



Updated Meeting Posting MEETING POSTING

Original Meeting Time: 2025 JUN 27 PM 02:14

Original Meeting Posting: T 575

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 JUL 01 PM 02:34
NANTUCKET TOWN CLERK
Posting Number: T 576

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, July 1, 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_xo4HcZWYtgOKAYMhPjLoeg

To watch live feed, click here:

<https://www.youtube.com/live/AsmokYdoXJ0>

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 DISCUSSION AND/OR VOTE

- HDC Meeting Schedule July 29, 2025 – October 21, 2025
- Ratify discussion on 6/24/25 of the Deer Fence Workgroup

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	India & Rose Tr- 12742	28 India St	Historic Determination	42.3.4/108	Botticelli & Pohl
2.	David DaLury- 12792	125 Polpis Rd	Enlarge porch/fenest	44/19.2	Thornewill Design VO
3.	CNV Surf LLC- 12802	68 Shawkemo Rd	Rev. 12266; fenestration	44/5	Emeritus, LTD VO
4.	Peter O'Brien- 12793	8 Netowa Ln	Rev. 12019; dormers	55/581.1	JB Studio VO
5.	Joseph Arno NT- 12790	31 Easy St	Rev. 12574; chg fence color	42.4.2/19	RGHG, LLP VO
6.	John Williams- 12803	25 Long Pond Dr	Spa	59.4/17	Atlantic Landscaping VO
7.	Steve Harkness- 12791	8 Lily St	Deck Ext.	42.3.4/8	Thornewill Design VO
8.	Susan Eelman- 12745	6 Towady Ln	Windows/doors	49.3.2/15.6	NAG AM
9.	Susan Eelman- 12746	6 Towady Ln	Shed	49.3.2/15.6	NAG AM
10.	Marc Silver- 12747	9 Lyons Ln	Addition	76/25	NAG AM
11.	Laurent Araujo- 12743	56 Bartlett Rd	Demo/ Move off	66/100.2	Brook Meerbergen AM
12.	Laurent Araujo- 12750	54 Bartlett Rd	New dwelling	66/100.5	Brook Meerbergen AM
13.	100 Wauwinet Tr- 12786	100 Wauwinet Rd	Rev. 12484; fenestration	11/24.1	Botticelli & Pohl AC
14.	Roost LLC- 12795	35 Nobadeer Ave	Roof Change	88/49	James Lydon AC
15.	Neil Hrdlick- 12773	4 Dovekie Ct	Addition	68/563	NAG CT
16.	Mayra Escobar- 12768	72A Cato Ln	Re-site Shed	66/457	Self CT
17.	High Cliff Tr- 12567	11 East Hallowell Ln	Renew HDC 2022-04-6202	30/17	Botticelli & Pohl CT
18.	Susan McCollum- 12807	35 Eel Point Rd	Rev 11833; shed clr chg	32/63	Botticelli & Pohl JP
19.	NT Property Owner- 12811	19 Beach Grass Rd	New Dwelling	68/388	LFW JP
20.	Andrea Giroux- 12813	25 Hummock Pond Rd	Shed	56/8	Jason Perkins JP

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.	Ed & Dauna Coffin- 12782	10 Longwood Dr	Hoop Shed #1	71/17	Val Oliver Design CP
	• Due to lack of visibility. Hoop shed must not be visible at time of inspection and in perpetuity.				
2.	Ed & Dauna Coffin- 12783	10 Longwood Dr	Hoop Shed #2	71/17	Val Oliver Design CP
	• Due to lack of visibility. Hoop shed must not be visible at time of inspection and in perpetuity.				
3.	74R Hooper Farm Rd Tr- 12794	74R Hooper Farm Rd	Fence	67/913	Val Oliver Design CP
	• Fence to be inside property line; vegetation on South side towards neighbor every third section with vining material.				
4.	Michelle Kolb- 12711	27 N. Liberty St	Rev 10276; As-Built	41/453	Self RP
	• As-built fee to be paid. Date of construction to be added to the COA: Individually Significant "Set Ray Cooper Shop" c. 1798 by Seth Ray				
5.	Kathleen Krall- 12779	15 Masaquet Ave	Rev 9525; chg shed clr	80/141	Botticelli & Pohl CT
	• Due to lack of visibility				
6.	Bwana LLC- 12776	14 Correia Ln	Rev. 8934; MH	80/59.1	Brook Meerbergen CT
	• As-built fee to be paid.				
7.	Bwana LLC- 12777	14 Correia Ln	Rev. 8933; 2 nd dwelling	80/59.1	Brook Meerbergen CT
	• As-built fee to be paid.				
8.	Bwana LLC- 12775	14 Correia Ln	Rev. 8932; Garage	80/59.1	Brook Meerbergen CT
	• As-built fee to be paid.				
9.	Bwana LLC- 12778	14 Correia Ln	Rev. 8928; gazebo	80/59.1	Brook Meerbergen CT
	• As-built fee to be paid.				
10.	NT Property Owner- 12810	13 Beach Grass Rd	New Duplex	68/854	LFW JP
	• Add 6' to 8' wide shed roofed entry porch at front door to soften the elevation.				
11.	Terence Cardew- 12808	7 Mayhew Rd	New Garage	92.4/209	LINK JP
	• Drop pent roof down to show 1 shingle course not 3 shingle course above door.				
12.	60 Burnell LLC- 12784	60 Burnell St	MH Demo/Move Off	49.3.2/18	Botticelli & Pohl AC
	• Date of construction, c. 1973, to be written on the COA				
13.	60 Burnell LLC- 12785	60 Burnell St	GH Demo/Move Off	49.3.2/18	Botticelli & Pohl AC
	• Date of construction, c. 1979, to be written on the COA				

