



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
Posting Number:T 435

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, May 13, 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_aVMUivbgSuqIdIRhzgr3Iw

To watch live feed, click here:

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

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
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II. COMMISSIONER DISCUSSION AND/OR VOTE

- Historic Determination Form

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.	Nantucket Housing Auth-12595	1 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
2.	Nantucket Housing Auth-12596	2 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
3.	Nantucket Housing Auth-12597	3 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
4.	Nantucket Housing Auth-12599	4 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
5.	Nantucket Housing Auth-12598	1A/1B Benjamin Dr	Roof/winds/doors	67/500	Rowse Architects SW
6.	Nantucket Housing Auth-12600	3A/3B Benjamin Dr	Roof/winds/doors	67/500	Rowse Architects SW
7.	Maximo Tejada 12423	1 Allens Ln	ADU	55/234.5	Val Oliver CT
8.	Robinson, Christopher 12430	30 W Sankaty Rd	Arbors and shower	73.4.1/53	Val Oliver CT
9.	Holding, William B Jr Pamela 12426	12 Blackfish Ln	Rev 12196 change spa size	73/18	Ahern LLC CT

V. 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.	Zoran Milorski	7 Bluet Court	Spa	68/344	Self
	Spa must not be visible at time of inspection and in perpetuity. No grade changes from existing at time of application as evidence by then current Nantucket Map Geo topo.				

VI. VIEW REQUESTED BY THE COMMISSION FROM 5/6/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	West Ashored, LLC-12278	62 Wanoma Way VIEW	Fence	92/16	Ana Ribeiro
	Commissioners: Welch, Pohl, MacLeod, Thornewill, Paul; Alternates: none; Recused: Oliver				
	Last heard 5/6/2025				

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

VIII. OLD BUSINESS 5/13/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	George Metri 10334	12 Angola St	Retaining wall	54.4.4/78	KMLD
	Commissioners: Pohl, Welch, Camp, Combs, Thornewill; Alternates: Patten				
	Last heard 3/5/2024				
2.	Nant 16 Quaker LLC- 12148	16 Quaker Rd	Shed	41/176.1	LINK
	Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul				
	Last heard 4/1/2025				
3.	William McInerney-12158	8 Copper Ln VIEW	Demo deck	42.3.3/134	LINK
	Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul				
	Last heard 4/15/2025				
4.	Clifford Williams-11698	11 Somerset Rd	Portico	56/96	Val Oliver Design
	Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten				
	Last heard 1/28/2025				
5.	Town of Nant- 12200	4 Waitt Dr	Rooftop solar- Ticcoma B	67/917	ACK Smart
	Commissioners: Oliver (Acting Chair), Camp, MacLeod, Patten, Thornewill; Alternates: Paul				
	Last heard 4/15/2025				
6.	Town of Nant- 12202	6 Fairgrounds Rd	Rooftop solar- Ticcoma A	67/918	ACK Smart
	Commissioners: Oliver (Chair), Camp, MacLeod, Patten, Thornewill; Alternates: Paul				
	Last heard 4/15/2025				

7.	85 Orange LLC-10613	85 Orange St	Front addition	55.4.1/77	Christopher Anderson
	• Commissioners: Welch, MacLeod, Paul, Patten; Alternates: none				Last heard 4/29/2025
8.	CNV Surf LLC-12266	68 Shawkemo Rd	New dwelling MH	44/5	Emeritus LTD
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten				Last heard 4/29/25

IX. 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

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.	Tejada Elmer- 12234	26 Honeysuckle Dr	Hardscape	68/386	E Churchill	AM
	• Hold for 5/13/25 meeting per applicant					
3.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
4.	CNY Surf LLC- 12295	68 Shawkemo Rd	Move off Demo Shed	44/5	Emeritus LTD	JP
5.	CNY Surf LLC- 12293	68 Shawkemo Rd	Move off Demo Garage	44/5	Emeritus LTD	JP

