



Updated Meeting Posting MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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2025 MAY 27 PM 02:07
NANTUCKET TOWN CLERK
Posting Number: T 481

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, May 27, 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_WRZG1VAgQj2-6cWHPRPudA

https://us06web.zoom.us/webinar/register/WN_aVMUivbgSuqIdlRhgr3lw

To watch live feed, click here:

<https://www.youtube.com/live/rd3NVlzGfvw>

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. ELECTION OF OFFICERS

- Election of Officers
- Appointment of CPC representative

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

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.	Ken Gullicksen, Tr-12574	31 Easy St	Fence	42.4.2/16	Gordon Folger	RP
	• Picket fence to be NTW					
2.	Chris Clark 12460	10 Milk St	Roof	42.3.3/163	Boris Braun	AC
	• Date of construction c. 1788 Zaccheus Macy House NAN.676 to be added to COA					
3.	Peter Holmes 12475	22 Liberty	Roof change	42.3.4/114	Jim Lydon	AC
	• Date of construction c. 1800 Andrew Gardner House to be added to COA					
4.	Hither Creek Boat Yard 12474	56 Washington Ave	Roof change	59.4/347	Jim Lydon	AC
	• Date of construction c. 1979 to be added to COA					

IV. VIEWS REQUESTED FROM 5/20/2025 MEETING

	<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
	• Not opened					
2.	Marty McGowan-12577	88 Somerset Rd	Roof top solar	66/405	ACK Smart	AC
	• Commissioners: Welch, Pohl, Oliver, MacLeod, Patten; Alternates: none					Last heard 5/20/2025

V. 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.	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

VI. 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, Coombs, Thornewill; Alternates: Patten					Last heard 3/5/2024

VII. OLD BUSINESS 5/27/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Ack Mid Island LLC- 12393	18-26- Sparks Ave	Hardscape	55/231.1	LFW	JP
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Recused: Oliver					Last heard 5/20/2025
2.	Wolfram Family Tr- 12246	7 Folger Ln VIEW	Pergola	42.4.4/33.3	WAPD	
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill					Last heard 5/6/2025
3.	11 Pleasant St ACK LLC- 12251	11 Pleasant St.	New garage	42.3.3/121	Studio Ppark	
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill					Last heard 5/6/2025
4.	11 Pleasant St ACK LLC- 12257	11 Pleasant St.	Addition	42.3.3/121	Studio Ppark	
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill					Last heard 5/6/2025
5.	JBL 34 Liberty St- 12161	34 Liberty St.	Replace frnt dr/fnt windows	42.3.4/82	Sahkhvat Aziev	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten					Last heard 4/15/2025
6.	Robert L Roy Trust- 12386	25 Hussey St	Guest Cottage	42.3.4/54	BPC	RP
7.	Robert L Roy Trust- 12386	25 Hussey St	Garage demo	42.3.4/54	BPC	
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Recused: Paul					Last heard 2/18/2025
8.	Archer, John- 12381	14 Dukes Rd VIEW	Gate – fence	41/60	Self	
	• Commissioners: Welch, Pohl, Oliver, MacLeod, Patten; Alternates: none					Last heard 5/20/2025
9.	37 Cliff Rd N.T.- 12399	37 Cliff Rd	Partial demo	42.4.4/42	Emeritus, LTD	
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten					Last heard 5/20/2025

VIII. 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.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
	• Hold until 6/3/2025 per applicant					

IX. 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.	Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW	VO
	• Hold until 6/3/2025 per applicant					

2.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
	• Hold until 6/3/2025 per applicant					

