



Updated Meeting Posting MEETING POSTING

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NANTUCKET TOWN CLERK
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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) – New Business
Day, Date, and Time	Tuesday, July 29, 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_dAJzwJPOQIOdlCyTluapPQ

To watch live feed, click here:

<https://youtube.com/live/KVKFNeKcQy0>

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.	Gale Valero- 12876	7 Waydale Road	Addition	55/84	Val Olver Design	AM
2.	Robin S. Wolpow- 12890	5 Arbour Way	Rev 12609; addition	29/159	Botticelli & Pohl	AM
3.	John Manera- 12872	4 Larrabee Lane	Rev 7308; rmve railing/screen ac	55/102.7	Self	VO

4.	Oscar Vasquez 12919	15 Pine Grove Road	Shed	67/423	Self	VO
5.	Jeremy Trottier- 12700	7 Moors End	Cabana	43/218	Self	VO
6.	Larry Tilton- 12886- 12886	5 Windy Way	Roof change	67/447	Jim Lydon	VO
7.	Carl Nielsen- 12880	50 Wanoma Drive	Rev 11065; partial demo	92.4/244	Thornewill Design	VO
8.	Lauren Gudonis Tr- 12883	69 Hulbert Avenue	Addition	29/6	Thornewill Design	VO
9.	Thomas Ripley	92 Washington Street	Renew #71948- demo/move MH	42.2.3/22	Hammond Wilson Arch	
10.	Valero-Beta Gama- 12889	60-62 Old South Road	Demo Greenhouse A	68/85.2&85.3	Val Oliver Design	AC
11.	Valero-Beta Gama- 12888	60-62 Old South Road	Demo Greenhouse B	68/85.2&85.3	Val Oliver Design	AC
12.	Peter Kanchev- 12881	9 Honeysuckle Drive	Fence	68/877	Self	CP
13.	Ianetta Fisher Douglas Tr- 12901	7 Paul Jones Road	Rev. 10909; fenestration	30/68.1	Emeritus, LTD	CP
14.	Kathy Lasota- 12905	8 Maple Lane	Roof top solar- garage	67/303.4	Cotuit Solar	RP
15.	27 OSR, LLC- 12900	27 Old South Road	New dwelling Building 1	68/2	Dreamline/Kris Megan RP	
16.	JDB 34 Liberty St 12928	34 Liberty Street	Renew HDC2021-07-4200	42.3.4/82	Linda Williams	
17.	1 Toombs Ct, LLC- 12923	1 Toombs Court	Move off/demo building	68/9	Linda Williams	JP
18.	1 Toombs Ct, LLC- 12920	1 Toombs Court	Move off/demo garage	68/9	Linda Williams	JP
19.	1 Toombs Ct, LLC- 12922	1 Toombs Court	Move off/demo walk-in cooler	68/9	Linda Williams	JP
20.	1 Toombs Ct, LLC- 12931	1 Toombs Court	Move off/demo shed	68/9	Linda Williams	JP
21.	Cascabelles Dos LLC- 12954	5 Shawkemo Hills Lane	Demo garage	27/40	Smith and Hutton	AM
22.	Gilbert Holdgate- 12966	8 Rose Bud Lane	Move on from 27 Old South Rd	68/779	LINK	AC
23.	JDB 34 Liberty St 12935	34 Liberty Street	Historic Determination	42.3.4/82	Linda Williams	
24.	Denbigh Partners, LLC- 12916	54 Orange Street	Historic Determination	55.4.1/18	Linda Williams	
25.	Thomas Ripley- 12946	92 Washington Street	Move/demo garage	42.2.3/22	Hammond Wilson Arch	
26.	Thomas Ripley- 12947	92 Washington Street	Move/demo shed	42.2.3/22	Hammond Wilson Arch	

