



HDC Minutes April 15, 2025; adopted 5/20/2025

HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Vallorie Oliver, Abby Camp, Angus MacLeod,

Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul

~~ MINUTES ~~

April 15TH 2025

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM

Called to order at 4.02pm, and announcements by Stephen Welch, Chair

Staff in attendance: (Holly Backus, Preservation Planner, Fiona Johnson, Administrative Specialists, Cathy Flynn, Land Use Specialist)

Members Present: Welch, Oliver, Camp, MacLeod, Patten

Remote Participants: Carrie Thornewill, Joe Paul

Absent Members: Ray Pohl

Late Arrivals:

Early Departures:

Town Representative:

Motion to Approve Agenda made by Abby

Vote: Carried 5-0 sitting (Welch, Camp, Oliver, Macleod, Patten)

I. ANNOUNCEMENTS

- HDC Public Comment email

Stephen Welch announced the new public comment email address for the HDC: hdcpubliccomment@nantucket-ma.gov. He emphasized that comments should be submitted by 8am on Monday prior to the meeting, allowing commissioners time to review them before the meeting. Welch stressed the importance of having public comments on the record, especially if a matter might go to appeal, as minutes don't always capture all the information.

II. CONSENTS

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	AGENT
1. DJS Realty Invest.	11 Oak Hollow Ln	Secondary dwelling	56/127	BPC
2. Cohen Steven L Trust	19 Austine Locke Way	Rail change/removal	82/57	Shelter 7
3. Sunlight Dawns Holdings	183 Polpis Rd	Fenestration changes	45/5	Shelter 7
4. Sunlight Dawns Holdings	183 Polpis Rd	Shed roof replacement	45/5	Shelter 7
5. Bruce Beebe	44 Essex Rd	Rev 12296: roof colr chg	67/622	Self
6. 1 N Swift Rock Road Tr	1 N Swift Rock Rd	Rev COA 2023-12-9580	40/2	Emeritus LTD
7. Schenkel, Denise	2 Old Tom Nevers Rd	Solar roof	75.140	AckSmart
8. 7 Brewster NT LLC	7 Brewster St	Rev. 11037; MH	54/286	LFW
9. Nashaquissett Coop Inc	40 Washaman	Hardscaping	55/576	Atlantic
10. Hey Lover LLC	38 Lovers Ln- Lot D	Rev. 11702; main house	79/987	Normand Residential
11. Hey Lover LLC	38 Lovers Ln- Lot D	New cabana	79/987	Normand Residential
12. 2 Mary Ann Dr LLC	2 Mary Ann Dr	Hardscape parking	68/467	LFW
13. NISDA	55 Wauwinet Rd	Roof cottage 1	14/23	Val Oliver
14. NISDA	55 Wauwinet Rd	Roof cottage 2	14/23	Val Oliver
15. Keppler/Sleeping Indian LLC	80 Cliff Rd	Covered porch/fen changes	30/607	Topham Design
16. Ack Storage Units Trust	5 Sun Island Rd	Bldg. B (resurface)	69/29.1	Val Oliver
17. Ack Storage Units Trust	5 Sun Island Rd	Bldg. C (resurface)	69/29.1	Val Oliver

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18. Ack Storage Units Trust	5 Sun Island Rd	Bldg. D (resurface)	69/29.1	Val Oliver
19. Lord Robin B	19 Old Westmoor Farm Rd	Rev. 9594; GH	41/829	WAPD
20. Lord Robin B	9 Old Westmoor Farm Rd	Rev. 9593; Garage	41/829	WAPD

Sitting: Welch, Thornewill, Patten, Camp, MacLeod

Alternates:

Recused: Oliver

Motion: to approve the consent items 1-5, 7-20, removing item #6 (1 North Swift Rock Road for a full board) (Camp)

