



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 (adopted on 05/06/25)

Tuesday April 15, 2025

I. Procedural Business

Call to order at 9:04 am.

Attending members: Chris Young (Chair), Paul Wolf, Kevin Kuester, Mark Cutone

Staff in attendance: Nicky Sheriff, Land Use Specialist

Absent members: Ben Normand

Late arrivals: None

Early Departures: None

Audio Recorded Announcement

Motion to modify the agenda as requested by Staff to see applicant 5 first made by Kevin Kuester
and it was duly seconded by Paul Wolf

Vote: carried unanimously

Motion to approve the minutes from **04/05/25** made by Paul Wolf and duly seconded by Mark Cutone.

Vote: carried unanimously

II. Public Comment N/A

III. Commissioner Comments

Chris Young shared that he's been in communication with the Chair of the HDC Stephen Welch about Article 71 for the Town Meeting, which concerns traffic LED signage. He mentioned that the focus is on evaluating what, if any, floor amendment might be proposed for the signage issue. Kevin Kuester expressed strong opposition to the LED traffic signage, and felt it was a disruptive idea due to its negative visual impact on the island. Paul Wolf also supported Kevin's view.

IV. Old /New Business

Property Owner	Address	Scope of Work	Map/Parcel	Agent
21 AMELIA DR LLC	21 AMELIA DR	WALL SIGN	67/427	NAYARA BAYER

Sign Name: NAYARA BAYER AESTHETICS & BODY ADVANCED

Comments

No concerns overall but Paul Wolf mentioned that they may want to look into getting a master sign plan if it is a mixed use/multi-tenant building.

Recommendations

Mark Cutone recommended approval subject to the sign being placed on the right below the previously approved sign and it was duly seconded by Paul Wolf.

Vote: carried unanimously

Property Owner	Address	Scope of Work	Map/Parcel	Agent
MARINE LUMBER OPERATOR LLC	5 BAYBERRY CT	WALL SIGN REVISION	55/705	SIGN HERE

Sign Name: YALE APPLICANCE

Comments

No concerns.

Recommendations

Mark Cutone recommended approval as submitted and it was duly seconded by Kevin Kuester.

Vote: carried unanimously

Paul Wolf- Recused

Property Owner	Address	Scope of Work	Map/Parcel	Agent
DXD SS FUND II NANTUCKET PROPCO LLC	10-12 DAVKIM LN	WALL SIGN	68/61	EMERITUS

Sign Name: SMART STOP SELF STORAGE

Comments

Chris Young- Chris Young observed that the west elevation sign appears to be too tightly fitted, potentially touching the rake boards of the portico. He noted that it looks visually cramped and may be a scaling issue on the computer, but the sign seems “squeezed in there,” suggesting the need for better spacing.

Paul Wolf- No concerns as long as the west elevation sign is not overlapping the trim

Mark Cutone- Mark Cutone agreed with Paul’s and Chris’ concerns raised and offered a clarification regarding the west elevation sign. He suggested that the sign be reduced by a couple of inches in both height and width to ensure it doesn't touch the trim.

Kevin Kuester- Agreed with the concerns.

Recommendations

Mark Cutone recommended for approval as submitted provided that the west elevation sign be reduced by 2 inches in both directions to allow for more room around the sign and it was duly seconded by Paul Wolf.

Vote: carried unanimously

Kevin Kuester recommended approval for the north elevation as submitted and it was duly seconded by Paul Wolf.

Vote: carried unanimously

Property Owner	Address	Scope of Work	Map/Parcel	Agent
PAUL B. WAINE	4 INDIA ST	PROJECTING SIGN	68/61	COLLEEN WORTS

Sign Name: ATLANTIC NANTUCKET

Comments

No concerns

Recommendations

Mark Cutone Recommended for approval as submitted and it was duly seconded by Kevin Kuester.

Vote: carried unanimously

Property Owner	Address	Scope of Work	Map/Parcel	Agent
A SAFE PLACE INC	19 AMELIA DRIVE	WALL SIGN 1	67/728	A SAFE PLACE

Sign Name: A SAFE PLACE

Comments

Kevin Kuester - expressed uncertainty about the sign material. He stated that if the sign is made of actual wood, it would be appropriate; however, if it is plastic or a fabricated material, it would not be acceptable.