14.	RC Nosegay LLC- 12809	Zero Sankaty Rd	Change Window Color	73.1.4/153	LFW	JP
	• Date of construction, c. 1994, to be written on the COA.					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	29 Center St, LLC	29 Center St	Temporary sign (Scanlon Theodore)	42.3.1/122.2	The Sign Lady, LLC	
	• Approve provided the design is on wood, uses a wooden barrel with vegetation as a planter and does not exceed 30" in height.					
2.	Congdon & Coleman Ins	57 Main St	Painted wall sign (Petticoat Row)	42.3.1/221	Congdon & Coleman	
	• Hold for additional information and specific paint colors.					
	• Applicant's requesting review by the full board.					
3.	Allan Bell	45 Main St	Projecting sign (Nantucket Pharmacy)	42.3.1/207	Allan Bell	
	• Hold for revisions					
4.	Nantucket Performing Arts	5 N. Water St	Wall sign 1- rev (NPAC)	42.4.2/88	NPAC	
	• Recommends approval as submitted					
5.	Nantucket Performing Arts	5 N. Water St	Wall sign 1- rev (NPAC)	42.4.2/88	NPAC	
	• Recommends approval as submitted					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**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 7/8/25					

VII. 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 Wyrtrzes-12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design	SW
	• Hold until 7/15/25					
2.	Leslie Wyrtrzes-12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design	SW
	• Hold until 7/15/25					
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
6.	Nantucket Electric Co.- 12812	5 Candle St	Rehab Brick Building	42.3.1/91	LFW	SW

VIII. 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	Gerge Berg/LFW	VO

IX. 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
	• Hold until 7/8/2025 per applicant's request					
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

X. NEW BUSINESS 7/01/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Callen Miller, Inc-12752	117 Orange St	Move Off	55/377	EMDA	
	• Hold until 7/15/25 per applicant's request					
2.	Richmond Grt Pt- 12766	4 Honeysuckle	Rev 11305; Garage NTW trim	68/887	Dinah Klamert	SW
3.	Richmond Grt Pt- 12758	2 Honeysuckle	Rev 11300; Garage NTW trim	68/887	Dinah Klamert	SW

4.	Tick Tack Toe LLC- 12765	6 Fawn Ln	Zoning Shed	68/974	Brook Meerbergen SW
5.	Kristy Kay- 12770	85 Somerset Rd	Cabana	68/80	Val Oliver Design SW
6.	Eagles Beach Nest- 12744	14 Nonantum Av	Porch roof	87/11	Val Oliver Design SW
7.	13 N. Star LLC- 12780	13 N Star Ln	Addition	30/206	NAG SW
8.	Phillip Hadley- 12774	4 Underhill Ln	Hardscaping (Rev. 8485)	73.3.2/58.1	Ahern LLC CT
• Hold until 7/8/2025 per applicant's request					
9.	India & Rose Tr- 12772	28 India St	Color Change	42.3.4/108	Botticelli & Pohl CT
10.	27 OSR, LLC- 12799	27 Old South Rd	New Dwelling- Building 4	68/2	Dreamline/Kris Megna RP
11.	57 Somerset, LLC- 12815	57 Somerset Rd	New Dwelling	66/91	Aprea Design, Inc. RP
12.	Thedan Holdings- 12805	37 Milk St	Pool	41/528	Atlantic Landscaping VO

XII. OTHER BUSINESS

Approve Minutes-	April 8, 2025; May 20, 2025; May 27/2025
	• Next HDC Meeting July 8, 2025- Old 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.

*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