



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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2025 MAY 30 AM 09:58
NANTUCKET TOWN CLERK
Posting Number:T 486

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, June 03, 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_W9AgzSRtRQa6UFbrZQQ4GQ

To watch live feed, click here:

<https://youtube.com/live/geZ4KqBZB-w>

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 DISCUSSION AND/OR VOTE

- Section 106 representative

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Alfred Sanford-12631	10 Cato Ln	New Dwelling	55/125	Ridgedale Development CP
2.	Alfred Sanford-12630	10 Cato Ln	Garage/guest house	55/125	Ridgedale Development CP
3.	Suzanne Bongette- 12661	36 Long Pond Rd	Fence	59.4/117	Self VO
4.	Chardonnay Group, LLC- 12677	54 Washington St	Historic Determination	42.2.3/9	Val Oliver
5.	Beach Bucket, LLC- 12688	14 Silver St	Historic Determination	55.4.1/182	Emerius, LTD

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.	Brynn/Malitsky-12224	253 Madaket Rd	Rev. 7871; 2 nd dw clr chg	59.4/210	LINK

- *The main house must match the cottage.*

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Klaudius & Leipa, LLC	5 Chestnut St	Projecting sign rev (The Vault Nantucket)	42.3.1/5	Cara Marquis
2.	Zero India St, LLC	1 Cambridge St	Projecting sign (MARISSA COLLECTIONS)	42.3.1/130.2	LINK02554
3.	Zero India St, LLC	1 Cambridge St	Projecting Sign (MARISSA COLLECTIONS)	42.3.1/130.2	LINK02554
4.	Community Found for Nant	9B Bayberry Ct	Wall sign (Community Foundation for Nantucket w/logo)	55/709.2	LINK02554
5.	CLACK LLC	33 Main St	Projecting sign rev (BEACHKREW)	42.3.1/211	LINK02554
6.	NIR Retail, LLC	34 Main St	Wall sign rev (Ellsworth + Ivey)	42.3.1/218	LINK02554
7.	NIR Retail, LLC	Straight Whf	Wall sign (Bagel Bar)	42.2.4/15	LINK02554
8.	Charles & Cynthia Lenhart	137A Orange St	Wall sign rev (The Baldwin Group)	55/665	Plymouth Sign Co.
9.	Charles & Cynthia Lenhart	137A Orange St	Projecting sign rev (The Baldwin Group)	55/665	Plymouth Sign Co.
10.	NHA Properties, Inc	31 Fairgrounds Rd	Rock sign (Wiggles Way)	67/149	Maria Park
11.	Hodge Edwin	Multiple locations	Temporary sign (Nantucket Film Festival)	Multiple locations	Nant Film Festival
12.	4ACK, LLC	12 Oak St	Temporary sign (Nantucket Film Festival)	42.4.2/27	Nant Film Festival
13.	Nantucket Dreamland Found	17 S. Water St	Temporary sign (Nantucket Film Festival)	42.3.1/11.11	Nant Film Festival
14.	Nantucket Theatre Project, LLC	5 N. Water St	Temporary sign (Nantucket Film Festival)	42.4.2/88	Nant Film Festival
15.	Town of Nantucket	10 Surfside Rd	Temporary sign (Nantucket Film Festival)	55/137	Nant Film Festival
16.	Nantucket Theatre Project, LLC	5 N. Water St	Wall Sign (Nantucket Performing Arts Center)	42.4.2/88	Self

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**VI. VIEW FROM 05/27/2025**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Elizabeth Pagnam 12408	19 Lily St VIEW	Color change	42.4.3/42	Self CP

VII. 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 per applicant's request

VIII. 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 6/3/25					
2.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
	• Hold until 6/3/25					

