



MEETING POSTING

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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)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, June 24, 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_8JN2xB58Sq-mLfrCTyBA5Q

To watch live feed, click here:

https://www.youtube.com/live/Jldf_sGzna4

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. COMMISSIONER Q & A WITH PRESERVATION PLANNER

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	27 OSR, LLC- 12728	27 Old South Rd	New dwelling	68/2	Dreamline/Kris Megna RP
2.	Renard ACK, LLC-12641	7 Thurston's Way	Egress and bsmnt stairs	66/34	Gashi Construction JP

III. 10 NEW WHALE ST- DEMO BUILDING – HELD FROM 6/10/25 FOR CLARIFICATION OF VOTE FROM TOWN COUNSEL

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Electr. Co. -11863	10 New Whale St	Demo building	42.3.1/37	Linda Williams

- Hold until 7/1/2025 per applicant's request

IV. OLD BUSINESS FROM 6/10/25 REQUESTED BY THE COMMISSION

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Robert L. Roy 11875	25 Hussey Street	Garage demo	42.3.4/54	BPC

- Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Agent: Paul Last heard 6/10/2025
- Hold until 6/24/2025

V. OLD BUSINESS 06/24/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Triple Stable, LLC-12445	14 Tripp Dr	New Dwelling	80/310.1	Cottage & Castle
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul Last heard 6/3/2025				
2.	Triple Stable, LLC-12445	14 Tripp Dr	Garage	80/310.1	Cottage & Castle
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul Last heard 6/3/2025				
3.	Triple Stable, LLC-12445	14 Tripp Dr	Shed	80/310.1	Cottage & Castle
	• Track				
4.	George Metri- 9127	12 Angola St VIEW	Hardscape	54.4.4/78	KMLD
	• Commissioners: Pohl, Welch, Camp, Thornewill, Patten; Alternates: none Last heard 5/27/2025				
5.	Robert Sarkisian- 9409	8 N. Mill	Hardscape	54.4.4/78.2	KMLD
	• Commissioners: Pohl, Welch, Camp, Coombs , Thornewill; Alternates: none Last heard 3/5/2024				
6.	Mark & Jamie Leiss- 12268	5 Coffin Rd	Driveway gate	91/9.2	KMLD
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Paul Last heard 5/6/2025				
7.	John Mansfield- 12665	15 Fair St VIEW	Alterations	42.3.2/129	Val Oliver
	• Commissioners: Pohl, Camp, MacLeod, Patten, Paul; Alternates: Welch; Agent: Oliver Last heard 6/17/2025				
8.	Neverblue, LLC -12124	4 Van Fleet Cir	New Main House	91/111	CWA
	• Commissioners: Welch, Camp, MacLeod, Patten, Thornewill; Alternates: Paul; Recused Oliver Last heard 5/13/2025				
9.	Neverblue, LLC -12123	4 Van Fleet Cir	Guest House	91/111	CWA
	• Commissioners: Welch, Camp, MacLeod, Patten, Thornewill; Alternates: Paul; Recused Oliver Last heard 5/13/2025				
10.	Neverblue, LLC -12306	4 Van Fleet Cir	Garage	91/111	CWA
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver Last heard: 5/6/2025				
11.	ACK 11 Pleasant St, LLC-12257	11 Pleasant St	Addition	42.3.3/121	Studio Ppark
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill Last heard 5/27/2025				
12.	ACK 11 Pleasant St, LLC-12257	11 Pleasant St	Garage	42.3.3/121	Studio Ppark
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill Last heard 5/27/2025				
13.	Tigerlily Nom Trust- 12249	7 Barnabus Ln	Rev 7689; garage	41/563	Studio Ppark
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill Last heard 5/06/2025				
14.	Actually Ours, LLC-12438	13 Mizzenmast	Garage apt	66/378	Brook Meerbergen
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten Last heard 5/27/2025				
15.	Michelle Kolb- 10270	27 N. Liberty St VIEW	Garage	41/453	Self
	• Commissioners: Welch, Camp, Oliver, Patten, Paul; Alternates: none Last heard 6/10/2025				
16.	Starboard and Port, LLC-12011	12 Baltimore St	New Dwelling-GH	60.2.4/75	Emeritus, LTD
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul Last heard 6/10/2025				
17.	Scrambled, LLC- 12516	47 Hulbert Av	Fenestration/trim	29/15	BPC
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill; Agent: Paul Last heard 6/3/2025				
18.	89 Easton Nom Tr-12504	89 Easton St	Hardscape	42.4.4/21	BPC
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill; Agent: Paul Last heard 6/10/2025				
19.	Boulevard Prop Grp- 10839	20 Main St	Pool	73.3.1/50	Linda Williams
	• Commissioners: Pohl, Camp, Oliver, MacLeod, Patten; Alternates: none Last heard 5/27/2025				

