



Updated Meeting Posting MEETING POSTING

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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)

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2025 APR 15 PM 02:13
NANTUCKET TOWN CLERK
Posting Number: T 357

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, April 15, 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_GkP6umkVQTqfV5oUAd-nqQ

To watch live feed, click here:

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

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. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1. DJS Realty Invest.- 12400	11 Oak Hollow Ln	Secondary dwelling	56/127	BPC	RP
2. Cohen Steven L Trust- 12384	19 Austine Locke Way	Rail change/removal wall	82/57	Shelter 7	RP

3.	Sunlight Dawns Holdings- 12389	183 Polpis Rd	Fenestration changes	45/5	Shelter 7	RP
4.	Sunlight Dawns Holdings- 12387	183 Polpis Rd	Shed roof replacement	45/5	Shelter 7	RP
5.	Bruce Beebe- 12401	44 Essex Rd	Rev 12296; roof colr chg	67/622	Self	RP
6.	1 N Swift Rock Road Tr- 12382	1 N Swift Rock Rd	Rev COA 2023-12-9580	40/2	Emeritus LTD	RP
7.	Schenkel, Denise- 12376	2 Old Tom Nevers Rd	Solar roof	75.140	AckSmart	RP
8.	7 Brewster NT LLC- 12379	7 Brewster St	Rev. 11037; MH	54/286	LFW	JP
9.	Nashaquissett Coop Inc- 12396	40 Washaman	Hardscaping	55/576	Atlantic Landscaping	JP
10.	Hey Lover LLC- 12350	38 Lovers Ln- Lot D	Rev. 11702; main house	79/987	Normand Residential	VO
11.	Hey Lover LLC- 12349	38 Lovers Ln- Lot D	New cabana	79/987	Normand Residential	VO
12.	2 Mary Ann Dr LLC- 12356	2 Mary Ann Dr	Hardscape parking	68/467	LFW	VO
13.	NISDA- 12330	55 Wauwinet Rd	Roof cottage 1	14/23	Val Oliver	AM
14.	NISDA- 12329	55 Wauwinet Rd	Roof cottage 2	14/23	Val Oliver	AM
15.	Keppler/Sleeping Indian LLC- 12334	80 Cliff Rd	Covered porch/fen changes	30/607	Topham Design	AM
16.	Ack Storage Units Trust- 12371	5 Sun Island Rd	Bldg. B (resurface)	69/29.1	Val Oliver	SW
17.	Ack Storage Units Trust- 12372	5 Sun Island Rd	Bldg. C (resurface)	69/29.1	Val Oliver	SW
18.	Ack Storage Units Trust- 12369	5 Sun Island Rd	Bldg. D (resurface)	69/29.1	Val Oliver	SW
19.	Lord Robin B- 12351	9 Old Westmoor Farm Rd	Rev. 9594; GH	41/829	WAPD	SW
20.	Lord Robin B- 12352	9 Old Westmoor Farm Rd	Rev. 9593; Garage	41/829	WAPD	SW

