



Updated Meeting Posting MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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RECEIVED

2025 JUN 17 PM 02:02
NANTUCKET TOWN CLERK
Posting Number: T 545

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, June 17, 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_1TBm1NStQ02pwTI0KUAVWQ

To watch live feed, click here:

<https://youtube.com/live/OIjvZ3Uj7mY>

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. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Mary Murray- 12704	18 Gardner Rd	Bsmnt egress windows	43/135	Structures Unltd	VO
2.	David Keller- 12651	6 Plainfield Rd	Reduce garage	49/173	LINK	VO
3.	Quaiapen LLC- 12753	111A Old South Rd	Hoop House 1	67/167	Brooke Watson	VO
4.	Quaiapen LLC- 12754	111A Old South Rd	Hoop House 2	67/167	Brooke Watson	VO
5.	Quaiapen LLC- 12755	111A Old South Rd	Hoop House 3	67/167	Brooke Watson	VO
6.	Quaiapen LLC- 12756	111A Old South Rd	Hoop House 4	67/167	Brooke Watson	VO
7.	7 Farm View Nom Tr- 12724	7 Farm View Dr	New shed	66/180	SMRD	RP
8.	Harman Irr Trust- 12729	13 Meadowview	Move with addition	56/87	Thornewill Design	RP
9.	Cheryl Emery- 12725	7 West Wy	Fence	38/135	Self	RP
10.	5 Rosebud Ln Nantucket 12717	5 Rosebud Ln	New Duplex	68/783.1	Normand Residential	AM
11.	5 Rosebud Ln Nantucket 12716	5 Rosebud Ln	Studio	68/783.1	Normand Residential	AM
12.	5 Rosebud Ln NantuckeT 12715	5 Rosebud Ln	Driveway/Apron	68/783.1	Normand Residential	AM
13.	Cappo Real Estate LLC- 12719	46 Milestone Rd	Rev. 12181; garage	54/113.1	EMDA	AM
14.	Thomas Kasza 12699	33 Pleasant St	Remove Greenhouse	55.4.1/107	EMDA	SW
15.	Beau Barber- 12697	7 Kelley Rd	New Dwelling	54/27	Kai Hodge	SW
16.	Berta Scott-12701	3B Saratoga Ln	New Roof	41/589.2	Self	SW
17.	Meredith Martin-12702	3A Saratoga Ln	New Roof	41/589.2	Self	SW
18.	ACK Koda LLC- 12709	42 Shimmo Pond Rd	GH Revs to 2024-10-11291	43/126	Botticelli & Pohl	SW
19.	Partida Jesus- 12710	27B Essex Rd	Rooftop Solar	67/613.2	ACK Smart	SW
20.	40 OSR LLC 12734	2A Forrest Ave	Hardscape	68/10.1	LFW	JP
21.	40 OSR LLC 12735	2B Forrest Ave	Hardscape	68/10.2	LFW	JP
22.	Radcliff NTCohen 12737	2 Black Walnut Ln	Demo garage1	48/1.2	LFW	JP
23.	Radcliff NTCohen 12738	2 Black Walnut Ln	New garage	48/1.2	LFW	JP
24.	Robin Youngman- 12712	32 York St	Shed	55.4.1/101	Robin Youngman	AC
25.	Nant Islands Land Bank-12713	48 S Cambridge	ADA Upgrades/ Hardscape	54.3/42	Eleanor Antoinette	AC

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.	Morash Joshua D TR- 12757	35 Meadow View Dr	Pool hardscape	56/131	AHERN LLC	CT
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	Morash Joshua D TR 12739	35 Meadow View Dr	Demo/move off shed	56/131	LDA Architecture	CT
	• Move off only					
3.	Morash Joshua D TR- 12760	35 Meadow View Dr	New cabana	56/131	LDA Architecture	CT
	• Due to limited visibility					
4.	Third Time Trust- 12759	37 Cliff Rd	Move off demo	42.4.4/42	Emeritus LTD	CP
	• Date of construction to be added to the COA					
5.	20 Cliff Rd LLC- 12761	20 Cliff Rd	Shutters	42.4.4/52	Chuck Lenhart	CP
	• Shutters added to East and South elevation to be Quaker Gray					
6.	Mark Cook- 12720	37 Cato Ln	Rooftop soar	56/40	Cotuit Solar	AM
	• Date of construction, c. 1999, to be added to the COA					
7.	William Hopkins- 12721	7 Hallowell Ln	Rooftop solar- MH	30/93	Cotuit Solar	AM
	• Date of construction, c.1920 HDC Survey NAN.1355 “Seaward” to be added to the COA					
8.	William Hopkins- 12722	7 Hallowell Ln	Rooftop solar- garage	30/93	Cotuit Solar	AM
	• Date of construction, mid century HDC Survey NAN.1354 “Seward garage” to be added to the COA					
9.	Tic Tack Toe LLC- 12708	2 Fawn Ln	Shed	68/972	Brook Meerbergen	SW
	• Mudsill 10” minimum foundation					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	16 Federal St, LLC	16 Federal St	Projecting sign (Commonwealth/Mor Wine)	42.3.1/71	Edwin Claflin	
	• Recommended for approval subject to the addition of a black border to provide contrast, and the removal of the wording ‘Wine, Spirits and Mor’					
2.	Charles & Cynthia Lenhart	137A Orange St	Temporary wall sign (The Baldwin Group)	55/665	Plymouth Sign Company	
	• Recommended for approval, subject to the sign being constructed of wood and permitted for a duration not exceeding 30 days.					