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.	39 Milk Street, LLC- 12871	39 Milk Street	Roof change	54/461	Carey Company	AM
	• Provide photos of the body of the existing roof, not rakes & eaves.					
2.	Josh Leffleur- 12877	22 Pleasant Street	Driveway	42.3.2/50	Val Oliver Design	AM
	• Provide approved COA to confirm same design and details					
3.	Lasota Family- 12878	8 Maple Lane	Hip to gable roof	67/303.4	Val Oliver Design	AM
	• Not to be visible at time of inspection and in perpetuity					
4.	Mike Raso- 12879	82 Centre Street	Brick walkway	42.4.3/62	Self	AM
	• provide scale drawing of path centered on door and running parallel with house. Note running bond perpendicular to sidewalk and detailed as seen in examples provided for 60 and 62 Centre Street.					
5.	Jeremy Trottier- 12891-	7 Moors End	Rev 12375; red pool/add fence	43/218	Self	VO
	• Pool must not be visible at time of inspection and in perpetuity. Indigenous vegetation along Land Bank property to remain. No grade change from existing or as noted on the application.					
6.	Andrew Kozera 12921	14 Mizzenmast Road	Fence	66/372	Self	CT
	• Planting material every third panel to soften board fence on neighbor's side.					
7.	Mark Silver- 12868	9 Lyons Lane	Pool-hardscaping	76/25	NAG	CP
	• Pool must not be visible at time of inspection and in perpetuity. Indigenous vegetation along Land Bank property to remain. No grade change from existing or as noted on the application.					
8.	8 Heath Lane, LLC- 12907	8 Heath Lane	Pool	72/46	Paul Martin	RP
	• Pool must not be visible at time of inspection and in perpetuity. Indigenous vegetation along Land Bank property to remain. No grade change from existing or as noted on the application.					
9.	Cascabelles Dos LLC- 12953	5 Shawkemo Hills Lane	New garage	27/40	Smith and Hutton	AM
	• Due to lack of visibility					
10.	CNV Surf, LLC 12938	68 Shawkemo	Cabana	44/5	Emeritus, LTD	AM
	• Replace South doors with 2 (A) windows or 3 (B) windows and step East dormer back 3' minimum from South gable					
11.	CNV Surf, LLC- 12952	68 Shawkemo	Pool	44/5	Jardins International	AM
	• Pool must not be visible at time of inspection and in perpetuity. Indigenous vegetation along Land Bank property to remain. No grade change from existing or as noted on the application.					
12.	Joshua Morash 12924	35 Meadow View Drive	Demo/move off garage	56/131	LDA Architecture	AM
	• Removal should not affect the pool visibility from Meadow View Road					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kenneth Valero	66 Old South Rd	Wall Sign	68/854	Cara Marquis
	• Recommends approval as submitted		Russel Simpson, Inc.		
2.	Community Found of Nan	9B Bayberry Ct	Rev. 12553- Wall Sign	55/709.2	Botticelli & Pohl
			Community Foundation of Nantucket		
	• Recommends approval subject to the sign being installed below the triple windows as illustrated on Exhibit 2A.				
3.	Zero India, LLC- 12903	1 Cambridge St	OB- Rev- Projecting Sign	42.3.1/130	The Sign Lady
			Marissa Collections		
	• Recommends approval with the white background and pink lettering. The proposed projecting sign on Cambridge Street must comply with the guideline minimum height clearance of 7 feet 6 inches, hang vertically as proposed to the right side of the building and all current unapproved signage removed.				
4.	CLACK LLC	33 Main St	Projecting Sign Beachkrew	42.3.1/211	LINK
	• Recommends approval as submitted with the traditional bracket used and any unapproved signage removed.				
5.	NIR Retail, LLC 12917	34 Main St	Projecting Sign Ellsworth + Ivey	42.3.1/218	LINK
	• Recommends approval with the sign scaled to 18 by 18 inches.				
6.	NIR Retail, LLC- 12691	Straight Wharf	OB- Rev. Wall Sign Bagel Bar	42.2.4/15	LINK
	• Recommends approval subject to the sign being reduced to 7 feet by 2 feet.				
7.	NIR Retail, LLC	Straight Wharf	Wall Sign Bagel Bar	42.2.4/15	LINK
	• Held for revisions				
8.	NIR Retail, LLC	Straight Wharf	Temporary Sign Bagel Bar	42.2.4/15	LINK
	• Held for revisions.				

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER**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.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW JP
	• Hold until 7/29/25				

