



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2025 JUN 06 PM 02:02

Original Posting Number: T 510

RECEIVED

2025 JUN 10 AM 10:12
NANTUCKET TOWN CLERK
Posting Number: T 522

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 10, 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_mC0QCdQjRFS7ip_Xv5C-Ig

To watch live feed, click here:

<https://www.youtube.com/live/qQR0-qd4utg>

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. 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. Hillary Hedges-Rayport- 12623	89 Main St	Fenestration changes	42.3.3/19	Normand Residential	VO
The construction of the skylight to comply with the guidelines in BWNIM (page 111) for it to be constructed of wood and have true divided lights with muntins pursuant to NPT's review.					

III. OLD BUSINESS 06/10/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. David Allen- 12431	6 Derrymore Rd	Garage Alterations	41/245	Val Oliver Design	
Commissioners: Pohl (acting Chair), Camp, MacLeod, Patten; Alternates: none; Mullen: Welch; Agent: Oliver					
2. Kristina Jelleme- 12422	9 Kelley Rd	Rooftop solar	54/98	Cotuit Solar	
Commissioners: Pohl (acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none; Mullen: Welch					
3. Robert L. Roy Trust- 12386	25 Hussey St	Guest Cottage	42.3.4/54	BPC	
Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Agent: Paul					
4. Robert L. Roy Trust- 11875	25 Hussey St	Garage demo	42.3.4/54	BPC	
Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Agent: Paul					
5. Nantucket Electr Co.-11863	10 New Whale	Demo building	42.3.1/37	Linda Williams	
Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul					
6. 89 Easton Street Trust 12504	89 Easton St	Hardscape	42.4.4/21	BPC	
Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill; Agent: Paul					
7. 27 N. Liberty, LLC- 10270	27 N. Liberty	Garage/studio	41/453	Michele Kolb	
Commissioners: Welch, Camp, Oliver, Patten, Paul; Alternates: none					
8. Vestal Nantucket, LLC- 12439	85 Vestal St- VIEW	Main House	56/252	JB Studio	
Commissioners: Pohl (acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none; Mullen: Welch					
9. Vestal Nantucket, LLC- 12442	85 Vestal St	Garage/studio	56/252	JB Studio	
10. Vestal Nantucket, LLC- 12441	85 Vestal St	Shed	56/252	JB Studio	
11. Vestal Nantucket, LLC- 12440	85 Vestal St	Pool	56/252	JB Studio	
12. 32 Hubert Rear Lot Tr- 12530	27 Willard	Rev 11769; fenestration	29/72.2	Botticelli & Pohl	
Commissioners: Welch, Camp, MacLeod, Thornewill, Patten; Alternates: none; Agent: Pohl					
13. 40 OSR, LLC- 12188	2A Forrest Ave	Gargage Apartment	68/10.1	Linda Williams	
Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul					
14. 40 OSR, LLC- 12187	2B Forrest Ave	Garage Apartment	68/10.1	Linda Williams	
Not opened					
15. Starboard & Port, LLC- 12011	12 Baltimore Av	New Dwelling- GH	60.2.4/75	Emeritus, LTD	
Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul					

IV. NEW BUSINESS 04/01/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
Hold until 6/17/2025 per applicant					

V. 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
Hold until 6/17/2025 per applicant					
2. Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
Hold until 6/17/2025 per applicant					

VI. 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. Bernice Jitta BJ 12467	24 Arlington St VIEW	Plastic shed	76.1.3/285	Self	AC
Hold until 6/17/2025 per applicant					
2. Mary Kay & Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA	AC
3. Alexander Macko 12528	5 Folgers Court	Outdoor shower	73.1.3/79	Self	RP
Hold until 6/17/2025 per applicant					
4. Devilleme, JAC 12548	18 Gladlands Ave	As built deer fence	80/221	LINK	AM

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. 305 Madaket Rd Hldng- 12570	308 Madaket Rd	Pool-hardscape	60.2.1/67	JT Newton	RP