III. CONSENT WITH CONDITIONS

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	AGENT
1. Town Line LLC	4 Field Ave	Hardscape	80/171	Atlantic Landscap
5/1 fence stops at front yard setback as shown on plan.				
2. John Calnan	21 Brewster Rd	Sports court	54/296	LFW
Sports court must not be visible at time of inspection and in perpetuity.				
3. Parker Estates LLC	15 Parker Ln	Rev. 9506; Re-issue pool rev 67/176		LFW
Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.				
4. McGrady Jacqueline	17 Atlantic Ave	Parking	55/8	Self
Driveway to be either brick, as proposed or asphalt, applicants' choice.				
5. Josephine Sandoval	5 Sea Fox Cir	Fence	67/475	J Sandoval
Adding vegetation like cedars, climbing hydrangeas every 6' to mitigate visibility of board fencing.				
6. Smooth Hummocks LLC	10 Smooth Hummocks Wy	Relocate dwelling on lot 82/12		Botticelli & Pohl
Date of construction c. 1994 to be added to the COA.				
7. Harvey, Polly	124 Wauwinet Rd	Rev. 11913; Omit skylight	11/16	Thornewill
Design				
Date of construction c. 1909 "Beach Cote" to be added to the COA.				
8. Kiric Stojanov	20 Federal St	Replace roof and rotten trim	42.3.1/8	Self
Date of construction c. 1847 to be added to the COA.				
9. Reid Family Trust	16 King St	Garage	73.4.2/64	EMDA
Reduce height by 1' and move window headers into the fascia board of the dormers.				
10. Eagles Beach LLC	14 Nonantum Ave	Pool hardscape	87/11	Val Oliver
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	29 York St	Window restoration	55.4.1/178	Marsha Fader
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	9 Old Westmoor Farm	Rev. 9585; plunge pool	41/829	WAPD
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	75R Hooper Farm Rd	New Dwelling	67/329	K Megna
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	63 Hulbert Ave	Hardscape	29/9 & 9.1	D Troast
No light gray, gray only Belgium block—use block colored similar to native stone color.				
15. Johnson, Erik	8 Eagles Wing Wy	Solar roof	80/185	AckSmart
Maintain EXG natural, vegetative visual buffer.				

Sitting: Welch, Patten, Camp, MacLeod, Paul

Recused: Oliver, Thornewill

MOTION: Motion to approve the consent with conditions was made by MacLeod and approved unanimously.

IV. SIGNS

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	AGENT
1. Marine Lumber, LLC	5 Bayberry Court	Rev. Wall Sign (Yale Appliance)	55/705	Sign Here Nantucket •
Approve as submitted				
2. DXD SS Fund II, Nant Prop	10-12 DavKim Ln	Rev. Wall Sign (Smartstop Self Storage)	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				
3. Paul B. Waine	4 India St	Projecting Sign (Atlantic Nantucket)	42.3.1/167	Colleen Worts
Approve as submitted				
4. 29 Center St. LLC	16.5 Federal St	Temporary Sign M. Flynn/Maria Aaron Summer House Pop-Up)	42.3.1/70	M.Flynn Studio
Approve as submitted provided that the open sign is removed				
5. 21 Amelia Dr, LLC	21 Amelia Dr	Wall Sign (Nayara Bayer Aesthetics)	67/427	Nayara Bayer
Approve as submitted provided that the sign is placed below the previously approved sign				
6. A Safe Place, LLC	19 Amelia Dr	Wall Sign 1 (A Safe Place)	37/428	A Safe Place
Approve as submitted provided that the sign is made of wood and beveled border painted in black				
7. A Safe Place, LLC	19 Amelia Dr	Wall Sign 2 (A Safe Place)	37/428	A Safe Place
Approve as submitted provided that the sign is made of wood and beveled border painted in black				
8. 10 Straight Wharf	10 Straight Whf	Projecting Sign (Jack and Charlie's) •	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				

Sitting: Welch, Oliver, Camp, MacLeod, Patten

Motion: The motion for signs was to approve the sign committee recommendations for items 1-7 made by Angus MacLeod and approved unanimously by the board members present. Item # 10 (the Jack and Charlie's sign), there was a separate motion to accept the sign committee's recommendation for denial, which was also approved unanimously.