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	Replace roofwalk; access stair	12/10	R Newman	CP
2.	Millham, Brian & Laura-12317	6 Boulevarde	Driveway/ Gate	80/75.1	KMLD	AM
3.	Nant Land Bank- 12335	125 Somerset Rd	Move on site	66/69	Normand Residential	AM
4.	David & Patricia Dick- 12411	52 Pleasant St	Window replacement	55.4.1/97	Greg Mazare	VO
5.	21A Pleasant St LLC- 12348	21 Pleasant St	Hardscape steppingstones	55.4.1/1	LINK	VO
6.	Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW	VO
7.	111 OSR- 12377	111 Old South Rd	Solar roof	68/167.1	AckSmart	RP
8.	Archer, John- 12381	14 Dukes Rd	Hardscape	41/60	Self	RP
9.	Robert L Roy Trust- 12386	25 Hussey St	Guest Cottage	42.3.4/54	BPC	RP
10.	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	
11.	1 N Swift Rock Tr- 12382	1 N Swift Rock Rd	Rev COA 2023-12-9580	40/2	Emeritus LTD	RP
12.	37 Cliff Rd Nom Trust- 12399	37 Cliff Rd	Partial Demo	42.4.4/42	Emeritus LTD	RP
13.	Tomack LLC- 12402	38 Chuck Hollow Rd	Fence & Gate	75/66.1	JB Studio	RP
14.	NT Property owner LLC- 12398	22 Honeysuckle	New dwelling	68/391	LFW	JP
15.	Ack Mid Island LLC- 12393	18-26- Sparks Ave	Hardscape	55/231.1+	LFW	JP
16.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
17.	St Mary's Church- 12404	6 Orange St	Window spec confirmation	42.3.1/148.1	Hollister	JP
18.	St Mary's Church- 12403	6 Orange St	Hardscape	42.3.1/148.1	Hollister	JP
19.	Somerset NT- 12406	4 Bittersweet	New dwelling	56/104.3	George Berg	CT
20.	Somerset NT- 12391	4 Bittersweet	Shed	56/104.3	George Berg	CT
21.	Somerset NT- 12390	4 Bittersweet	Hardscape pool	56/104.3	George Berg	CT

XIII. OTHER BUSINESS	
Amended Minutes-	March 11, 2025- approved 4/15/25
Approve Minutes-	March 18, 2025
Review Minutes-	
	• Next HDC Meeting May 20, 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 references are indicated as **highlighted** on the agenda.

ADDITIONAL FUTURE ACTION ITEMS - NOT TO BE ACTED ON DURING CURRENT MEETING

XIV. NEW BUSINESS 05/06/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Brad Guidi 12374	31 India St	Door replacement	42.3.4/135	Joan Guzman	CP
2. Elizabeth Pagnam 12408	19 Lily St	Color change	42.4.3/42	Self	CP
3. Mary Kay & Warner Peacock 12418	6 Fargo Way	New gate	14/61.1	CWA	CP
4. Carson Properties LLC 12420	12 New St	Hardscape wall apron	55/340	Studio Viburnum	CP
5. 60 Nobadeer Ave LLC 12418	60 Nobadeer Ave	Gates arbors	88/10	Studio Viburnum	CP
6. Chardonnay Group LLC 12417	54 Washington St	Lift Bldg Flood mitigation	42.2.3/9	Val Oliver	CT
7. Jelleme Kristina 12422	9 Kelley Rd	Roof solar	54/98	Cotuit Solar	CT
8. Allen, David & Elizabeth 12431	6 Derrymore Rd	Alt Garage	41/245	Val Oliver	CT
9. Vestal Nantucket LLC 12439	85 Vestal St	New dwelling	56/252	JB Studio	CT
10. Vestal Nantucket LLC 12442	85 Vestal St	New Garage studio	56/252	JB Studio	CT
11. Vestal Nantucket LLC 12441	85 Vestal St	New shed	56/252	JB Studio	CT
12. Vestal Nantucket LLC 12440	85 Vestal St	New pool	56/252	JB Studio	CT
13. 3 Pochick Surside LLC 12454	3 Pochick Ave	New MH	80/232	WAPD	CT
14. 3 Pochick Surside LLC 12457	3 Pochick Ave	New Garage	80/232	WAPD	CT
15. 3 Pochick Surside LLC 12471	3 Pochick Ave	Pool Hardscape	80/232	Ahern LLC	CT
16. 3 Pochick Surside LLC 12472	3 Pochick Ave	Pergola	80/232	Ahern LLC	CT
17. 3 Pochick Surfside LLC 12456	3 Pochick Ave	New shed	80/232	WAPD	CT
18. 3 Pochick Surfside LLC 12455	3 Pochick Ave	Office structure 1	80/232	WAPD	CT
19. 3 Pochick Surfside LLC 12453	3 Pochick Ave	Wellness structure 2	80/232	WAPD	CT
20. VTT 4 Pocomo, LLC 12545	4 Pocomo Rd	Move on from 81 Pocomo	14/68.1	CWA	
21. 20 Cliff Rd LLC 12463	20 Cliff Rd	Hardscape	42.4.4/52-53	Chuck Lenhart	SW
22. Eight Sea Street LLC 12436	8 Sea St	Rev alterations	42.4.2/51	Normand Residential	SW
23. Tiple Stables LLC 12445	14 Tripp Dr	New dwelling	80/310	Cottage and Castle	SW
24. Tiple Stables LLC 12444	14 Tripp Dr	Garage	80/310	Cottage and Castle	SW
25. Tiple Stables LLC 12347	14 Tripp Dr	Shed	80/310	Cottage and Castle	SW
26. Aactually Ours LLC 12438	13 Mizzenmast	Garage apt	66/378	Brook Meerbergen	SW
27. 7A New St Realty Trust 12452	7A New St	Fence & Gate	41/285.1	Waterscapes	AC
28. Chris Clark 12460	10 Milk St	Roof	42.3.3/163	Boris Braun	AC
29. Bernice Jitta BJ 12467	24 Arlington St	Shed	76.1.3/285	Self	AC
30. Peter Holmes 12475	22 Liberty	Roof change	42.3.4/114	Jim Lydon	AC
31. Hither Creek Boat Yard 12474	56 Washington Ave	Roof change	59.4/347	Jim Lydon	AC
32. Mary Kay & Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA	AC