2.	305 Madaket Rd Hldng-12569	308 Madaket Rd	Pergola	60.2.1/67	JT Newton	RP
3.	Tom & Lena Sonsone-12566	35 Pleasant St	Garage- Rev fenest	55.4.1/156	Gryphon Architects	RP
4.	Tom & Lena Sonsone-12563	35 Pleasant St	Studio-addition	55.4.1/156	Gryphon Architects	RP
5.	Charles & Cynthia Lenhart-12576	25 Dukes Rd	Roof top solar	44/530.3	ACK Smart	AC
6.	NIR Retail, LLC-12587	3,4,5 Old South Whf	Rev 11770	42.2.4/2	Paul Beaulieu	SW
7.	Leslie Wyrzes-12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design	SW
8.	Leslie Wyrzes-12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design	SW
9.	West Ashored, LLC- 12613	62 Wanoma Way	MH color chg	92/16	Talissa Kungler	VO
10.	West Ashored, LLC- 12615	62 Wanoma Way	Garage color chg	92/16	Talissa Kungler	VO
11.	West Ashored, LLC- 12614	62 Wanoma Way	Cottage color chg	92/16	Talissa Kungler	VO
12.	Padraic Cassidy- 12645	4 Sleepy Hollow Rd	Fence	66/107.2	Padraic Cassidy	VO
13.	Virginia Irwin-12617	115 Cliff Rd	Move/demo studio	41/7	Val Oliver	CT
14.	Virginia Irwin- 12621	115 Cliff Rd	New dwelling	41/7	Val Oliver	CT
15.	Virginia Irwin-12620	115 Cliff Rd	Garage/guest house	41/7	Val Oliver	CT
16.	Virginia Irwin-12616	115 Cliff Rd	Pool house	41/7	Val Oliver	CT
17.	Virginia Irwin-12619	115 Cliff Rd	Re-site shed	41/7	Val Oliver	CT
18.	Virginia Irwin-12618	115 Cliff Rd	Pool/hardscape	41/7	Val Oliver	CT
19.	Dream North, LLC-12629	28 Shimmo Pond	Pool/hardscape	43/167	Ridgedale Develop	CT
20.	Nant Cons. Found.-12640	220 Milestone Rd	Move off/demo outbldg	59/1	Gryphon Architects	CP
21.	Nant Cons. Found.- 12635	220 Milestone Rd	Re-site bog house	59/1	Gryphon Architects	CP
22.	Nant Cons. Found.-12634	220 Milestone Rd	New building	59/1	Gryphon Architects	CP
23.	David Freysinger- 12638	8 Shimmo Pond Rd	Fence	54/258	Ahern, LLC	JP
24.	RH 26 Somerset ACK LLC- 12642	26 Somerset Ln	Garage/guest house	66/10	Linda Williams	JP
25.	7 Maple, LLC- 12639	7 Maple Ln	Rev 1705; MH	67/303.6	Emeritus, LTD	JP

X. OTHER BUSINESS

Approve Minutes-

	Next HDC Meeting June 17, 2025, New Business
	- Discussion on distinguishing between solid and veneer brick on chimneys and foundations. - Classification of street trees & vegetation mapping. - Discussion of Wind Turbines - 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

ADDITIONAL FUTURE ACTION ITEMS - NOT TO BE ACTED ON DURING CURRENT MEETING**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.	ACKUALLY OURS 27LLC-12650	27 Woodbury Ln	Windows, roofwalk skirt	41/544	LINK	RP
2.	Craig Cullen- 12703	71 Pocomo Rd	New chimney/windows/drs	15/9	Warren Fisher	RP
3.	Turk Family LLC-12157	15 Marsh Hawk Ln	Hardscape	56/113.6	LINK	AC
4.	NIR Retail LLC- 12655	19 N. Water St	Alterations	42.4.2/3	Paul Beaulieu	CT
5.	NIR Retail LLC- 12654	19 N. Water St	Hardscape	42.4.2/3	Paul Beaulieu	CT
6.	3 Step Land LLC- 12656	3 Step Ln	Arbor	42.4.2/44	Hans Dalgaard	CT
7.	John Mansfield- 12665	15 Fair St	Alterations	42.3.2/129	Val Oliver	CP
8.	Seven Pleasant LLC- 12666	7 Pleasant St	Addition/fenestration	42.3.3/158	Normand Residential	JP
9.	Peter Watrous- 12667	30 Coffin St	Re-site structure; fenest	73.3.1	Topham Design	JP

10. Ellen Foley- 12698	74 Main St	25 sf rear addition	42.3.1/109	Self	JP
11. Michael Pearlstein- 12681	20 Derrymore Rd	New dormers	41/112	Structures Unltd	AM
12. Klaus Kleinfeld- 12686	13 Hawks Cir	Second dwelling	73/49.1	Geroge Berg/LFW	VO
13. Nicole & Joel Whidden- 12684	11 Davis Ln	Shed	82/75	Emeritus, LTD	VO
14. Nicole & Joel Whidden- 12682	11 Davis Ln	Rev 1154; chim/rail/fenes	82/75	Emeritus, LTD	VO

IX. INCOMPLETE APPLICATIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Renard ACK, LLC-12641	7 Thurston's Way	Egress and bsmnt stairs	66/34	Gashi Construction
2.	Dipak Thapa-12664	37 Beach Grass	Outdoor shower	68/369	Self
3.	Mary Murray- 12704	18 Gardner Rd	Bsmnt egress windows	43/135	Structures Unltd
4.	Juan Aguero- 12648	9 Bluet Court	Fence	68/343	Self
5.	David Keller- 12651	6 Plainfield Rd	Reduce garage	49/173	LINK