VI. 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
2.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
	• Hold until 6/24/2025 per applicant					

VII. 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.	Mary Kay & Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA	AC
	• Hold until 7/1/2025 per applicant					

VIII. 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.	Leslie Wytzes-12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design	SW
	• Hold until 7/1/2025					
2.	Leslie Wytzes-12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design	SW
	• Hold until 7/1/2025					
3.	West Ashored, LLC- 12613	62 Wanoma Way	MH color chg	92/16	Talissa Kungler	VO
4.	West Ashored, LLC- 12615	62 Wanoma Way	Garage color chg	92/16	Talissa Kungler	VO
5.	West Ashored, LLC- 12614	62 Wanoma Way	Cottage color chg	92/16	Talissa Kungler	VO

ADDITIONAL FUTURE ACTION ITEMS - NOT TO BE ACTED ON DURING CURRENT MEETING**IX. 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.	Michael Pearlstein- 12681	20 Derrymore Rd	New dormers	41/112	Structures Unltd	AM
2.	Klaus Kleinfeld- 12686	13 Hawks Cir	Second dwelling	73/49.1	Geroqe Berg/LFW	VO

X. NEW BUSINESS 6/17/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Mark Howard- 12714	13A Willard St	As-built skirt change AC	42.4.1/15.1	Sam Herrick	AC
2.	12 W Sankaty, LLC- 12727	12 W Sankaty	Rev 8454; new dormer	73.4.2/82	EMDA	RP
3.	Little Isle Lane LLC- 12726	4 Little Isle Ln	Hoop tent	68/174	Ryan Conway	RP
4.	Steven L. Cohen Tr- 12730	7 Primrose Ln	Gate/deer fence	40/65	CWA	RP
5.	David Sloan 12740	34B Walsh St	Addition	29/104	LFW	JP
6.	33 Cliff Rd LLC 12741	33 Cliff Rd	Pool hardscape	42.4.4/5	AHERN LLC	CT
7.	Tuckernuck Land Trust 12732	Tuckernuck Dunham Rd	Field station rooftop solar	94/2	Cotuit Solar	CT
8.	Third Time Trust 12733	41A Cliff Rd	New garage	42.4.4/2	Emeritus LTD	VO
9.	Mary Murray Jeff Mint 12736	18 Gardner Rd	New Structure	43/135	Structures Unltd	CP

XI. INCOMPLETE APPLICATIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Dipak Thapa-12664	37 Beach Grass	Outdoor shower	68/369	Self	
2.	Juan Aguero- 12648	9 Bluet Court	Fence	68/343	Self	
3.	Jeremy Trottier- 12700	7 Moors End Ln	Cabana	43/218	Self	
4.	Sar Martinican- 12748	14 Green Meadows	Transom window	67/384	Jake Svirskey	

XII. OTHER BUSINESS

Approve Minutes-	
	• Next HDC Meeting July 1, 2025, New Business
	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Classification of street trees & vegetation mapping. • 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.

***I 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