



Historic District Commission

Sign Advisory Council

Commissioners: Chris Young (Chair), Kevin Kuester, Paul Wolf, Mark Cutone, Ben Normand

Planning and Land Use Services

2 Fairgrounds Road

Nantucket, Massachusetts 02554

APPROVED MINUTES (*Approved on 02/18/25*)

Tuesday February 04, 2025

I. Procedural Business

Call to order at 9:01 am.

Attending members: Chris Young, Mark Cutone, Ben Normand, Kevin Kuester & Paul Wolf

Staff in attendance: Nicky Sheriff Land Use Specialist/HDC Enforcement Officer

Absent members:

Late arrivals: None

Early Departures: None

Audio Recorded Announcement

Motion to Adopt Agenda as amended made by Paul Wolf; Seconded by Ben Normand.

Vote: carried unanimously

II. New Business

NIR RETAIL LLC	ZERO MAIN ST	MASTER SIGN PLAN	42.3.1/181	SIGN HERE

The Master Sign Plan application was focused on the signs already in place at Zero Main St, which have been previously approved. The applicant expressed the challenge of creating a comprehensive plan to include the new sign since it has not yet been approved, and a final design has not been finalized.

The Council members discussed the need for the new sign to be included in the Master Sign Plan, as it is an essential component for future modifications to the sign application. The applicant clarified that the goal was to first establish a baseline with the existing signs, and later revise the plan once the new sign is finalized and approved. Some council members raised concerns that approving the Master Sign Plan without the new sign might lead to confusion or require further revisions later on.

Chris Young (Chair) acknowledged the applicant's reasoning but also noted that a Master Sign Plan typically includes locations and sizes for all current and future signage, which would include the new sign once it's ready. It was agreed that the application for the new sign at would include revisions to the Master Sign Plan. Several members emphasized the importance of establishing a flexible Master Sign Plan that can accommodate future tenant changes and sign swaps.

The discussion concluded with an understanding that the applicant's current application was a necessary first step in setting a base for the building's signage. However, revisions would be required when the new sign application is ready for review, which the applicant plans to submit in the next 30 days.

The applicant also inquired about the next steps regarding the new sign and clarification as to possible approvable location of the sign based on the guidelines.

Paul Wolf recommended that the application be **held** for revisions, and it was duly seconded by Kevin Kuester.

Vote: carried unanimously

44 CENTER HOLDINGS LLC	44 CENTER ST	PROJECTING SIGN (RR)	42.3.1/63	SIGN HERE

Recommendations

Paul-No concerns

Ben- Questioned if it was a logo, other than that no concerns

Kevin- No concerns regarding the sign, however he expressed concern about the possibility of seeing

store lettering on the windows and emphasized that if the store name is to be displayed, it would require a separate application for approval.

Mark- No concerns

Chris- No concerns

Mark Cutone recommended approval as submitted and it was duly seconded by Paul Wolf.

Vote: carried unanimously

		PROJECTING SIGN (THE ANCHOR)		
FP 66 CENTER LLC	66 CENTER ST		42.3.1/63	GARISON BEALE

Recommendations

Chris- Raised a point about the application mentioning "edge banding" that appears to be listed but not visible in the design presented. He inquired whether the edge banding is only on the edge of the sign and not visible in the overall design

Ben-No concerns

Kevin- Felt the sign needed some sort of frame, as the edge being painted white seemed too contemporary for the design. He also expressed that the byline "by Greydon house" didn't seem necessary on the sign itself and suggested it could be addressed elsewhere.

Mark- he agrees with Kevin about the full bleed feeling too contemporary, suggested an implied frame or outline would be more suitable. He proposes extending the fine white line on the left and right of the "1806" slightly inset on the blue field, wrapping it all the way around the design to subtly suggest a frame. He feels this would give the sign a finished look without being too bold. He has no other concerns.

Paul- expressed concerns regarding the byline "by Greydon house", agreeing with Kevin's suggestion for adjustments.

Chris- Suggested that the blue field on the sign would benefit from a slightly thicker border around its perimeter to better capture the blue field, as outlined in the guidelines. He recommended adding a white line around the perimeter of the sign face. Regarding the byline "by Greydon house", Chris acknowledged that it's small and, given the size of the sign, he's unsure it will attract much attention or visibility."

Mark Cutone recommended approval as submitted with the suggested white framed outline and it was

duly seconded by Ben Normand.

Vote: carried unanimously

III. Preliminary Review/Discussion-22 Federal St “The Pip Stop

Andrea Somelio, the current tenant at 22 Federal Street, introduced a proposal for signage for a new market, "The PIP Stop," on the first floor. He is considering either a wall sign or a projecting sign similar to the "Nantucket Culinary Center" sign. The council discussed the proposal, with concerns raised about the design's compatibility with the building's historic architecture, particularly regarding the color scheme and graphics. Suggestions included reconsidering the sign's design and possibly using a flag sign as an alternative.

The council mentioned the complexity of the building's architecture, which posed challenges for sign placement and visibility. There were concerns about existing unapproved signage and its impact on new sign proposals.

The council also emphasized the need for a master sign plan for the building due to its multi-tenant nature, including existing signage and new proposals. The applicant was advised to submit a master sign plan that adheres to the guidelines for review.

No Votes were taken

IV. Preliminary Review/Discussion-Zero Main St “Northeast Advisors”

The council discussed the location for a sign for Northeast Advisors at Zero Main Street, which shares a door with the Chamber of Commerce. There was concern by the applicant over the visibility of signs due to the awning and hanging plants, which obstruct the view. The council agreed that a double-sided hanging sign for Northeast Advisors was unlikely to be feasible due to limited space.

It was noted that a wall sign above the door, where the Cooper Shepherd sign was previously located, had been approved in the past, and this location was suggested as the preferred spot for the new sign. However, the applicant requested confirmation of this, as the official approval record could not be found. The council acknowledged this and agreed that the location near the door was the most suitable, based on previous discussions and approvals.

The consensus was that the wall space to the right of the door was the best option, and the applicant was encouraged to explore this approach while coordinating with the Chamber on their signage.

No Votes were taken

V. Enforcement

Nicky Sheriff gave a brief overview of a few ongoing sign issues, including state park signs, a complaint regarding a fence sign at 45 Surfside, and signage problems at Barnaby's. She will continue to monitor enforcement and provide updates to the council.

VI. Adjournment

Motion to Adjourn made by Kevin Kuester seconded by Mark Cutone.

Vote: carried Unanimously.

Link to Meeting Recording [Sign Advisory Council-02/04/2025](#)

Submitted by: Nicky Sheriff