



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 JUL 03 PM 02:

Original Posting Number: T 583

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RECEIVED

2025 JUL 07 PM 08:35
NANTUCKET TOWN CLERK
Posting Number: T 591

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, July 8, 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_xF47Ol9wQUaZSrzsxODnBw

To watch live feed, click here:

https://www.youtube.com/live/Cdjp1zb7n_4

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>

To view HDC Meeting View Packs, click [here](#).

***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. 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- 12800	27 Old South Rd	New Dwelling- Building 7	68/2	Dreamline/Kris Megna RP
2.	60 Burnell LLC- 12806	60 Burnell St	New Dwelling	49.3.2/18	Botticelli & Pohl AC

II. CONSENT WITH CONDITONS

	<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- 12801	27 Old South Rd	New Dwelling- Building 6	68/2	Dreamline/Kris Megna RP
	• The “F” windows to be vertically formatted				
2.	27 OSR, LLC- 12798	27 Old South Rd	New Dwelling- Building 3	68/2	Dreamline/Kris Megna RP
	• Drop the pent roof beam 8” and reduce pitch to 5/12				
3.	27 OSR, LLC- 12796	27 Old South Rd	New Dwelling- Building 2	68/2	Dreamline/Kris Megna RP
	• Roof pitch to be dropped to 5/12; straighten brackets				

III. 10 NEW WHALE ST- DEMO BUILDING – MOTION TO RECONSIDER THE FAILED MOTION FROM 6/10/2025

	<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
	• Motion to deny demo (MacLeod): Camp/MacLeod- aye, Welch/Oliver-nay, Pohl- abstained; 2 in favor/2 opposed; motion fails				
	• Motion to hold until the beginning of 6/17/25 meeting and clarification of vote with Town Counsel (Pohl) 5-0				
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul				
	• Hold until 7/8/2025 per applicant’s request				
	Last heard 6/10/2025				

IV. 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.	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				
2.	M. Robert Sarkisian- 9409	8 N. Mill VIEW	Hardscape	54.4.4/78.2	KMLD
	• Commissioners: Pohl, Welch, Camp, Coombs , Thornewill; Alternates: none				
	Last heard 3/5/2024				
3.	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				

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**VI. OLD BUSINESS 07/08/2025**

	<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 Whf VIEW	Rev. 10021; addition	42.3.1/137	LFW
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul				
	Last heard 7/01/2025				
2.	Triple Stable -12445	14 Tripp Drive VIEW	New Dwelling	80/310.1	Cottage & Castle
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul				
	Last heard 6/24/2025				
3.	Vestal Nantucket, LLC- 12439	85 Vestal St	Main House	56/252	JB Studio
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Welch				
	Last heard 6/10/2025				
4.	Vestal Nantucket, LLC- 12442	85 Vestal St	Garage	56/252	JB Studio
5.	Vestal Nantucket, LLC- 12441	85 Vestal St	Shed	56/252	JB Studio
6.	Vestal Nantucket, LLC- 12440	85 Vestal St	Pool	56/252	JB Studio
	• Held to track				
7.	308 Madaket Holdings- 12570	308 Madaket Rd	Pool-hardscape	60.2.1/67	JT Newton
	• Commissioners: Welch, Pohl, MacLeod, Patten, Paul; Alternates: Camp, Oliver				
	Last heard 6/10/2025				
8.	308 Madaket Holdings- 12569	308 Madaket Rd	Pergola	60.2.1/67	JT Newton
	• Held to track				
9.	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 6/24/2025				
10.	ACK 11 Pleasant St, LLC- 12251	11 Pleasant St	Garage	42.3.3/121	Studio Ppark
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill				
	Last heard 6/24/2025				
11.	David Sloan- 12740	34B Walsh St.	Addition	29/104	Studio Ppark/LFW
	• Commissioners: Walsh, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten, Paul, Oliver				
	Last heard 7/1/2025				
12.	NT Property Owner, LLC- 12398	22 Honeysuckle Dr	Hardscape	68/391	Linda Williams

- Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: None

Last heard 5/20/2025

13. Third Time Trust- 12733	41A Cliff Rd	Garage	42.4.4/2	Emeritus, LTD
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- Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul

Last heard 7/1/2025

VII. 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. Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW JP

- Hold until 7/29/2025 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 Wyrzes-12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design SW

- Hold until 7/15/2025

2. Leslie Wyrzes-12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design SW
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- Hold until 7/15/2025

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. 33 Cliff Rd LLC 12741	33 Cliff Rd	Pool hardscape	42.4.4/5	AHERN LLC CT

- Hold until 7/8/2025

X. NEW BUSINESS 07/01/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Phillip Hadley- 12774	4 Underhill Ln	Rev. 8485- hardscape	73.3.2/58.1	Ahern LLC CT

- Hold until 7/8/2025

2. 27 OSR, LLC- 12799	27 Old South Rd	New Dwelling- Building 4	68/2	Dreamline/Kris Megna RP
3. 57 Somerset, LLC-12815	57 Somerset Rd	New Dwelling	66/91	Aperea Design, Inc. RP
4. Thedan Holdings- 12805	37 Milk St	Pool	41/528	Atlantic Landscaping VO

XI. OTHER BUSINESS

Approve Minutes-	June 10, 2025; June 17, 2025
	Next HDC Meeting July 15, 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.

*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 references are indicated as **highlighted** on the agenda

Additional Future Action items- Not to be acted on during current meeting