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

Holly proposed creating a new application to streamline historic determinations, similar to previous light applications. She highlighted the upcoming Historical Commission meeting and potential overlaps between commissions. Holly also noted the harbor plan's recommendation to update cultural resource surveys in the downtown flood area, aligning with the historic property survey plan. Stephen Welch suggested a discussion with the Historic Commission chair about preservation plan initiatives. Holly mentioned drafting an application to clarify different types of historic determinations, including tax credits, design guidelines, and energy code requirements.

VI. NEW BUSINESS 2/04/2025

1. NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
Georgi Dimov	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov

Held for representation

VII. NEW BUSINESS 3/04/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. Estill, Scott	17 Ranger Rd	Roof Walk	39/28	R. Newman

Sitting: Welch, Oliver, Camp, MacLeod, Thornewill

Alternates: Patten, Paul

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: The proposal suggested adding a deck above the porch and converting dormers into doors for a second-floor deck. One person was somewhat open to the idea, considering the house's isolated location. Another expressed concerns about setting a precedent for story-and-a-half houses with roof walks. It was noted that similar roof walks had recently been approved for such houses. However, there was disagreement, as the structure was believed not to meet the qualification guidelines, with worries about a future covered porch potentially altering its appearance.

MOTION: Motion to hold for revisions made by Val – Carried. Oliver, Camp, Macleod, Welch, Thornewill

2. Estill, Scott **17 Ranger Rd** **Door & Window Rev** **39/28** **R. Newman**
Sitting: Welch, Oliver, Camp, MacLeod, Thornewill
Alternates: Paul, Patten
Recused:
Documents:
Representative
Presentation:

Board Members: they were comfortable with the proposed changes, noting that the front door was around the back, also fine with changing the windows to two-over-two and adding French doors. However, one person raised concerns about the entry facade and fenestration, suggesting that clarification was needed on which side was truly the "front."

MOTION: Motion to approve as submitted due to lack of visibility and the fake front door has no access. The existing real front door has French doors made by Val – Welch, Oliver, Camp, Macleod, Thornewill, 4-1 (Welch-naye)

3. Sansone **35 Pleasant St** **Rev 1486; extend addition** **55.4.1/156** **Gryphon Arch**
Sitting: Welch, Oliver, Camp, MacLeod, Paul
Alternates: Thornewill, Patten
Recused:
Documents:
Representative
Presentation:

Public Comment: Mickey Rowland, et al suggested breaking the roof plane, simplifying the picture window, stepping back the rear addition.

Board Members: concerns about bay window placement, need for a window survey, questions about the house's historical significance.

MOTION: Motion to hold for revisions with adding bay window and the roof co-planer and to be heard at the beginning of 4/29/25 meeting made by Camp – Carried Oliver, Camp, Welch, Macleod, Paul

4. Neverblue LLC **4 Van Fleet** **Demo MH** **91/111** **CWA**
Sitting: Welch, Patten, Camp, MacLeod, Thornewill
Alternates: Paul
Recused: Oliver
Documents:
Representative
Presentation:

Board Members: No Concerns

MOTION: Motion to approve as a Move/Demo made by Angus – Carried Welch, Patten, Camp, Macleod, Thornewill

5. Neverblue LLC **4 Van Fleet** **Demo GH** **91/111** **CWA**
Sitting: Welch, Patten, Camp, MacLeod, Thornewill
Alternates: Paul
Recused: Oliver
Documents:
Representative
Presentation:

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Board Members: No concerns

MOTION: Motion to approve as a Move/Demo made by Abby – Carried Welch, Patten, Camp, Macleod, Thornewill

6. Neverblue LLC 4 Van Fleet New MH 91/111 CWA

Sitting: Welch, Patten, Camp, MacLeod, Thornewill

Alternates: Paul

Recused: Oliver

Documents:

Representative

Presentation:

Board Members: Reduce overall height, modify roof pitch, adjust door and window heights.