III. 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.	Town Line LLC- 12395	4 Field Ave	Hardscape	80/171	Atlantic Landscaping	JP
	• 5/1 fence stops at front yard setback as shown on plan					
2.	John Calnan- 12357	21 Brewster Rd	Sports court	54/296	LFW	VO
	• Sports court must not be visible at time of inspection and in perpetuity					
3.	Parker Estates LLC- 12358	15 Parker Ln	Rev. 9506; Re-issue pool rev	67/176	LFW	VO
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	McGrady Jacqueline- 12342	17 Atlantic Ave	Parking	55/8	Self	VO
	• Driveway to be either brick, as proposed or asphalt, applicants' choice					
5.	Josephine Sandoval- 12310	5 Sea Fox Cir	Fence	67/475	J Sandoval	CP
	• Adding vegetation like cedars, climbing hydrangeas every 6' to mitigate visibility of board fencing					
6.	Smooth Hummocks LLC- 12333	10 Smooth Hummocks Wy	Relocate dwelling on lot	82/12	Botticelli & Pohl	AM
	• Date of construction c. 1994 to be added to the COA					
7.	Harvey, Polly- 12337	124 Wauwinet Rd	Rev. 11913; Omit skylight	11/16	Thornewill Design	AM
	• Date of construction c. 1909 "Beach Cote" to be added to the COA					
8.	Kiric Stojanov- 12353	20 Federal St	Replace roof and rotten trim	42.3.1/8	Self	AM
	• Date of construction c. 1847 to be added to the COA					
9.	Reid Family Trust-12313	16 King St	Garage	73.4.2/64	EMDA	CP
	• Reduce height by 1' and move window headers into the fascia board of the dormers					
10.	Eagles Beach LLC- 12373	14 Nonantum Ave	Pool hardscape	87/11	Val Oliver	SW
	• Pool not visible at time of inspection or thereafter, no grade change from grade existing just prior to time of application (per latest Town of Nantucket MapGeo topo information)					
11.	African Meeting House- 12415	29 York St	Window restoration	55.4.1/178	Marsha Fader	SW
	• Window survey of the windows to be replaced, along with photos; photo-set to show the respective elevation (along with the respective windows).					
12.	Lord Robin B- 12354	9 Old Westmoor Farm Rd	Rev. 9585; plunge pool	41/829	WAPD	SW
	• Pool not visible at time of inspection or thereafter, no grade change from grade existing just prior to time of application (per latest Town of Nantucket MapGeo topo information).					
13.	Lentowski, James & Priscilla-12179	75R Hooper Farm Rd	New Dwelling	67/329	K Megna	SW
	• South Elevation, add a single-2x structural mull width between (2) sets of 1st FLR triple-set DH, so double 2x width structural mull vs. single shown; garage doors have more traditional horizontal (vs. vertical) presentation; garage vehicle doors of v-groove cedar NTW; other material (2) street trees visual mitigation along Hooper Farm--if Hooper Farm Road area is cleared in conjunction with this work.					
14.	Danhanki, Kathy- 12380	63 Hulbert Ave	Hardscape	29/9 & 9.1	D Troast	SW
	• No light gray, gray only Belgium block—use block colored similar to native stone colors					
15.	Johnson, Erik- 12378	8 Eagles Wing Wy	Solar roof	80/185	AckSmart	SW
	• Maintain EXG natural, vegetative visual buffer					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Marine Lumber, LLC	5 Bayberry Court	Rev. Wall Sign	55/705	Sign Here Nantucket
	• Approve as submitted		(Yale Appliance)		
2.	DXD SS Fund II, Nant Prop	10-12 DavKim Ln	Rev. Wall Sign	68/61	Emeritus
	• Approve as submitted provided that the west elevation sign be reduced in both directions to allow for more room around the sign		(Smartstop Self Storage)		
3.	Paul B. Waine	4 India St	Projecting Sign	42.3.1/167	Colleen Worts
	• Approve as submitted		(Atlantic Nantucket)		
4.	29 Center St. LLC	16.5 Federal St	Temporary Sign	42.3.1/70	M.Flynn Studio
	• Approve as submitted provided that the open sign is removed		(M. Flynn/Maria Aaron Summer House Pop-Up)		
5.	21 Amelia Dr, LLC	21 Amelia Dr	Wall Sign	67/427	Nayara Bayer
	• Approve as submitted provided that the sign is placed below the previously approved sign		(Nayara Bayer Aesthetics)		
6.	A Safe Place, LLC	19 Amelia Dr	Wall Sign 1	37/428	A Safe Place
	• Approve as submitted provided that the sign is made of wood and beveled border painted in black		(A Safe Place)		
7.	A Safe Place, LLC	19 Amelia Dr	Wall Sign 2	37/428	A Safe Place
	• Approve as submitted provided that the sign is made of wood and beveled border painted in black		(A Safe Place)		
8.	10 Straight Wharf	10 Straight Whf	Projecting Sign	42.3.1/137	Structures Unltd
	• Recommend denial on the grounds that the sign is freestanding and it was altered from its original form, thereby forfeiting its grandfathered status in accordance with the current sign guidelines		(Jack and Charlie's)		

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**VI. 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

VII. 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

VIII. NEW BUSINESS 03/18/2025

	<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 St- 12161	34 Liberty Street	Replace frnt dr/frnt windows	42.3.4/82	Sahkhvat 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.	McInerney – 12158	8 Copper Ln	Demo deck/patio	42.3.3/134	LINK	SW
10.	5 Weetamo Rd LLC 12192	5 Weetamo Rd	New Man House	15/50	WAPD	AC
11.	5 Weetamo Rd LLC 12190	5 Weetamo Rd	Shed	15/50	WAPD	AC
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	Move off/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

IX. 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

X. 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

XIII. OTHER BUSINESS

Approve Minutes-	January 14, 2025; March 11, 2025
Review Minutes-	March 4, 2025; April 1, 2025
	• No HDC Meeting Tuesday April 22, 2025- School Vacation Week • Next HDC Meeting April 29, 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.