VI. NEW BUSINESS 07/29/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Lasota Family-12892	8 Maple Lane	Front door change	67/303.4	Val Oliver Design AM
2.	Beach Bucket, LLC- 12893	14 Silver Street	Rev 1178; windows	55.41/182	Emeritus, LTD
3.	Mary McAuliffe- 12904	72 Baxter Road	Addition	49/44	Botticelli & Pohl AC
4.	3 Pops Ln Holding Tr- 12894	3 Pops Lane	Rev 11086; MH addition/reno	60.2.4/64.1	MCA+
5.	3 Pops Ln Holding Tr- 12895	3 Pops Lane	Garage	60.2.4/64.1	MCA+
6.	3 Pops Ln Holding Tr-12896	3 Pops Lane	Rev 11088; re-site/reno	60.2.4/64.1	MCA+
7.	3 Pops Ln Holding Tr-12897	3 Pops Lane	Pool	60.2.4/64.1	MCA+
8.	Kathy Lasota- 12906	8 Maple Lane	Roof top solar- MH	67/303.4	Cotuit Solar RP
9.	Hooper Farm LLC- 12927	1 Hooper Farm Road	New roof	55/228	Linda Williams RP
10.	Cliff Dwelling, LLC- 12918	4 John Adams Lane	As-Built Deer grate VIEW	30/628	Linda Williams
11.	K225, LLC- 12925	126 Main Street	Rev parking	42.3.3/98	Linda Williams
12.	Cyril Ross- 12929	12 Oak Hollow Rd	Move off/demo MH	56/128	Linda Williams RP
13.	John Myers- 12797	14 Sleepy Hollow	Addition	66/449.2	LINK RP
14.	1 Toombs Ct, LLC- 12913	1 Toombs Court	Duplex- Lot A, building 1	68/9	Linda Williams JP
15.	1 Toombs Ct, LLC- 12912	1 Toombs Court	Mixed use- Lot A, building 2	68/9	Linda Williams JP
16.	1 Toombs Ct, LLC- 12934	1 Toombs Court	Hardscape – Lot A	68/9	Linda Williams JP
17.	1 Toombs Ct, LLC- 12909	1 Toombs Court	Duplex- Lot B, building 1	68/9	Linda Williams JP
18.	1 Toombs Ct, LLC 12915	1 Toombs Court	Mixed use- Lot B, building 2	68/9	Linda Williams JP
19.	1 Toombs Ct, LLC- 12932	1 Toombs Court	Hardscape – Lot B	68/9	Linda Williams JP
20.	1 Toombs Ct, LLC- 12909	1 Toombs Court	Duplex- Lot C, building 1	68/9	Linda Williams JP
21.	1 Toombs Ct, LLC- 12910	1 Toombs Court	Mixed use- Lot C, building 2	68/9	Linda Williams JP
22.	1 Toombs Ct, LLC- 12936	1 Toombs Court	Hardscape – Lot C	68/9	Linda Williams JP
23.	CNV Surf, LLC- 12951	68 Shawkemo Road	Hardscape	44/5	Jardins International AM
24.	Barbara Tibbetts- 12908	43 Chuck Hollow Road	As-Built move on struct VIEW	75/12	Structures Unltd/LFW

25. Stephen Burbage 12939	47 Quidnet Road	Pool/spa	21/143	Ahern, LLC	CT
26. Branden Scimone- 12944	4 Wood Hollow Road	Move off/demo dwelling	72/16	Robbie Newman	CT
27. Branden Scimone- 12945	4 Wood Hollow Road	New dwelling	72/16	Robbie Newman	CT
28. Branden Scimone- 12943	4 Wood Hollow Road	Cabana	72/16	Robbie Newman	CT
29. Branden Scimone- 12942	4 Wood Hollow Road	Pool	72/16	Robbie Newman	CT
30. Surfside Realty Tr- 12949	16 Walsh Street	Relocate/partial demo/reno	42.4.1/50	Robbie Newman	CT
31. West Ashored LLC 12950	62 Wanoma Way	Rev 12278; veg to hide fence	92/16	Ana Maria Riberio	CT
32. Marshall Taylor- 12969	6 Starbuck Road	Driveway material change VIEW	59.3/64	Self	CT
33. Osprey Way RT- 12948	1 Osprey Way	Rev 11019; dormer/fenestration	65/19	Botticelli & Pohl	VO
34. FP N. Water, LLC 12941	4 N. Water Street	Rev. 1131; add 26sf bump out	42.4.2/90	Emeritus, LTD	SW
35. Scrambled, LLC 12926	47 Hulbert Avenue	Rev. 12516; omit chim, fenest	28/15	BPC	SW
36. Robert L. Roy Trust 12911	25 Hussey Street	Addition	42.3.4/54	BPC	SW
37. 170 Scarborough Tr 12937	20 Waquoit Road	Garage	90/5	CWA	SW
38. 10 Marble Way NT 12930	10 Marble Way	Move/demo MH	66/104	Linda Williams	SW
39. 10 Marble Way NT 12933	10 Marble Way	Move/demo garage	66/104	Linda Williams	SW

VII. OTHER BUSINESS

Approve Minutes-	July 22, 2025
	• Next HDC Meeting August 5, 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