MOTION: Motion to hold for revisions with height coming down 2' and adding height poles at the forward facing front side of house gables made by Angus – Carried Welch, Patten, Camp, Macleod, Thornewill

7. Neverblue LLC 4 Van Fleet New GH 91/111 CWA

Sitting: Welch, Patten, Camp, MacLeod, Thornewill

Alternates: Paul

Recused: Oliver

Documents:

Representative

Presentation:

Board Members: Height still an issue, feels too vertical, modern approach with flush dormers makes it appear tall. The 1st floor height is tall and the porch roof has a low slope, there is too much wall space between the 1st and 2nd floor windows.

MOTION: Motion to hold for revisions to roof and door heights made by Angus – Carried Welch, Patten, Camp, Macleod, Thornewill

Break 5:14PM – 5:25PM

VIII. NEW BUSINESS 3/18/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
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1. JBL 34 Liberty St	34 Liberty Street	Replace front door/windows	42.3.4/82	Sahkhrat Aziev
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Sitting: Welch, Oliver, Camp, MacLeod, Paul

Alternates: Thornewill, Patten

Recused:

Documents:

Representative

Presentation:

Board Members: The primary concern revolves around the windows. The house's age (circa 1939) and whether the windows are original or need to be replaced are central to the discussion. There was some agreement about the need for a window survey to assess whether the windows are repairable, which seems to be the determining factor for whether they should be preserved or replaced.

MOTION: Motion to hold for more information and a window schedule made by Angus – Carried Welch, Oliver, Camp, Macleod, Paul

2. NIR Retail II LLC	32 Main St	Trim Color Change	42.3.1/217	Brant Point Building
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Sitting: Welch, Oliver, Camp, MacLeod, Patten

Alternates: Thornewill, Paul

Recused:

Documents:

Representative

Presentation:

Public Comment: Mickey Rowland noting the existing color differences in the storefront.

Board Members: the board unanimously approved the color change, with Angus MacLeod specifically noting that Essex green is fairly common on Main Street and he had no issues with the trim color.

MOTION: Motion to approve as submitted made by Val – Carried Welch, Oliver, Camp, MacLeod, Patten

3. LBC Sconset LLC 9 Hawks Cir Garage 74/37.1 EDMA

Sitting: Welch, Oliver, Camp, MacLeod, Thornewill

Alternates: Paul, Patten

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: fill the void where the carport once was with paneled doors and a wall. One member agreed with this suggestion. Another member said that the current setup was fine as is, noting that closing it in would count as ground cover, which could present an issue. A third member had no significant concerns. A fourth member, while noting that the description of the proposal was "atypical," felt that the location and distance made it acceptable.

MOTION: Motion to approve as submitted made by Val – Welch, Oliver, Camp, Thornewill; 4-1 (Macleod-naye)

4. Wilner 16 Codfish Park Additions 73.2.4/11 Thornewill Design

Sitting: Welch, Oliver, Camp, MacLeod, Paul

Alternates: Patten

Recused:

Documents:

Representative

Presentation:

Public Comment: An abutter, Drew Sievers, raised concerns about the addition's proximity to his property line.

Board Members: The board discussed various aspects of the proposed changes, with one member appreciating the downscaled approach and suggesting the addition of two more windows on the south elevation. Another member highlighted the building's age, while a third appreciated the addition being below the existing ridge line. There was also a suggestion to add eight-light transom windows, and it was noted that the lack of windows on the south elevation might be due to fire code restrictions related to property lines. One member recommended using true divided light (TDL) windows to maintain the historical character, and the board then discussed window styles and potential visibility concerns.

