



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 APR 25 AM 10:32

Original Posting Number: T 379

Original Posting Time: 2025 APR 25 PM 02:19

Original Posting Number: T 382

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 APR 29 AM 10:01
NANTUCKET TOWN CLERK
Posting Number: T 385

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, April 29, 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_TpD49xSjRt2AOusiCWnhWA

To watch live feed, click here:

<https://youtube.com/live/v85oWlC89fQ>

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

- New Historic Determination Application Form
- Article 71- General Bylaw Amendment: Streets and Sidewalks: Installation of traffic control devices using LED

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

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Trapasso, Anthony- 12321	40 Goldfinch	Clapboard/door clr chg	68/616	Self	AM
2.	Abigail Reardon- 12416	31 Shimmo Pond Rd	Deer fence	43/170	Jacob Svirsky	VO
3.	Ted Silva- 12397	14 Harbor View	Rev. 8887; MH windows	42.4.1/26	LFW	JP
4.	Price, Margaret- 12322	10 Long Pond	Add dormers	59/24	WCBC	AC

V. HELD OVER PER COMMISSION REQUEST FOM 4/15/25 MEETING

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Thomas Sansone- 12139	35 Pleasant St	Rev. 1486; extend addition	55.4.1/156	Gryphon Architects	
Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten						Last heard 4/15/2025

VI. 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.	Bridges Family LLC-11892	6 Ishmael Rd	New dwelling	82/91	Val Oliver	
Commissioners: Pohl, Camp, MacLeod, Thornewill and Patten; Alternates: none; Recused: Oliver; Mullin: Welch						Last heard 3/4/2025

VII. OLD BUSINESS 04/29/25

	<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 11901	1 Shadbush Rd	DPW Facility Main Bldg	78-5	Weston & Sampson	
Commissioners: Pohl, Camp, MacLeod, Thornewill and Patten; Alternates: none						Last heard 3/4/2025
2.	Town of Nantucket 11903	1 Shadbush Rd	Salt Shed	78-5	Weston & Sampson	
TRACK						
3.	Town of Nantucket 11902	1 Shadbush Rd	hardscaping	78-5	Weston & Sampson	
TRACK						
4.	Jeff Booms 11744	14 Woodland Dr	Addition to dwelling	79-206	JB Studio	
Commissioners: Welch, Camp, MacLeod, Patten and Paul; Alternates: none; Recused: Oliver						Last heard 2/4/2025
5.	85 Orange LLC 10613	85 Orange St	Addition	554.1/27	C Anderson	
Commissioners: Welch, MacLeod, Paul and Patten						Last heard 4/8/2025
6.	85 Orange LLC 10610	85 Orange St	Front Hardscape	554.1/27	C Anderson	
Commissioners: Welch, MacLeod, Paul and Patten						Last heard 4/8/2025
7.	85 Orange LLC 10609	85 Orange St	Rear Hardscape	554.1/27	C Anderson	
Commissioners: Welch, MacLeod, Paul and Patten						Last heard 4/8/2025
8.	Town of Nantucket 12067	24 Surfside Rd	Office Building	55/243	Chip Clunie	
Commissioners: Pohl, Camp, Oliver, MacLeod and Patten; Alternates: Paul, Welch						Last heard 4/1/2025
9.	Town of Nantucket 12068	24 Surfside Rd	Hardscape	55/243	Chip Clunie	
Commissioners: Pohl, Camp, Oliver, MacLeod and Patten; Alternates: Paul, Welch						Last heard 4/1/2025
10.	Giles, Gregory	48 York St	Addition	55.4 55	LINK	
Commissioners: Pohl, Welch, MacLeod Paul and Patten; Alternates: none						Last heard 4/8/2025
11.	3 Pops Lane Trust- 11083	3 Pops Ln	New Dwelling	60.2.4/64.1	MCA+	
Commissioners: Welch, Pohl, MacLeod, Oliver and Paul; Alternates: Patten						Last heard 4/8/2025
12.	3 Pops Lane Trust-11084	3 Pops Ln	Secondary dwelling	60.2.4/64.1	MCA+	
TRACK						
13.	3 Pops Lane Trust- 11087	3 Pops Ln	Garage	60.2.4/64.1	MCA+	
TRACK						
14.	3 Pops Lane Trust- 11085	3 Pops Ln	Pool	60.2.4/64.1	MCA+	
TRACK						
15.	Gale & Richard Valero- 12185	4 Spruce Ln VIEW	Addition	55/411	Val Oliver	
Commissioners: Welch, MacLeod, Camp, Paul and Patten Alternates: Thornewill						Last heard 4/15/2025
16.	CNV Surf LLC-12266	68 Shawkemo VIEW	New Dwelling	44/5	Emeritus LTD	
Commissioners: Welch, Camp, Oliver, MacLeod, Paul Alternates: Thornewill, Patten						Last heard 4/15/2025
17.	Farhood Azima- 10063	20 Liberty Street	MH addition	42.3.1/143	SMRD	
Commissioners: Welch, Camp, Patten, Paul, Thornewill; Alternates: none; Recused: Oliver						Last heard 6/25/2024
18.	Farhood Azima- 10062	20 Liberty Street	Garage demo	42.3.1/143	SMRD	
Commissioners: Welch, Camp, Patten, Paul, Thornewill; Alternates: none; Recused: Oliver						Last heard 6/25/2024
19.	Neverblue, LLC- 12124	4 Van Fleet VIEW	New Main House	91/111	CWA	
Commissioners: Welch, Camp, MacLeod, Patten, Thornewill; Alternates: Paul; Recused: Oliver						Last heard 4/15/25