X. NEW BUSINESS 05/06/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
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.	Carson Properties LLC 12420	12 New Ln	Hardscape wall apron	55/340	Studio Viburnum	CP
4.	60 Nobadeer Ave LLC 12418	60 Nobadeer Ave	Gates arbors	88/10	Studio Viburnum	CP
5.	3 Pochick Surside LLC 12454	3 Pochick Ave	New MH	80/232	WAPD	CT
	• Hold 3 Pochick applications until 6/3/25 per applicant					
6.	3 Pochick Surside LLC 12457	3 Pochick Ave	New Garage	80/232	WAPD	CT
7.	3 Pochick Surside LLC 12471	3 Pochick Ave	Pool Hardscape	80/232	Ahern LLC	CT
8.	3 Pochick Surside LLC 12472	3 Pochick Ave	Pergola	80/232	Ahern LLC	CT
9.	3 Pochick Surfside LLC 12456	3 Pochick Ave	New shed	80/232	WAPD	CT
10.	3 Pochick Surfside LLC 12455	3 Pochick Ave	Office structure 1	80/232	WAPD	CT
11.	3 Pochick Surfside LLC 12453	3 Pochick Ave	Wellness structure 2	80/232	WAPD	CT
12.	VTT 4 Pocomo, LLC 12545	4 Pocomo Rd	Move on from 81 Pocomo	14/68.1	CWA	
13.	20 Cliff Rd LLC 12463	20 Cliff Rd	Hardscape	42.4.4/52-53	Chuck Lenhart	SW
14.	Eight Sea Street LLC 12436	8 Sea St	Rev alterations	42.4.2/51	Normand Residential	SW
15.	Tiple Stables LLC 12445	14 Tripp Dr	New dwelling	80/310	Cottage and Castle	SW
16.	Tiple Stables LLC 12444	14 Tripp Dr	Garage	80/310	Cottage and Castle	SW
17.	Tiple Stables LLC 12347	14 Tripp Dr	Shed	80/310	Cottage and Castle	SW
18.	Ackually Ours LLC 12438	13 Mizzenmast	Garage apt	66/378	Brook Meerbergen	SW
19.	7A New St Realty Trust 12452	7A New St	Fence & Gate	41/285.1	Waterscapes	AC
20.	Bernice Jitta BJ 12467	24 Arlington St	Plastic shed	76.1.3/285	Self	AC

XI. OTHER BUSINESS

Approve Minutes-	March 25, 2025; April 29, 2025; May 13, 2025
	• Next HDC Meeting June 3, 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.

***II 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

21.	Mary Kay & Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA	AC
22.	Dukes Rd Trust 12491	2 Dukes Rd	Add/Reno	41/187	Botticelli & Pohl	SW
23.	Hatcher, Robert & Catherine 12490	8 Cannonbury Ln	New Dwelling	74/8	Botticelli & Pohl	SW
24.	Sea Hero LLC 12480	10 Rudder Ln	New window siding	66/340	EMDA	VO
25.	Lentowski, James & Priscilla 12485	75R Hooper Farm Rd	New Dwelling	67/329	Dreamline/ K Megna	VO
26.	89 Easton Street Trust 12504	89 Easton St	Hardscape	42.4.4/21	BPC	VO
27.	Greg Raith 12507	5 Sheep Commons	Rev Studio	54/278	Linda Williams	JP

28.	33 Cliff Rd LLC 12506	33 Cliff Rd	MH Add 11367	42.4.4/5	Botticelli & Pohl	JP
29.	Scrambled LLC 12516	47 Hulbert Ave	Fenestration changes	29/15	BPC	RP
30.	Ferrantella, Jill 12519	18B Gray Ave	Rooftop Solar	67/183	SunWind LLC	RP
31.	Murphy 12555	8 Golfview	MH	66/192	Gryphon Arch	RP
32.	Alexander Macko 12528	5 Folgers Court	Outdoor shower	73.1.3/79	Self	RP
33.	32 Hulbert Rear lot Trust 12530	27 Willard St	Rev 11769	29/72.2	Botticelli & Pohl	AM
34.	88 Pocomo Trust 12532	88 Pocomo Rd	MH rev 10309	15/42	Emeritus LTD	AM
35.	Warren Michael James Etal 12526	12 Madequecham Vly	Relocate on site	89/12	Emeritus LTD	AM
36.	Clifford Williams 12523	11 Somerset Rd	Window replacement	56/96	Linda Williams	AM
37.	Devillemme, JAC 12548	18 Gladlands Ave	As built deer fence	80/221	LINK	AM
38.	Lindsley Matthews 12546	37 W Chester St	Driveway pull off	41/150	LINK	AM