MOTION: Motion to approve as submitted with true divided light (TDL) for the addition made by Angus- Carried Welch, Oliver, Paul, Macleod, Camp

5. Wilson, Nathalie 74A Hooper Farm Rd New dwelling 67/913 Val Oliver

Sitting: Welch, Camp, MacLeod, Paul, Thornewill

Alternates: Patten, Thornewill

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: The board discussed several concerns regarding the proposed design. One member expressed concern about the back elevation with French doors, while another noted the roof height and suggested potentially reducing it to 9 feet. A third member was worried about the nearly 28-foot height with little on the roof, and a fourth suggested that the plate height seemed too high, recommending it be lowered. Another member suggested changing the roof pitch from 10/12 to 9/12, reducing the overall height, and potentially modifying the rear French doors to 6-light instead of 15-light. The board then discussed the visibility and overall mass and height of the house.

MOTION: motion was made with an exhibit A to change the roof pitch to 9/12 and modify the rear west elevation French doors to 6-light made by Abby – Carried Welch, Macleod, Camp, paul, Thornewill

6. Valero, Gale & Richard 4 Spruce St Alterations 55/411 Val Oliver

Sitting: Welch, Camp, MacLeod, Paul, Patten

Alternates: Thornewill

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: Concerns were raised about the south elevation becoming tall and potentially lacking sufficient fenestration, as well as the overall height of the structure, particularly where it transitions from one and a half to two and a half stories. The nearly 30-foot height and the massing at the rear of the house were also noted as problematic. Suggestions for improvement included matching fascia details, incorporating a garrison-style overhang, and addressing the lack of windows on the south side. The board acknowledged the house's unique location and limited visibility during its discussion.

MOTION: Motion to hold for view and revisions made by Abby – Carried Welch, Camp, MacLeod, Patten, Paul

7. OSR LLC 2A Forrest Ave- Lot 40 Garage apartment 68/10.1 Gary Winn

Sitting: Welch, Oliver, Camp, MacLeod, Thornewill

Alternates: Paul, Patten

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: The board reviewed the proposal and requested additional context, including a streetscape with approved and proposed buildings, landscaping, and hardscape plans. Members offered design feedback such as adding a pent roof over the garage bump-out, reducing trim sizes, clarifying basement entry stairs, and including railing details. While some found the design straightforward and appreciated the smaller buildings up front, others felt the layout was static and suggested more creativity. Concerns were also raised about the front door location.

MOTION: Motion to hold for additional information (a hardscape plan indicating what the materials will be; streetscape showing approved buildings and proposed and a VIEW- maybe include a copy of the neighboring property as supplemental information made by Abby – Carried Welch, Oliver, Camp, MacLeod, Thornewill

8. OSR LLC 2B Forrest Ave- Lot 39 Garage apartment 68/10.2 Gary Winn

Sitting: Welch, Oliver, Camp, MacLeod, Thornewill

Alternates: Paul, Patten

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: The board raised concerns about the static nature and overall design consistency of the proposed development. One member suggested mixing up the site layout, while others echoed concerns about uniformity. Specific issues included front door placement and a need to clarify potential basement entry details. As with 2A Forest, the board requested a landscaping design plan, hardscape plan, and a streetscape showing both approved and proposed buildings.

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MOTION: Motion to hold for view and same revisions as 2A Forrest Ave submitted made by Abby – Carried Welch, Oliver, Camp, MacLeod, Thornewill

9. McInerney	8 Copper Ln	Demo deck/patio	42.3.3/134	LINK
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Sitting: Welch, Oliver, Camp, MacLeod, Patten

Alternates: Thornewill, Paul

Recused:

Documents:

Representative

Presentation:

Public Comment: Mickey Rowland this will probably be partially visible through that opening in the hedge through that gateway and bluest is not quite appropriate for this neighborhood Brick would be preferable.

Board Members: Angus wanted to know if this was an as-built as when he went for a view the work looked as if it had been completed.