3. Charles & Cynthia Lenhart 137A Orange St Temporary projecting sign 55/665 Plymouth Sign Company
(The Baldwin Group)

- Recommended for approval, subject to the sign being constructed of wood and permitted for a duration not exceeding 30 days.

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. 10 NEW WHALE STREET DEMO BUILDING- HELD FROM 6/10/25 FOR CLARIFICATION FROM TOWN COUNSEL ON VOTE FROM 6/10/25

	<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 at applicant's request

VI. 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 Trust- 11875	25 Hussey Street	Garage demo	42.3.4/54	BPC

- Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Agent: Paul
- Hold until 6/24/25

Last heard 6/10/2025

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.	Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW VO

- Hold until 6/24/25

2.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW JP
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- Hold until 6/24/25

VIII. 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 6/17/25

2.	Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA AC
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- Hold until 7/1/25

3.	Alexander Macko 12528	5 Folgers Court	Outdoor shower	73.1.3/79	Self RP
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IX. 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.	Charles & Cynthia Lenhart-12576	25 Dukes Rd	Roof top solar	44/530.3	ACK Smart AC

2.	Leslie Wyrztes-12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design SW
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- Hold until 7/1/25

3.	Leslie Wyrztes-12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design SW
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- Hold until 7/1/25

4.	West Ashored, LLC- 12613	62 Wanoma Way	MH color chg	92/16	Talissa Kungler VO
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5.	West Ashored, LLC- 12615	62 Wanoma Way	Garage color chg	92/16	Talissa Kungler VO
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6.	West Ashored, LLC- 12614	62 Wanoma Way	Cottage color chg	92/16	Talissa Kungler VO
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7.	Nant Cons. Found.-12640	220 Milestone Rd	Move off/demo outbldg	59/1	Gryphon Architects CP
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8.	Nant Cons. Found.- 12635	220 Milestone Rd	Re-site bog house	59/1	Gryphon Architects CP
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9.	Nant Cons. Found.-12634	220 Milestone Rd	New building	59/1	Gryphon Architects CP
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10.	David Freysinger- 12638	8 Shimmo Pond Rd	Fence	54/258	Ahern, LLC JP
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11.	7 Maple, LLC- 12639	7 Maple Ln	Rev 1705; MH	67/303.6	Emeritus, LTD JP
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X. 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
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3.	Turk Family LLC-12157	15 Marsh Hawk Ln	Hardscape	56/113.6	LINK AC
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4.	NIR Retail LLC- 12655	19 N. Water St	Alterations	42.4.2/3	Paul Beaulieu CT
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5.	NIR Retail LLC- 12654	19 N. Water St	Hardscape	42.4.2/3	Paul Beaulieu CT
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6.	3 Step Land LLC- 12656	3 Step Ln	Arbor	42.4.2/44	Hans Dalggaard CT
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7.	John Mansfield- 12665	15 Fair St	Alterations	42.3.2/129	Val Oliver CP
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8.	Seven Pleasant LLC- 12666	7 Pleasant St	Addition/fenestration	42.3.3/158	Normand Residential JP
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9.	Peter Watrous- 12667	30 Coffin St	Re-site structure; fenest	73.3.1	Topham Design JP
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10.	Ellen Foley- 12698	74 Main St	25 sf rear addition	42.3.1/109	Self JP
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11. Michael Pearlstein- 12681	20 Derrymore Rd	New dormers	41/112	Structures Unltd	AM
• Hold per applicant's request					
12. Klaus Kleinfeld- 12686	13 Hawks Cir	Second dwelling	73/49.1	Geroge Berg/LFW VO	
• Hold per applicant's request					
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

XI. OTHER BUSINESS

Approve Minutes-	
	• Next HDC Meeting June 24, 2025- Old 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.

*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**XI. NEW BUSINESS 06/17/2025**

	<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.	27 OSR, LLC- 12728	27 Old South Rd	New dwelling	68/2	Dreamline/Kris Megna	RP
6.	David Sloan 12740	34B Walsh St	Addition	29/104	LFW	JP
7.	33 Cliff Rd LLC 12741	33 Cliff Rd	Pool hardscape	42.4.4/5	AHERN LLC	CT
8.	Tuckernuck Land Trust 12732	Tuckernuck Dunham Rd	Field station rooftop solar	94/2	Cotuit Solar	CT
9.	Third Time Trust 12733	41A Cliff Rd	New garage	42.4.4/2	Emeritus LTD	VO
10.	Mary Murray Jeff Mint 12736	18 Gardner Rd	New Structure	43/135	Structures Unltd	CP

XII. 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 JP	
2.	Dipak Thapa-12664	37 Beach Grass	Outdoor shower	68/369	Self	
3.	Juan Aguero- 12648	9 Bluet Court	Fence	68/343	Self	
4.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
5.	Jeremy Trotter-12700	7 Moors End Ln	Cabana	43/218	Self	
6.	Sara Martinian-12748	14 Green Meadows	Transom window	67/384	Jake Svinsky	