Paul Wolf- agreed with Kevin Kuester's comments about the sign material and added that it was unclear

from the image whether the sign has a border. He noted that while the application mentions a bevel, it doesn't specify any paint, and he suggested that the beveling should likely be painted. Aside from that, he had no other concerns with the sign.

Recommendations

Mark Cutone recommended for approval as submitted with a painted beveled border in black and it was duly seconded by Kevin Kuester.

Vote: carried unanimously

Property Owner	Address	Scope of Work	Map/Parcel	Agent
A SAFE PLACE INC	19 AMELIA DRIVE	WALL SIGN 2	67/728	A SAFE PLACE

Sign Name: A SAFE PLACE

Comments

No concerns

Recommendations

Mark Cutone recommended for approval as submitted with a painted beveled border in black and it was duly seconded by Paul Wolf.

Vote: carried unanimously

Property Owner	Address	Scope of Work	Map/Parcel	Agent
29 CENTER ST LLC	16.5 FEDERAL ST	TEMPORARY SIGN	42.3.1/70	M.FLYNN STUDIO

Sign Name: M. FLYNN/MARIA AARON SUMMER HOUSE POP UP

Comments

Paul Wolf- Expressed concern that the sign does not reflect the Nantucket style. He noted that it includes three names, which he found confusing, and emphasized that it is not historic in character. Based on these concerns, he stated that he is not in favor of the sign.

Kevin Kuester- Acknowledged that while he generally does not favor freestanding signs, he is willing to approve given that it is temporary and has been in the same location previously. He emphasized that his support is based on its temporary nature. He also emphasized the importance of formally stating that this approval is for a temporary sign only and does not set any precedent for future freestanding signs.

Mark Cutone- commented that he sees the current sign as a slight improvement over what was approved in the previous season. Like Kevin, he is comfortable approving it on a temporary basis. While he acknowledged and didn't entirely disagree with Paul's concerns, he noted that if the sign were intended for long-term use, a more in-depth discussion would be necessary. Given its short-term nature, however, he expressed support.

Recommendations

Mark Cutone recommended approval as submitted provided that the open place card is removed, and it was duly seconded by Kevin Kuester.

Vote: 3-1 Paul Wolf- Opposed

Property Owner	Address	Scope of Work	Map/Parcel	Agent
10 STRAIGHT WHARF LLC	10 STRAIGHT WHARF	PROJECTING SIGN	42.3.1/137	STRUCTURES UNLIMITED

Sign Name: JACK AND CHARLIE'S

Comments

The council members held an in-depth discussion regarding the proposed freestanding sign, ultimately concluding that the application is not approvable. Concerns were raised about the signpost's grandfathered status, as it had been removed during recent renovations and reinstalled, breaking the continuity of use required by the sign guidelines. Additionally, the structure itself appeared to have been modified, further disqualifying it from grandfathering. Commissioners agreed that the sign qualifies as a freestanding sign, which is no longer allowed under current regulations unless grandfathered. Kevin Kuester highlighted that the property is already in violation due to the excessive number of existing signs, and they expressed reluctance to approve any new signage until those violations are resolved. Alternatives, such as a projecting or fence-mounted sign compliant with the sign book, were suggested. The council emphasized that this case illustrates the importance and effectiveness of adhering to the island's sign guidelines, and they recommended removal of the post to avoid future confusion.

Recommendations

Mark Cutone recommended **denial** on the grounds that it is a free-standing sign, and the armature has not

been maintained for the time period which is required by the guidelines, and it was duly seconded by Kevin Kuester.

Vote: carried unanimously

V. Enforcement

Nicky Sheriff discussed recent enforcement observations regarding non-compliant signage. Paul Wolf reported that the Cape Cod 5 signs on Pleasant Street appear to be made from a modern, faux material, possibly high-density urethane (HDU) rather than real wood, as conditioned in the approval. Chris Young confirmed that the sign at the Zero Main Street location is indeed a faux material, with visible imperfections revealing it is not wood. Ms. Sheriff also noted that LEX RX had been approved in 2021 for a wood sign but appears to have installed a non-compliant material; this will be added to the enforcement spreadsheet and followed up with a notice.

VI. Adjournment

Motion to Adjourn made by Kevin Kuester seconded by Paul Wolf.

Vote: Carried Unanimously.

Link to Meeting Recording: [HDC Sign Advisory Council - 4/15/2025](#)

Submitted by: Nicky Sheriff