



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2025 JUL 11 PM 02:10

Original Posting Number: T 609

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)

RECEIVED

2025 JUL 15 PM 02:09
NANTUCKET TOWN CLERK
Posting Number: T 614

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, July 15, 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_prjIV9dqT9uapqs4XSFHsw

To watch live feed, click here:

<https://www.youtube.com/live/SBhY2q3GjTk>

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

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Fleur-de-Lis Property Tr- 12836	8 Shimmo Pond Rd	Add chimney	54/258	Botticelli & Pohl AM
2.	Pride Foundation II Tr- 12834	166 Cliff Rd	Move/demo MH	41/69	Sophie Metz Design RP
3.	Pride Foundation II Tr- 12833	166 Cliff Rd	Move/demo Garage	41/69	Sophie Metz Design RP

4.	Carl Nelson-12845	21 Wigwam	Rev 11250; fenestration	77/5.9	CWA	RP
5.	Bill Jones- 12853	15 Pochick St.	24sf addition	73.3.1/27	Angus MacLeod	RP
6.	Sheila Wilner Tr- 12749	16 Codfish Park Rd	Rev. 12175; rotate rear wing	73.2.4/11	Thornewill Design	RP
7.	William Jemison- 12822	27 Union St	Roof change	42.2.2/203	T & T Roofing	AC
8.	2 Spearhead, LLC- 12855	2 Spearhead/ Facility A	Rev 12662; massing/fenest	69/307	Emeritus, LTD	JP
9.	2 Spearhead, LLC- 12854	2 Spearhead/ Facility B	Rev 12663; massing/fenest	69/307	Emeritus, LTD	JP
10.	CNV Surf, LLC- 12859	68 Shawkemo Rd	Rev. 12802; fenest/balcony	44/5	Emeritus, LTD	JP
11.	Carter Hill- 12862	6 Meeting House Ln	Rev 12178; door/wind chgs	49/76.1	Thornewill Design	JP
12.	Far East Nant, LLC- 12816	47 Warrens Landing	Garage	38/54	EMDA	VO
13.	Joan Bunting- 12848	14C Macy Lane	New dwelling	68/107	Structures Unltd	VO
14.	Jennie Garofalo- 12831	4 Monomoy Rd	Extend driveway apron	55/67	Normand Residential	VO
15.	Gerald Hamelburg- 12837	9 Davis Ln	Fence/gate	82/74	Atlantic Landscaping	CP
16.	Conservation Foundation- 12814	Coatue	Re-site shack	16/5	Val Oliver Design	SW
17.	Zero India St, LLC- 12847	1 Cambridge St	Hardscape	42.3.1/130	Jardins International	SW
18.	Jay Cabral- 12844	8 S Shore Rd	Minor alterations	80/3	Val Oliver Design	SW

II. 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.	Geoffrey Smith- 12863	22 Coffin St	Rev. 11931; rotate drvwy	73.4.1/36	Self	
	• Privet to be installed and maintained between the new driveway and property line.					
2.	Stephen Meister- 12858	17 Lauretta Ln	Shed addition	14/10.2	Emeritus, LTD	AC
	• Vegetation must be retained.					
3.	Stephen Meister- 12857	17 Lauretta Ln	Garage	14/10.2	Emeritus, LTD	AC
	• Natural vegetation must be retained as viewed from both public ways.					
4.	Robert Meier- 12860	31 Pilgrim Rd	New deck/patio	41/97	JB Studio	CT
	• Due to lack of visibility.					
5.	Nathan Cressman- 12861	7 Weetamo Rd	Gate	15/48	JB Studio	CT
	• Gates, stone wall and stone posts are set back minimum 10' from where drawn so they are not in the setback zone.					
6.	Penant Realty, LLC- 12864	5 Coskata Courseway	Rev 12323	14/14.1	Botticelli & Pohl	CT
	• Due to lack of visibility.					
7.	Christine Petrella- 12829	16 Pequot St	Deck alter/windows	80/320	Topham Design	VO
	• Roof walk skirt to be NTW.					
8.	Greg Glowacki- 12841	22R Evergreen Rd	Pool	79/710.2	Val Oliver Design	CP
	• Pool not visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
9.	Kristina Kay Snyder- 12840	85 Somerset Ln	Pool	66/80	Val Oliver Design	CP
	• Pool not visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
10.	Karen Nassif- 12828	38 Wauwinet Rd	Demo barn	20/21	Val Oliver Design	SW
	• Re-use materials					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	NIR Retail LLC	Zero Main St	Master Sign Plan	42.3.1/181	LINK 02554	
	• Recommended to approve as submitted					
2.	NIR Retail LLC	Zero Main St	Wall Sign Rev	42.3.1/181	LINK 02554	
	• Recommended to approve as submitted					
3.	NIR Retail LLC	Zero Main St	Wall Sign	42.3.1/181	LINK 02554	
	• Recommended to approve as submitted					
4.	Congdon & Coleman Ins	57 Main St	Painted wall sign rev	42.3.1/221	Shelly Lockwood	
	(Law Office of Jessie A. Bell)					
	(Petticoat Row)					
	• Recommend to approve subject to replicating the documented sign as closely as possible, using colors that match the existing trim on the windows and doors. The paint selected should closely match the historical paint originally used, and in the absence of any other specific guidance, the finish should be matte.					
5.	Allan Bell	45 Main St.	Projecting sign	42.3.1/207	Kelly Emery	
	(Nantucket Pharmacy)					
	• Recommend approval subject to only wood material being used. (Applicant wishes to be reviewed by the HDC tonight).					
6.	The Garden Club	Multiple locations	Temporary sign	43.1.4/33	Debbie Thomas	
	• Recommended to approve as submitted					
	(NGC)					
7.	Nantucket Prop Co.	10-12 DavKim Ln	Rock sign	68/61&62	Emeritus, LTD	
	• Recommend approval subject to a natural color rock being used and blue lettering.					