IX. 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.	3 Pochick Surside LLC 12454	3 Pochick Ave	New MH	80/232	WAPD	CT
	• Hold 3 Pochick applications until 6/3/2025 per applicant					
2.	3 Pochick Surside LLC 12457	3 Pochick Ave	New Garage	80/232	WAPD	CT
3.	3 Pochick Surside LLC 12471	3 Pochick Ave	Pool Hardscape	80/232	Ahern LLC	CT
4.	3 Pochick Surside LLC 12472	3 Pochick Ave	Pergola	80/232	Ahern LLC	CT
5.	3 Pochick Surside LLC 12456	3 Pochick Ave	New shed	80/232	WAPD	CT
6.	3 Pochick Surside LLC 12455	3 Pochick Ave	Office structure 1	80/232	WAPD	CT
7.	3 Pochick Surside LLC 12453	3 Pochick Ave	Wellness structure 2	80/232	WAPD	CT
8.	20 Cliff Rd LLC 12463	20 Cliff Rd	Hardscape	42.4.4/52-53	Chuck Lenhart	SW
9.	Tiple Stables LLC 12445	14 Tripp Dr	New dwelling	80/310	Cottage and Castle	SW
10.	Tiple Stables LLC 12444	14 Tripp Dr	Garage	80/310	Cottage and Castle	SW
11.	Tiple Stables LLC 12347	14 Tripp Dr	Shed	80/310	Cottage and Castle	SW
12.	7A New St Realty Trust 12452	7A New St	Fence & Gate	41/285.1	Waterscapes	AC
13.	Bernice Jitta BJ 12467	24 Arlington St	Shed	76.1.3/285	Self	AC
14.	Mary Kay & Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA	AC
15.	Dukes Rd Trust 12491	2 Dukes Rd	Add/Reno	41/187	Botticelli & Pohl	SW
16.	Hatcher, Robert & Catherine 12490	8 Cannonbury Ln	New Dwelling	74/8	Botticelli & Pohl	SW
17.	Sea Hero LLC 12480	10 Rudder Ln	New window siding	66/340	EMDA	VO
18.	Lentowski, James & Priscilla 12485	75R Hooper Farm Rd	New Dwelling	67/329	Dreamline/ K Megna	VO
19.	89 Easton Street Trust 12504	89 Easton St	Hardscape	42.4.4/21	BPC	VO
20.	Greg Raith 12507	5 Sheep Commons	Rev Studio	54/278	Linda Williams	JP
21.	33 Cliff Rd LLC 12506	33 Cliff Rd	MH Add 11367	42.4.4/5	Botticelli & Pohl	JP
22.	Scrambled LLC 12516	47 Hulbert Ave	Fenestration changes	29/15	BPC	RP
23.	Ferrantella, Jill 12519	18B Gray Ave	Rooftop Solar	67/183	SunWind LLC	RP
24.	Murphy 12555	8 Golfview	MH	66/192	Gryphon Arch	RP
25.	Alexander Macko 12528	5 Folgers Court	Outdoor shower	73.1.3/79	Self	RP
26.	32 Hulbert Rear lot Trust 12530	27 Willard St	Rev 11769	29/72.2	Botticelli & Pohl	AM
27.	88 Pocomo Trust 12532	88 Pocomo Rd	MH rev 10309	15/42	Emeritus LTD	AM
28.	Warren Michael James Etal 12526	12 Madequecham Valley	Relocate on site	89/12	Emeritus LTD	AM
29.	Clifford Williams 12523	11 Somerset Rd	Window replacement	56/96	Linda Williams	AM
30.	Devilleme, JAC 12548	18 Gladlands Ave	As built deer fence	80/221	LINK	AM
31.	Lindsley Matthews 12546	37 W Chester St	Driveway pull off	41/150	LINK	AM

X. 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 fenest	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 Whf	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 Design	CT
25.	Virginia Irwin- 12621	115 Cliff Rd	New dwelling	41/7	Val Oliver Design	CT
26.	Virginia Irwin- 12620	115 Cliff Rd	Garage/guest house	41/7	Val Oliver Design	CT
27.	Virginia Irwin- 12616	115 Cliff Rd	Pool house	41/7	Val Oliver Design	CT
28.	Virginia Irwin- 12619	115 Cliff Rd	Re-site shed	41/7	Val Oliver Design	CT
29.	Virginia Irwin- 12618	115 Cliff Rd	Pool/hardscape	41/7	Val Oliver Design	CT
30.	Dream North, LLC- 12629	28 Shimmo Pond	Pool/hardscape	43/167	Ridgedale Development	CT
31.	Nant Cons. Found.- 12640	220 Milestone Rd	Move off/demo outbldg	59/1	Gryphon Architects	CP
32.	Nant Cons. Found.- 12635	220 Milestone Rd	Re-site bog house	59/1	Gryphon Architects	CP
33.	Nant Cons. Found.- 12634	220 Milestone Rd	New building	59/1	Gryphon Architects	CP
34.	David Freysinger- 12638	8 Shimmo Pond Rd	Fence	54/258	Ahern, LLC	JP
35.	RH 26 Somerset ACK LLC- 12642	26 Somerset Ln	Garage/guest house	66/10	Linda Williams	JP
36.	7 Maple, LLC- 12639	7 Maple Ln	Rev 1705; MH	67/303.6	Emeritus, LTD	JP