33.	Dukes Rd Trust 12491	2 Dukes Rd	Add/Reno	41/187	Botticelli & Pohl	SW
34.	Hatcher, Robert & Catherine 12490	8 Cannonbury Ln	New Dwelling	74/8	Botticelli & Pohl	SW
35.	Sea Hero LLC 12480	10 Rudder Ln	New window siding	66/340	EMDA	VO
36.	Gird, Albert & Carol 12487	10 S Pasture Ln	Driveway apron	80/297.6	Self	VO
37.	Lentowski, James & Priscilla 12485	75R Hooper Farm Rd	New Dwelling	67/329	Dreamline/ K Megna	VO
38.	89 Easton Street Trust 12504	89 Easton St	Hardscape	42.4.4/21	BPC	VO
39.	Greg Raith 12507	5 Sheep Commons	Rev Studio	54/278	Linda Williams	JP
40.	33 Cliff Rd LLC 12506	33 Cliff Rd	MH Add 11367	42.4.4/5	Botticelli & Pohl	JP
41.	Scrambled LLC 12516	47 Hulbert Ave	Fenestration changes	29/15	BPC	RP
42.	Ferrantella, Jill 12519	18B Gray Ave	Rooftop Solar	67/183	SunWind LLC	RP
43.	40 OSR LLC 12534	2B Forrest	New Dwelling	68/10.1	Linda Williams	RP
44.	Murphy 12555	8 Golfview	MH	66/192	Gryphon Arch	RP
45.	Alexander Macko 12528	5 Folgers Court	Outdoor shower	73.1.3/79	Self	RP
46.	32 Hulbert Rear lot Trust 12530	27 Willard St	Rev 11769	29/72.2	Botticelli & Pohl	AM
47.	88 Pocomo Trust 12532	88 Pocomo Rd	MH rev 10309	15/42	Emeritus LTD	AM
48.	Warren Michael James Etal 12526	12 Madequecham Vly	Relocate on site	89/12	Emeritus LTD	AM
49.	Clifford Williams 12523	11 Somerset Rd	Window replacement	56/96	Linda Williams	AM
50.	Devilleme, JAC 12548	18 Gladlands Ave	As built deer fence	80/221	LINK	AM
51.	Lindsley Matthews 12546	37 W Chester St	Driveway pull off	41/150	LINK	AM