20.	Neverblue, LLC- 12123	4 Van Fleet	New Guest House	91/111	CWA	
	• <i>Commissioners: Welch, Camp, MacLeod, Patten, Thornewill; Alternates: Paul; Recused: Oliver</i>				<i>Last heard 4/15/25</i>	
21.	Beach Bucket, LLC- 11784	14 Silver St	Alterations/addition/move	55.4.1/182	Emeritus	
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Paul</i>				<i>Last heard 3/25/25</i>	
22.	Easy Street, LLC- 11953	4 Easy St	Windows/doors/drmr alt	42.3.1/79	Hart Construction	
	• <i>Commissioners: Pohl, Camp, MacLeod, Patten, Thornewill; Alternates: none; Recused: Oliver; Mullin: Welch</i>				<i>Last heard 3/4/2025</i>	
23.	OSR, LLC- 12188	2A Forrest Av- Lot 40 VIEW	Garage apartment	68/10.1	Gary Winn	
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternate: Patten, Paul</i>				<i>Last heard 4/15/2025</i>	
24.	OSR, LLC- 12187	2B Forrest Av- Lot 39 VIEW	Garage apartment	68/10.2	Gary Winn	
	• <i>Commissioners: Welch, MacLeod, Camp, Paul and Patten</i> <i>Alternate: Thornewill</i>				<i>Last heard 4/15/2025</i>	
25.	Boulevard Prop Grp- 10839	20 Main St	Pool	73.3.1/50	Linda Williams	
	• <i>Commissioners: Pohl, Camp, Oliver, MacLeod, Patten; Alternates: none</i>				<i>Last heard 3/4/2025</i>	
26.	Michelle Kolb- 10270	27 N. Liberty	Garage	41/456	Self	
	• <i>Commissioners: Pohl, Welch, Camp, Oliver, Paul, Patten; Alternates: none</i>				<i>Last heard 4/08/2025</i>	

VIII. 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

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.	5 Weetamo Rd LLC 12192	5 Weetamo Rd	New Man House	15/50	WAPD	AC
2.	5 Weetamo Rd LLC 12190	5 Weetamo Rd	Shed	15/50	WAPD	AC

X. 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.	1 Caroline Way LLC- 12273	1 Caroline Wy	Fence gate	82/59	Ahern LLC	SW

XI. 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.	Moesinger Rebecca- 12219	45 Surfside Rd	As-Built Fence	67/14	Self	AC
2.	Quidnest LLC- 12227	26 Quidnet Path	Rev 9671 remove chimney	21/150	Emeritus LTD	AC
3.	Zepf, Chris & Wendy- 12236	5 Baxter Rd	Demo chimney	73.1.4/11.1	Martin Bourke	AM
4.	Tejada Elmer- 12234	26 Honeysuckle Dr	Hardscape	68/386	E Churchill	AM

- **Hold for 5/13/25 meeting, per applicant**

XII. OTHER BUSINESS

Amended Minutes-	March 11, 2025- approved 4/15/25
Approve Minutes-	March 4, 2025; April 1, 2025
Review Minutes-	January 21, 2025
	• Next HDC Meeting May 6, 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.

***III 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

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

XIII. 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

XIV. 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. Gottwald, Mark Tr- 12324	4R Jefferson Ave	Garage door revs	29/48.1	Topham Design	AM
7. Millham, Brian & Laura-12317	6 Boulevarde	Driveway/ Gate	80/75.1	KMLD	AM
8. Nant Land Bank- 12335	125 Somerset Rd	Move on site	66/69	Normand Residential	AM
9. David & Patricia Dick- 12411	52 Pleasant St	Window replacement	55.4.1/97	Greg Mazare	VO
10. 21A Pleasant St LLC- 12348	21 Pleasant St	Hardscape steppingstones	55.4.1/1	LINK	VO
11. Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW	VO
12. 111 OSR- 12377	111 Old South Rd	Solar roof	68/167.1	AckSmart	RP
13. Archer, John- 12381	14 Dukes Rd	Hardscape	41/60	Self	RP
14. Robert L Roy Trust- 12386	25 Hussey St	Guest Cottage	42.3.4/54	BPC	RP
15. Robert L Roy Trust- 11875	25 Hussey St	Garage Demo	42.3.4/54	BPC	RP

• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Recused: Paul

Last heard 2/18/2025

16. 1 N Swift Rock Tr- 12382	1 N Swift Rock Rd	Rev COA 2023-12-9580	40/2	Emeritus LTD	RP
17. 37 Cliff Rd Nom Trust- 12399	37 Cliff Rd	Partial Demo	42.4.4/42	Emeritus LTD	RP
18. Tomack LLC- 12402	38 Chuck Hollow Rd	Fence & Gate	75/66.1	JB Studio	RP
19. NT Property owner LLC- 12398	22 Honeysuckle	New dwelling	68/391	LFW	JP
20. Ack Mid Island LLC- 12393	18-26- Sparks Ave	Hardscape	55/231.1+	LFW	JP
21. Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
22. St Mary's Church- 12404	6 Orange St	Window spec confirmation	42.3.1/148.1	Hollister	JP
23. St Mary's Church- 12403	6 Orange St	Hardscape	42.3.1/148.1	Hollister	JP
24. Somerset NT- 12392	2 Bittersweet	New Dwelling	56/104.2	George Berg	CT
25. Somerset NT- 12405	2 Bittersweet	Shed	56/104.2	George Berg	CT
26. Somerset NT- 12394	2 Bittersweet	Hardscape pool	56/104.2	George Berg	CT
27. Somerset NT- 12406	4 Bittersweet	New dwelling	56/104.3	George Berg	CT
28. Somerset NT- 12391	4 Bittersweet	Shed	56/104.3	George Berg	CT
29. Somerset NT- 12390	4 Bittersweet	Hardscape pool	56/104.3	George Berg	CT