



MEETING POSTING

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)

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NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, April 8, 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_KW_MVX_QY2A8n9bOKI_Jw

To watch live feed, click here:

https://youtube.com/live/cyUHf_gFXX4

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

Building with Nantucket in Mind (1992) & Building with Sconset in Mind-Sconset Trust:

www.nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

Nantucket Historic District Commission ACTS, 1970. Chapter 395

<https://ecode360.com/15338755>

***HDC related comments and/or concerns can be sent to: hdcpubliccomment@nantucket-ma.gov.

**Comments are due by 8:00am the Monday prior to the meeting.

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. ANNOUNCEMENTS

- HDC Public Comment email

II. COMMISSIONER DISCUSSION AND/OR VOTE

- HDC Meeting and Deadline Schedule 4/29/2025 – 7/22/2025

III. COMMISSIONER DISCUSSION

- Nantucket Fire Department: solar panel systems permitting.

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER**V. CONSENT**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Shaylyn Maquire- 12171	10 Honeysuckle Dr	Shed	68/891	Self	SW
2.	Nancy/Brian Harris- 12312	7 Arkansas Ave	As-Built bumpout	59.4/217	Self	SW

VI. 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.	Peshnachki, Vlatko- 12237	10 Lewis Ct	New shed	67/155	Sanne Payne	AM
	• <i>Shed doors and picture window not to be visible at time of inspection and in perpetuity.</i>					
2.	African Meeting House-	27/29 York Street	Rev. 72454; add cap to post	55.4.1/177&178	Marsha Fader	SW
	• <i>"Federal style" cap to be used as shown in the drawing.</i>					

VII. 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.	Dukes Rd Tr/S. Cohen-11860	2 Dukes Rd	Revisions to move only	41/187	Levesque Builders	CP
	• <i>Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: none; Recused: Pohl</i>					<i>Last heard 3/11/25</i>
2.	Smiley 15 N. Water, LLC- 11765	15 N. Water ST	Rev. 10399; Roof/trim clr	42.4.2/50	Normand Residential	
	• <i>Held per applicants request from 3/25/25.</i>					
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten</i>					<i>Last Heard 2/4/2025</i>
3.	3 Pops Lane Trust- 11083	3 Pops Lane	New Dwelling	60.2.4/64.1	Mark Cutone Arch +	
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternate: Patten</i>					<i>Last Heard 3/11/2025</i>
4.	3 Pops Lane Trust- 11084	3 Pops Lane	Guest House	60.2.4/64.1	Mark Cutone Arch +	
	• <i>Track</i>					
5.	3 Pops Lane Trust- 11087	3 Pops Lane	Garage	60.2.4/64.1	Mark Cutone Arch +	
	• <i>Track</i>					
6.	3 Pops Lane Trust- 11085	3 Pops Lane	Pool	60.2.4/64.1	Mark Cutone Arch +	
	• <i>Track</i>					
7.	Blue Sunday - 11850	3 Nobadeer Ave	New Dwelling	80/46	George Berg	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul</i>					<i>Last Heard 2/18/2025</i>
8.	Blue Sunday - 11847	3 Nobadeer Ave	Pool	80/46	George Berg	
	• <i>Track</i>					
9.	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>
10.	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>
11.	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>
12.	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>