8. FP 4 N. Water St, LLC 4 N. Water St Temporary banner sign 42.4.2/90 Alexander Hayes
- Recommend denial of the application due to non-compliance with the guidelines.

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. RATIFY SCOPE OF WORK AND VOTE - 22 HONEYSUCKLE DR. -HARDSCAPE TO NEW DWELLING FROM 07/8/2025 MEETING

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|---|-----------------------|----------------------|-------------------|----------------|
| 1. | NT Property Owner, LLC- 12398 | 22 Honeysuckle Dr. | New Dwelling | 68/391 | Linda Williams |
| | <ul style="list-style-type: none"> • Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: none • Motion to approve as submitted; 4-1 (MacLeod- nay) | | | | |

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. | Kim Glowacki- 12388 | 5 Meader St. | New secondary dwelling | 42.2.3/40 | LFW JP |
| | • Hold until 7/29/25 | | | | |

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 Wytrzes-12607 | 10R Academy Ln | Demo move off cottage | 42.4.3/86.1 | Thornewill Design SW |
| | • Hold until 7/15/25 | | | | |
| 2. | Leslie Wytrzes-12605 | 10R Academy Ln | New cottage | 42.4.3/86.1 | Thornewill Design SW |
| | • Hold until 7/15/25 | | | | |

VIII. NEW BUSINESS 7/15/2025

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|--------------------------------|-----------------------|------------------------------|-------------------|------------------------|
| 1. | ACK 007 Properties- 12824 | 46 Walsh St | Move/demo shed | 27/101.1 | Normand Residential AM |
| 2. | ACK 007 Properties- 12823 | 46 Walsh St | Garage studio | 27/101.1 | Normand Residential AM |
| 3. | Smiley Sea St, LLC- 12819 | 10 Sea St | New dwelling | 42.4.2/50.1 | Normand Residential |
| 4. | Trevor Dunlap- 12825 | 21 Woodbury Ln | Rev. 11974; portico/trm | 41/547 | Normand Residential AM |
| 5. | Warren Peacock- 12818 | 6 Fargo Wy | Addition | 14/61.1 | CWA AM |
| 6. | Seven Pleasant, LLC- 12838 | 7 Pleasant St | Rev. 12666; fenestr | 42.3.3/158 | Normand Residential AM |
| 7. | Nantucket Land Bank- 12835 | 8 Wesco Pl | Fence | 42.4.3/47 | Eleanor Antionetti VO |
| 8. | Kenneth Gullicksen, Tr-12864 | 31 Easy St | As-Built HVAC | 43.4.2/16 | Self |
| 9. | Kenneth Gullicksen, Tr-12866 | 31 Easy St | Awning/dr clr chg/brick | 43.4.2/16 | Self |
| 10. | 100 Wauwinet Trust- 12842 | 100 Wauwinet Rd | Pool- hardscape | 11/24.1 | Julie Jordin AM |
| 11. | Stephane L'Ecuayan- 12850 | Tuckernuck | Addition | 93/3.3 | Self VO |
| 12. | Mark Maisto- 12851 | 78 Pleasant St | Rev. 12112; rmv chmy/fenst | 55/654 | Gryphon Architects RP |
| 13. | Darrell Ferguson- 12852 | 42 Chuck Hollow Rd | As-built retaining wall-gate | 75/65.1 | Self |
| 14. | Andrew Lowell- 12849 | 5 Madaket Rd | Window replacement | 41/96 | Val Oliver Design AC |
| 15. | John Wise- 12856 | 34 Tennessee Ave | Rev 11618; re-site/addition | 59.4/79 | Emeritus, LTD JP |
| | • Hold per applicants' request | | | | |

IX. OTHER BUSINESS

Approve Minutes-	June 03, 2025
	• Next HDC Meeting July 22, 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.

*IV 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