MOTION: Motion to hold for a view submitted made by Abby – Carried Welch, Oliver, Camp, MacLeod, Patten

10. 5 Weetamo Rd LLC	5 Weetamo Rd	New Man House	15/50	WAPD
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HOLD FOR REPERSENTATION

11. 5 Weetamo Rd LLC	5 Weetamo Rd	Shed	15/50	WAPD
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HOLD FOR REPERSENTATION

12. Jeffery Greenberg	30A Orange St	Rev 10837 apron fence	42.3.2/200	Emeritus LTD
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Sitting: Welch, Oliver, Camp, MacLeod, Paul

Alternates: Thornewill, Patten

Recused:

Documents:

Representative

Presentation:

Public Comment: Micky Rowland - Prefer the apron to be brick, heat pump condenser units they really ought to be at the back of the building not on the street side.

Board Members: privet hedge would provide screening, though concerns were raised about visibility and noise during the winter months when foliage may diminish. Questions were asked about the feasibility of relocating the unit, and suggestions included using brick instead of Belgian block for the apron, implementing evergreen plantings for year-round screening, and adding a condition that the unit must be relocated if it becomes visible at the time of inspection or thereafter.

MOTION: Motion to approve the application with the following conditions: the heat pump unit must not be visible at the time of inspection; evergreen hedge screening may be required; the apron must be brick instead of Belgian block; and, if the unit is found to be visible, it must be relocated to the east side of the property made by Abby – Carried Welch, Oliver, Camp, MacLeod, Paul

13. Nantucket Island Resorts 10 White Elephant Wy Rev 9216 roof walk skirt	42.4.2/3	Emeritus LTD
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Sitting: Welch, Oliver, Camp, MacLeod, Thornewill

Alternates: Paul, Patten

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: The board discussed the design, praising the overall work done but expressing concerns about the roof walk and skirt. There were suggestions to keep the boards spaced, rather than solid, to maintain an old roof walk appearance. Some members were not in favor of the skirt, feeling it detracted from the design. One member recommended limiting the skirt to the back half of the structure, with a potential scuttle option for access.

MOTION: Motion to hold for more information about utilizing the south side of the ridge and leaving the front (north side) as previously approved made by Angus – Carried Welch, Oliver, MacLeod, Camp, Thornewill

14. 57 Somerset Rd LLC 57 Somerset Rd Move off/Demo MH 66/91 Hanley Development

Sitting: Welch, Oliver, Camp, MacLeod, Patten

Alternates: Paul, Thornewill

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: It was noted that the structure is not considered contributing, and there was a preference for move/demo. A comment was made in support of restoring old windows, but there were no significant concerns or detailed discussion about the specifics of the house. The board quickly moved to approve the move/demo application.

MOTION: Motion to approve the move/demo application as submitted made by Abby – Carried Welch, Camp, MacLeod, Oliver, Patten

15. Wolpow Robin 5 Arbour Way Driveway apron Pergola 29/159 Julie Jordin

Sitting: Welch, Oliver, Camp, MacLeod, Paul

Alternates: Thornewill, Patten

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: the main concern being the gate design. While the gate closely resembled the existing one, there was some uncertainty about whether it was being replaced or modified. One member expressed a preference to remove the gate entirely, while another had no concerns about the other elements, particularly those internal to the property. The discussion shifted to the plan for a wider driveway entrance, and the preference for eventually eliminating the gate was reiterated. Additionally, a question was raised about the plan's boardwalks and a rotary feature, which was clarified to be a shell path.

MOTION: Motion to approve as submitted made by Angus– Carried Welch, Oliver, Camp, MacLeod, Paul.

16. Town of Nantucket 6 Fairgrounds Rd Roof top solar- Fairgrounds A 67/918 Ack Smart

Sitting: Oliver (acting Chair), Camp, MacLeod, Patten, Thornewill

Alternates: Paul

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: The board discussed panel placement and its visibility from various streets. One member focused on how the panels were oriented relative to street visibility, while another noted that they were not on the front of the building facing the street. Concerns were raised about visibility from Fairgrounds and Tacoma Way. There was significant discussion about the directional orientation of the building, with confusion about which direction was north/south/east/west. Clarification was provided regarding the building's placement relative to the streets.