VIII. OLD BUSINESS 04/08/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Michele Kolb-10270	27 N Liberty- VIEW	Garage	41/453	Self	
	• <i>Commissioners: Pohl, Welch, Camp, Paul; Alternates: Thornewill, Patten</i>					<i>Last heard 5/28/2024</i>
2.	85 Orange LLC-10613	85 Orange St	Addition	55.4.1/27	Christopher Anderson	
	• <i>Commissioners: Welch, MacLeod, Patten, Paul; Alternates: none</i>					<i>Last heard 3/25/2025</i>
3.	85 Orange LLC-10609	85 Orange St	Rear hardscape	55.4.1/27	Christopher Anderson	
	• <i>Commissioners: Welch, MacLeod, Patten, Paul; Alternates: none</i>					<i>Last heard 3/25/2025</i>
4.	85 Orange LLC-10610	85 Orange St	Front hardscape	55.4.1/27	Christopher Anderson	
	• <i>Commissioners: Welch, MacLeod, Patten, Paul; Alternates: none</i>					<i>Last heard 3/25/2025</i>
5.	Bridges Family LLC-11892	6 Ishmael Rd	New dwelling	82/91	Val Oliver	
	• <i>Commissioners: Pohl, Camp, MacLeod, Thornewill and Patten; Alternates: none; Mullin: Welch</i>					<i>Last heard 3/4/2025</i>
6.	Fourteen Tautemo Wy RT-12028	14 Tautemo Wy	Shed	83/13	Emeritus LTD	
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul</i>					<i>Last heard 4/1/2025</i>

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|-----|--|----------------|----------------------|----------|-----------------------------|--|
| 7. | Fourteen Tautemo Wy RT-12027 | 14 Tautemo Wy | Out building | 83/13 | Emeritus LTD | |
| | • <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul</i> | | | | <i>Last heard 4/1/2025</i> | |
| 8. | Johnson, Brendan P Tr-11852 | 2 Hamblin-VIEW | Boat barn | 30/193 | Emeritus LTD | |
| | • <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul</i> | | | | <i>Last heard 3/25/2025</i> | |
| 9. | O'Brien Peter- 12019 | 8 Newtown Ln | Roof dormer addition | 55/581.1 | JB Studio | |
| | • <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul</i> | | | | <i>Last heard 3/18/2025</i> | |
| 10. | 7 Brewster LLC-11959 | 7 Brewster Rd | Garage | 54/286 | LFW | |
| | • <i>Commissioners: Pohl, Camp, Oliver, MacLeod and Thornewill; Alternate: Patten; Mullin: Welch</i> | | | | <i>Last heard 3/4/2025</i> | |

IX. 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

X. 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.	Kalin Rachel Lynn Tr 12109	11 Pine St.	Hardscape	42.3.3/24.1	Ahern LLC	SW

XI. 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.	Estill, Scott- 12064	17 Ranger Rd	Roof Walk	39/28	R. Newman	VO
2.	Estill, Scott- 12063	17 Ranger Rd	Door & Window Rev	39/28	R. Newman	VO
3.	Sansone 12139	35 Pleasant St	Rev 1486; extend addition	55.4.1/156	Gryphon Arch	CP
4.	Neverblue LLC 12126	4 Van Fleet	Demo MH	91/111	CWA	CP
5.	Neverblue LLC 12125	4 Van Fleet	Demo GH	91/111	CWA	CP
6.	Neverblue LLC 12124	4 Van Fleet	New MH	91/111	CWA	CP
7.	Neverblue LLC 12123	4 Van Fleet	New GH	91/111	CWA	CP

XII. OTHER BUSINESS

Approve Minutes-	October 22, 2024; November 5, 2024; December 17, 2024; February 18, 2025; March 11, 2025
Review Minutes-	January 14, 2025
	• Next HDC Meeting April 15, 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.