XI. NEW BUSINESS 06/03/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Peter & Katy Colarulli- 12652	1 E. Lincoln Av	Driveway/hardscape	42.4.1/12	Hollister
2.	Peter & Katy Colarulli- 12706	1 E. Lincoln Av	House lift, fenestration chg	42.4.1/12	Hollister
3.	ACKUALLY OURS 27, LLC- 12650	27 Woodbury Ln	Windows, roofwalk skirt	41/544	LINK
4.	Egidius Meidus- 12649	12 Scotts Way	Shed	67/487	LINK
5.	Craig Cullen- 12703	71 Pocomo Rd	New chimney/windows/drs	15/9	Warren Fisher
6.	Turk Family LLC- 12157	15 Marsh Hawk Ln	Hardscape	56/113.6	LINK
7.	Hart Pine Nom Trst- 12647	38 Pine St	Rev 11443; elim 2 nd flr add	55.4.1/69	Norman Residential
8.	Julius Pasis- 12653	6 Bayberry Ln	Renew COA 4217	67/73	Thornewill Design
9.	Julius Pasis- 12586	6 Bayberry Ln	Color change	67/73	Thornewill Design
10.	NIR Retail LLC- 12655	19 N. Water St	Alterations	42.4.2/3	Paul Beaulieu
11.	NIR Retail LLC- 12654	19 N. Water St	Hardscape	42.4.2/3	Paul Beaulieu
12.	India & Rose Trust- 12658	28 India St	Renew COA 2022-02-5776	42.3.4/108	Botticelli & Pohl
13.	Dream North, LLC- 12657	28 Shimmo Pond Rd	Shed	43/167	BPC
14.	3 Step Land LLC- 12656	3 Step Ln	Arbor	42.4.2/44	Hans Dalgaard
15.	2 Spearhead, LLC- 12662	2 Spearhead Bldg A	Rev 11954; chg door loc/clr chg	69/307	Emeritus, LTD
16.	2 Spearhead, LLC- 12663	2 Spearhead Bldg B	Rev 11952; color chg	69/307	Emeritus, LTD
17.	John Mansfield- 12665	15 Fair St	Alterations	42.3.2/129	Val Oliver
18.	Seven Pleasant LLC- 12666	7 Pleasant St	Addition/fenestration	42.3.3/158	Normand Residential
19.	Peter Watrous- 12667	30 Coffin St	Re-site structure; fenest	73.3.1	Topham Design
20.	Kevin Purcell- 12668	32 Dukes Rd	Shed	56/188	Topham Design
21.	Ellen Foley- 12698	74 Main St	25 sf rear addition	42.3.1/109	Self
22.	Sandy Paws Salty Kisses- 12673	4 Weeweeder Rd	Rev 11455; clr chg	80/102	Brook Meerbergen
23.	4 Vinecliff NC LLC- 12705	4 Vinecliff Ln	Fence	29/143.2	Atlantic Landscaping
24.	11 Pleasant Street ACK LLC- 12674	11 Pleasant St	Hardscape	42.3.3/121	Ahern, LLC
25.	John & Susan McDonough- 12670	5 Moby Way	Rev. 10709; fenestration		Gryphon Architects
26.	Town of Nantucket- 12671	10 Sun Island Rd	Clr chang/trash enc	69/3.1	Gryphon Architects
27.	Phillip Corwin- 12672	32 Flintlock Rd	Rev 10766; rmv roofwlk	75/77	Emeritus LTD
28.	Dukes Road Trust- 12680	2 Dukes Rd	Pool equip shed	41/187	Botticelli & Pohl
29.	Dukes Road Trust- 12679	2 Dukes Rd	Rev. 10172; fenes/chimnet	41/187	Botticelli & Pohl
30.	Susan McCollum- 12678	35 Eel Point Rd	Rev 11934; fenes/dormers	32/63	Botticelli & Pohl
31.	Michael Pearlstein- 12681	20 Derrymore Rd	New dormers	41/112	Structures Unltd
32.	KMM Group, LLC- 12687	10 Gray Av	Cabana	67/178	JB Studio
33.	Klaus Kleinfeld- 12686	13 Hawks Cir	Second dwelling	73/49.1	Gerge Berg/LFW
34.	The Whole Spread, LLC- 12685	332 Madaket Rd	Shed	60/100	Emeritus, LTD

35. Nicole & Joel Whidden- 12684	11 Davis Ln	Shed	82/75	Emeritus, LTD
36. Nicole & Joel Whidden- 12682	11 Davis Ln	Rev 1154; chim/rail/fenes	82/75	Emeritus, LTD
37. Bruce Cranna- 12604	11 Myles Standish St	2 nd floor deck	80/13	John Kuszpa

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.	Renard ACK, LLC- 12641	7 Thurston's Way	Egress and bsmnt stairs	66/34	Gashi Construction
2.	Dipak Thapa- 12664	37 Beach Grass	Outdoor shower	68/369	Self
3.	Mary Murray- 12704	18 Gardner Rd	Bsmnt egress windows	43/135	Structures Unltd
4.	Juan Aguero- 12648	9 Bluet Court	Fence	68/343	Self
5.	David Keller- 12651	6 Plainfield Rd	Reduce garage	49/173	LINK

XIII. OTHER BUSINESS

Approve Minutes-	May 6, 2025
	• Next HDC Meeting June 10, 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