MOTION: Motion to approve clarifying the cardinal points and the flat portion with the caveat as submitted made by Angus– Carried Welch, Oliver, Camp, MacLeod, Paul.

17. Town of Nantucket 6 Fairgrounds Rd Roof top solar- Fairgrounds B 67/918 Ack Smart

Sitting: Oliver (acting Chair), Camp, MacLeod, Patten, Thornewill

Alternates: Paul

Recused:

Documents:

Representative

Presentation:

Public Comment:

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Board Members: The board discussed the visibility of panels from various streets, with concerns raised about their placement on the lower roof planes and their visibility from Fairgrounds and Tacoma Way. One member asked about future development of nearby lots, while another expressed concern about the panels being visible from those streets. It was confirmed that the roof would be black. The board considered the potential to relocate the panels and the impact on different elevations.

MOTION: Motion to approve without the 4 panels facing Fairgrounds Road on West elevation and the 8 panels facing Ticoma Way made by Abby – Carried Welch, Oliver, Camp, MacLeod, Paul.

18. Town of Nantucket 6 Fairgrounds Rd Roof top solar-Ticcoma A 67/918 Ack Smart

Sitting: Oliver (acting Chair), Camp, MacLeod, Patten, Thornewill

Alternates: Paul

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: The board reviewed the proposed panel placement, with questions raised about the absence of panels on a dormer and concerns about visibility from Fairgrounds and Tacoma Way. Discussion focused on panels located on lower roof levels, particularly their visibility from the parking lot and surrounding streets. The board emphasized concerns with panels facing south and those on the first-floor roof. A suggestion was made to raise lower-level solar panels to higher positions, while concerns were expressed about their visibility from the Fairgrounds. The discussion focused on the placement of the panels and their potential visual impact, highlighting the importance of considering visibility from different elevations, the potential to relocate problematic panels, and the possibility of using screening or existing buildings to obstruct views. The applicant was open to revisions and indicated a willingness to revise and resubmit plans, with the understanding that the applicant would provide clearer, updated plans, consider relocating visible panels, and address the board's concerns about panel placement and visibility.

MOTION: A motion was made to hold the application for revisions, specifically to remove six panels on the lower south elevation and four panels on the right-hand first-floor roof made by Abby – Carried Oliver, Camp, MacLeod, Patten, Thornewill

19. Town of Nantucket 4 Waitt Drive Roof top solar- Ticcoma B 67/917 Ack Smart

Sitting: Oliver, Camp, MacLeod, Patten, Thornewill

Alternates: Paul

Recused:

Documents:

Representative

Presentation:

Public Comment:

Board Members: not opened

MOTION: A motion was made to hold the application to track with revisions made by Abby – Carried Oliver, Camp, MacLeod, Patten, Thornewill

IX. NEW BUSINESS 4/1/2025 - VIEW

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. CNV Surf LLC	68 Shawkemo Rd	New dwelling	44/5	Emeritus LTD

Sitting: Welch, Oliver, Camp, MacLeod, Paul

Alternates: Thornewill, Patten

Recused:

Documents:

Representative

Presentation:

HDC Minutes April 15, 2025; adopted 5/20/2025

Board Members: The board reviewed the proposed structure and expressed several design concerns. It was noted that the back of the house design was more successful, but suggestions were made to minimize the building's verticality. Concerns focused on the central gable's proportions, the overall mass and width of the ridge, and the high plate height. The structure's overall height—nearly 28 feet—was a particular point of concern. Recommendations included reducing the height, adjusting gable proportions, and potentially adding a view study to assess visibility. The applicant was receptive to the feedback and indicated a willingness to revise the design accordingly.