***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 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.	JBL 34 Liberty Street – 12161	34 Liberty Street	Replace frnt dr/frnt windows	42.3.4/82	Sahkhlat Aziev	
2.	NIR Retail II LLC 12170	32 Main St	Trim Color Change	42.3.1/217	Brant Point Building	RP
3.	LBC Sconset LLC 12173	9 Hawks Cir	Garage	74/37.1	EDMA	RP
4.	Wilner 12175	16 Codfish Park	Additions	73.2.4/11	Thornewill Design	VO
5.	Wilson, Nattalie 12179	74A Hooper Farm Rd	New dwelling	67/913	Val Oliver	AM
6.	Valero, Gale & Richard 12185	4 Spruce St	Alterations	55/411	Val Oliver	AM
7.	OSR LLC 12188	2A Forrest Ave- Lot 40	Garage apartment	68/10.1	Gary Winn	AM
8.	OSR LLC 12187	2B Forrest Ave- Lot 39	Garage apartment	68/10.2	Gary Winn	AM
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.	McInerney 12158	8 Copper Ln	Demo deck/patio	42.3.3/134	LINK	SW
12.	Jeffery Greenberg 12198	30A Orange St	Rev 10837 apron fence	42.3.2/200	Emeritus LTD	JP
13.	Nantucket Island Resorts 12199	10 White Elephant Wy	Rev 9216 roof walk skirt	42.4.2/3	Emeritus LTD	JP
14.	57 Somerset Rd LLC 12195	57 Somerset Rd	Demo MH	66/91	Hanley Development	JP
15.	Wolpow Robin 12209	5 Arbour Way	Driveway apron Pergola	29/159	Julie Jordin	JP
16.	Town of Nantucket- 12201	6 Fairgrounds Rd	Roof top solar- Fairgrounds A	67/918	Ack Smart	
17.	Town of Nantucket- 12203	6 Fairgrounds Rd	Roof top solar- Fairgrounds B	67/918	Ack Smart	
18.	Town of Nantucket- 12202	6 Fairgrounds Rd	Roof top solar-Ticcoma A	67/918	Ack Smart	
19.	Town of Nantucket- 12200	4 Waitt Drive	Roof top solar- Ticcoma B	67/917	Ack Smart	

XIV. 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

XV. 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.	Zepf, Chris & Wendy- 12236	5 Baxter Rd	Demo chimney	73.1.4/11.1	Martin Bourke	AM
6.	Tejada Elmer- 12234	26 Honeysuckle Dr	Hardscape	68/386	E Churchill	AM
7.	Wolfram Family Tr- 12246	7 Folgers Ln	Pergola	42.4.4/33.3	WAPD	AM
8.	Philip Pastran- 12247	4 Honeysuckles Dr	Rev pool	68/887	KOH	AM
9.	Ack 11 Pleasant St LLC- 12251	11 Pleasant St	New garage	42.3./121	Studio Ppark	VO
10.	Ack 11 Pleasant St LLC- 12257	11 Pleasant St	Addition	42.3./121	Studio Ppark	VO
11.	Tigerlily Nominee Tr- 12250	7 Barnabus	Rev MH chimney	41/563	Studio Ppark	VO
12.	Tigerlily Nominee Tr-12249	7 Barnabus	Rev Garage roof	41/563	Studio Ppark	VO
13.	Milton Rowland- 12255	18 Mt Vernon	New garage studio	57/13.2	Normand Residential	VO
14.	Milton Rowland- 12254	18 Mt Vernon	hardscape	57/13.2	Normand Residential	VO
15.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
16.	Leiss Mark & Jamie- 12268	5 Coffin Rd	Fence cattle grate	91/9.2	KMLD	SW
17.	Kaye Jabren- 12180	5 California Ave	Add 2 nd floor deck stairs	60.3.1/448	Self	RP
18.	West Ashored LLC- 12278	62 Wanoma Way	As-Built Fence	92/16	Ana Ribeiro	RP
19.	5 Weetamo Rd LLC- 12308	5 Weetamo Rd	Cabana	15/50	WAPD	RP
20.	Mark Deck- 12304	33 Union St	Roof solar	42.3.2/146	ACK Smart	RP
21.	Zarcone, Mike- 12302	16 Cherry St	Roof solar	55/379	ACK Smart	RP
22.	Matt Carrie Powers- 12023	36 Bassett Road	Raise bldg. walk out deck	26/50	CWA	RP
23.	Never Blue LLC- 12306	4 Van Fleet Cir	New garage	91/111	CWA	RP
24.	CNY Surf LLC- 12295	68 Shawkemo Rd	Move off Demo Shed	44/5	Emeritus LTD	JP
25.	CNY Surf LLC- 12293	68 Shawkemo Rd	Move off Demo Garage	44/5	Emeritus LTD	JP