XII. NEW BUSINESS 05/20/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	305 Madaket Rd Hldng- 12570	308 Madaket Rd	Pool-hardscape	60.2.1/67	JT Newton	RP
2.	305 Madaket Rd Hldng- 12569	308 Madaket Rd	Pergola	60.2.1/67	JT Newton	RP
3.	Tom & Lena Sonsone- 12566	35 Pleasant St	Garage- Rev fenes	55.4.1/156	Gryphon Architects	RP
4.	Tom & Lena Sonsone- 12563	35 Pleasant St	Studio-addition	55.4.1/156	Gryphon Architects	RP
5.	Charles & Cynthia Lenhart- 12576	25 Dukes Rd	Roof top solar	44/530.3	ACK Smart	AC
6.	Hafsa Lewis- 11620	45 Beach Grass Rd	Fence	68/357.2	Self	AC
7.	Two Pilgrims, LLC- 12588	15 Pilgrim Rd	Pool-hardscape	41/214	Atlantic Landscaping	SW
8.	NIR Retail, LLC- 12587	3,4,5 Old South Rd	Rev 11770	42.2.4/2	Paul Beaulieu	SW
9.	Thomas Kruskal- 12468	6 Angola Street	Roof change	55.4.4/22	Ronaldo Solano	SW
10.	Island Energy Serv- 12592	15 Bear St	Rev10996; grill chg to 6/1	55/378.6	Val Oliver	SW
11.	Jonatha Raith- 12590	14 Easy St	Add brick parking	42.3.1/13	Self	SW
12.	Ethan Fey- 12589	3 Clara Dr	Hardscape	66/299	Self	SW
13.	Leslie Wyrzes- 12606	10R Academy Ln	Re-site shed	42.4.3/86.1	Thornewill Design	SW
14.	Leslie Wyrzes- 12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design	SW
15.	Leslie Wyrzes- 12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design	SW
16.	Mark Yacone- 12602	42 Friendship Ln	2 nd floor addition	56/330	DTA	SW
17.	Roberto Finzi- 12594	26 Pocomo Rd	Pool-hardscape	14/74	Smith & Hutton	SW
18.	Roberto Finzi- 12563	26 Pocomo Rd	Shed	14/74	Smith & Hutton	SW
19.	32 Chuck Hollow LLC- 12603	32 Chuck Hollow Rd	Garage/studio	75/68	Normand Residential	SW
20.	West Ashored, LLC- 12613	62 Wanoma Way	MH color chg	92/16	Talissa Kungler	VO
21.	West Ashored, LLC- 12615	62 Wanoma Way	Garage color chg	92/16	Talissa Kungler	VO
22.	West Ashored, LLC- 12614	62 Wanoma Way	Cottage color chg	92/16	Talissa Kungler	VO
23.	Hillary Hedges-Rayport- 12623	89 Main St	Fenestration changes	42.3.3/19	Normand Residential	VO
24.	Virginia Irwin- 12617	115 Cliff Rd	Move/demo studio	41/7	Val Oliver	CT
25.	Virginia Irwin- 12621	115 Cliff Rd	New dwelling	41/7	Val Oliver	CT
26.	Virginia Irwin- 12620	115 Cliff Rd	Garage/guest house	41/7	Val Oliver	CT
27.	Virginia Irwin- 12616	115 Cliff Rd	Pool house	41/7	Val Oliver	CT
28.	Virginia Irwin- 12619	115 Cliff Rd	Re-site shed	41/7	Val Oliver	CT
29.	Virginia Irwin- 12618	115 Cliff Rd	Pool/hardscape	41/7	Val Oliver	CT
30.	Dream North, LLC- 12629	28 Shimmo Pond	Pool/hardscape	43/167	Ridgedale Develop	CT
31.	Alfred Sanford- 12631	10 Cato Ln	New Dwelling	55/125	Ridgedale Develop	CP
32.	Alfred Sanford- 12630	10 Cato Ln	Garage/guest house	55/125	Ridgedale Develop	CP
33.	Nant Cons. Found.- 12640	220 Milestone Rd	Move off/demo outbldg	59/1	Gryphon Architects	CP
34.	Nant Cons. Found.- 12635	220 Milestone Rd	Re-site bog house	59/1	Gryphon Architects	CP
35.	Nant Cons. Found.- 12634	220 Milestone Rd	New building	59/1	Gryphon Architects	CP
36.	David Freysinger- 12638	8 Shimmo Pond Rd	Fence	54/258	Ahern, LLC	JP
37.	RH 26 Somerset ACK LLC- 12642	26 Somerset Ln	Garage/guest house	66/10	Linda Williams	JP
38.	7 Maple, LLC- 12639	7 Maple Ln	Rev 1705; MH	67/303.6	Emeritus, LTD	JP

XII. INCOMPLETE APPLICATIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Reward ACK,,LLC- 12641	7 Thurston's Way	Basement fenestration	66/34	Gashi Construction	JP