MOTION: Motion to hold for a view and revisions made by Abby – Carried Welch, Oliver, Camp, Macleod, Paul

2. Quijada, Jose 35 Pine Crest St Roof solar 68/422 SunWind LLC

Sitting: Welch, Oliver, Camp, MacLeod, Connie

Alternates: Thornewill, Paul

Recused:

Documents:

Representative

Presentation:

Board Members: The board found the application straightforward due to minimal visibility

MOTION: Motion to approve as submitted made by Connie – Carried Welch, Oliver, Camp, MacLeod, Patten

3. 1 Caroline Way LLC 1 Caroline Wy Fence gate 82/59 Ahern LLC

HOLD FOR REPERSENTATION

X. NEW BUSINESS 4/1/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	REPRESENTATIVE
1. 12 Hanabea Lane LLC	12 Hanabea Ln	New mixed-use building	69/258	Normand Residential

Sitting: Welch, Oliver, MacLeod, Patten, Paul

Alternates: Thornewill

Not sitting: Camp

Documents:

Representative

Presentation:

Board Members: The proposed building, a retail showroom for Mac Davis Flooring with apartments on the second floor. The design aims to be an attractive addition to the neighborhood, potentially serving as a positive example for the area's development, despite its more stylish nature compared to neighboring structures. The board discussed the mixed-use nature of the project, with some concern about the potential gentrification of the industrial zone. However, no significant concerns were raised after the presentation, with board members noting that the building complements the local retail area and could set a positive trend for the neighborhood. The architecture was generally considered appealing, with no objections to the design.

MOTION: Motion to approve as submitted made by Val – Carried Welch, Oliver, Camp, MacLeod, Paul

2. 12 Hanabea Lane LLC 12 Hanabea Ln Hardscape parking lot 69/258 Normand Residential

Sitting: Welch, Oliver, MacLeod, Patten, Paul

Alternates: Thornewill

Not sitting: Camp

Documents:

Representative

Presentation:

Board Members: No Concerns

HDC Minutes April 15, 2025; adopted 5/20/2025

MOTION: Motion to approve as submitted made by Val – Carried Welch, Oliver, Camp, MacLeod, Paul

3. Moesinger Rebecca	45 Surfside Rd	As-Built Fence	67/14	Self
HOLD FOR REPERSENTATION				
4. Quidnest LLC	26 Quidnet Path	Rev 9671 remove chimney	21/150	Emeritus LTD
HOLD FOR REPERSENTATION				
5. Zepf, Chris & Wendy	5 Baxter Rd	Demo chimney	73.1.4/11.1	Martin Bourke
HOLD FOR REPERSENTATION				
6. Tejada Elmer	26 Honeysuckle Dr	Hardscape	68/386	E Churchill
HOLD FOR REPERSENTATION				
7. Wolfram Family Tr	7 Folgers Ln	Pergola	42.4.4/33.3	WAPD
HOLD FOR REPERSENTATION				

8. Philip Pastran 4 Honeysuckles Dr Rev pool 68/887 KOH

Sitting: Welch, Oliver, MacLeod, Paul, Thornewill

Alternates: Patten, Abby

Recused:

Documents:

Representative

Presentation:

Board Members: No Concerns

MOTION: Motion to approve as submitted with the pool caveat made by Val – Carried Welch, Oliver, MacLeod, Paul, Thornewill

Approved Minutes	January 14 th , 2025, and March 11 th 2025
Motion to approve	MacLeod, Camp, Patten – Welch (naye), Oliver (abstained)
Review Minutes	
Other Business	No HDC Meeting Tuesday April 22, 2025- School Vacation Week Next HDC Meeting- April 29, 2025 @ 4pm *HYBRID & IN-PERSON @ 4 P.M. FAIRGROUNDS RD. -COMMUNITY RM

Adjournment: TIME 8.15pm

Motion: Motion to adjourn made by Oliver

Vote: Motion was passed by a unanimous vote (5/0) Welch, Camp, Macleod, Oliver, Patten

st Old Historic District

Sconset Old Historic District

Madaket Old Village