*V 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

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	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	AckSmart	RP
21. Zarcone, Mike- 12302	16 Cherry St	Roof solar	55/379	AckSmart	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

XI. NEW BUSINESS 04/15/25- VIEW

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Ack Storage Units Trust- 12370	5 Sun Island Rd	Bldg. A (resurface)	69/29.1	Val Oliver	SW
2. Matt & Carrie Dewers- 12383	36 Bassett Rd	Hardscape	26/50	CWA	SW

XII. NEW BUSINESS 04/15/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Curlee, Burfield- 12311	121 Wauwinet Rd	Repair/replace roofwalk; access stair	12/10	R Newman	CP
2. Penant Realty LLC- 12323	5 Coskata Course Wy	New dwelling	14/14.1	Botticelli & Pohl	CP
3. Nant Boys & Girls Club- 12318	73 Sparks Ave	Rooftop solar	55/193.3	Sunwind, LLC	AC
4. Alfred Sanford LLC- 12319	35 Vesper Ln	Demo/move off house	55/125	Richard Craddock	AC
5. Alfred Sanford LLC- 12320	35 Vesper Ln	Demo/move off garage	55/125	Richard Craddock	AC
6. Price, Margaret- 12322	10 Long Pond	Add dormers	59/24	WCBC	AC
7. Gottwald, Mark Trust- 12324	4R Jefferson Ave	Garage door revs	29/48.1	Topham Design	AM
8. Millham, Brian & Laura- 12317	6 Boulevarde	Driveway/ Gate	80/75.1	KMLD	AM
9. Trapasso, Anthony- 12321	40 Goldfinch	Clapboard/door clr chg	68/616	Self	AM
10. Nantucket Land Bank- 12335	125 Somerset Rd	Move on site	66/69	Normand Residential	AM
11. Abigail Reardon- 12416	31 Shimmo Pond	Fence	43/170	Caitlin Cooke	VO
12. David & Patricia Dick- 12411	52 Pleasant St	Window replacement	55.4.1/97	Greg Mazares	VO
13. 21A Pleasant St LLC- 12348	21 Pleasant St	Hardscape steppingstones	55.4.1/1	LINK	VO
14. Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW	VO
15. 111 OSR- 12377	111 Old South Rd	Solar roof	68/167.1	AckSmart	RP
16. Archer, John- 12381	14 Dukes Rd	Hardscape	41/60	Self	RP
17. Robert L Roy Trust- 12386	25 Hussey St	Guest Cottage	42.3.4/54	BPC	RP
18. 37 Cliff Rd Nom Trust- 12399	37 Cliff Rd	Partial Demo	42.4.4/42	Emeritus LTD	RP
19. Tomack LLC- 12402	38 Chuck Hollow Rd	Fence & Gate	75/66.1	JB Studio	RP
20. NT Property owner LLC- 12398	22 Honeysuckle	New dwelling	68/391	LFW	JP
21. Ack Mid Island LLC- 12393	18-26- Sparks Ave	Hardscape	55/231.1+	LFW	JP
22. Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
23. Ted Silva- 12397	14 Harbor View	Rev. 8887; MH windows	42.4.1/26	LFW	JP
24. St Mary's Church- 12404	6 Orange St	Window spec confirmation	42.3.1/148.1	Hollister	JP
25. St Mary's Church- 12403	6 Orange St	Hardscape	42.3.1/148.1	Hollister	JP
26. Somerset NT- 12392	2 Bittersweet	New Dwelling	56/104.2	George Berg	CT
27. Somerset NT- 12405	2 Bittersweet	Shed	56/104.2	George Berg	CT
28. Somerset NT- 12394	2 Bittersweet	Hardscape pool	56/104.2	George Berg	CT
29. Somerset NT- 12406	4 Bittersweet	New dwelling	56/104.3	George Berg	CT
30. Somerset NT- 12391	4 Bittersweet	Shed	56/104.3	George Berg	CT
31. Somerset NT- 12390	4 Bittersweet	Hardscape pool	56/104.3	George Berg	CT