Roof solar	55/379	AckSmart	RP
23.	Matt Carrie Powers- 12023	36 Bassett Road	Raise bldg. walk out deck	26/50	CWA	RP
24.	Never Blue LLC- 12306	4 Van Fleet Cir	New garage	91/111	CWA	RP
25.	CNY Surf LLC- 12295	68 Shawkemo Rd	Move off Demo Shed	44/5	Emeritus LTD	JP
26.	CNY Surf LLC- 12293	68 Shawkemo Rd	Move off Demo Garage	44/5	Emeritus LTD	JP