



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, August 12, 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_3v14JXxTT7uvq1GaaWlORg#/registration

To watch live feed, click here:

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

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. Diane Archer- 12962	1 Weetemo Road	Shed	15/57	Thornewill Design AC
2. Daniel Murphy- 12972	8 Golfview Drive	Rev 12555; massing/fenestration	66/192	Gryphon Architects AC

3.	Allens, LLC- 12968	2 Allens Lane	Garage apartment	55/234.7	Normand Residential	AC
4.	Krumper Family- 12971	5 Davis Lane	Front door color chg	82/72	Val Oliver Design	CP
5.	Krumper Family- 12970	5 Davis Lane	Arbor style change	82/72	Val Oliver Design	CP
6.	Debra Bechtold- 12981	5 Manatook Way	Roof change	73/83	Vasil Marinov	CP
7.	Shellacked- 12984	4 Gay Street	Arbor/gate- As-built	42.3.4/19	Val Oliver Design	CP
8.	Dick Maxamillian 12991	8 Bluebird Lane	Shed	68/593	Bob Savitz	CP
9.	Born Wild, LLC 12987	5A Rosebud Lane	Shed	68/783.2	Emeritus, LTD	CP
10.	Leonie White 13038	17 Cynthia Lane	Enclose rear deck	67/462	Self	VO
11.	Aaron Mcauley 13002	14A Equator Drive	Enclose porch	66/234.1	Nate Barber	VO
12.	Jonathan Brightbill 12999	3 Towaddy Lane	Shed	49.3.2/14.2	Structures Unltd	VO
13.	John Carroll 13000	12 Baltimore Street	Shed	60.24/75	Structures Unltd	VO
14.	Dean Lampe 12998	3 Manatook Way	Rev. 11804; chg hip to shed	73/82	Self	VO
15.	John Sully 12965	47 Pleasant Street	Roof change	55/17.1	T & T Roofing	
16.	Nancy Breckenridge- 12978	170 Cliff Road	Garage studio	41/68	MCA+	AM
17.	Clay Street Development 13050	44 Skyline Drive	Move off from 70 Washington St	79/990	Structures	RP
18.	Kathleen McIntosh 13049	8 Tom Way	Move-on from 44 Skyline	67/52	Structures	RP
19.	Bryan Ryder 13020	16 Mary Ann Drive	Roof top solar	68/445	SunWind	RP
20.	Margaret Lovett 13012	18 Tom Way	Window replacement	67/44	Val Oliver Design	RP
21.	Serendipity LLC 13018	77 Pocomo	Basement walkout/addition	15/6	Emeritus LTD	VO
22.	CBM Polpis Trust 13045	275 Polpis Rd	Demo/shed	25/16	Emeritus LTD	VO
23.	Nantucket Bey LLC 13046	1 Shawkemo Hills	Fens/ new porch	27/42	Emeritus LTD	VO
24.	Land Bank 13026	50 Old South Rd	Shed	68/68.1	Eleanor Antonietti	VO
25.	Mickey Rowland 12995	18 Mt. Vernon Street	Driveway apron	55.4.4/32.1	Normand Residential	JP
26.	Helen Lynch 13004	43 Warren's Landing Road	Color change- MH	38/49	Normand Residential	JP
27.	Helen Lynch 13003	43 Warren's Landing Road	Color change- cabana	38/49	Normand Residential	JP
28.	Helen Lynch 13001	43 Warren's Landing Road	Color change- shed	38/49	Normand Residential	JP
29.	Alexander Woodley 12989	3 Newtown Court	Fence	55/210.2	Val Oliver Design	JP
30.	Rowland/ Hackel 13035	15 Deer Run Rd	Reno Dwelling	57/22	LFW	JP
31.	55 Orange LLC 13054	55 Orange St	Renew COA- Shed	42.3.2/98	Permits Plus	SW
32.	11 Pine Street Realty Tr 13048	11 Pine St	Rev window change	42.3.3/24.1	WAPD	SW
33.	The Peterson Trust 13051	8 Jefferson Ave	Rev 12239 addition	29/49	Botticelli & Pohl	SW
34.	Thrones/ Hackel 13030	51 N Liberty Rd	Historic Determination	41/500	LFW	JP
35.	Conservation Found 13008	Coatue	Historic Determination	16/5	Val Oliver	
36.	Lasota Family 12992	8 Maple Lane	Garage door color change	67/303.4	Val Oliver Design	AM
37.	McCollum, Susan B 13014	35 Eel Pt Rd	Demo pool	32/63	Botticelli & Pohl	AM
38.	Susan McCollum 13006	35 Eel Point Road	Rev. 12678; fenest	32/63	Botticelli & Pohl	AM
39.	Hey Lover, LLC 13032	38 Lovers Lane Lot A	Cabana	68/68	Normand Residential	AM
40.	SurfsideACKscapes,LLC- 13009	2 Nonantum Avenue	Cabana	87/5	Normand Residential	AM

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.	Diane Archer- 12963	1 Weetemo Road	Porch/renovations	15/57	Thornewill Design	AC
	• Replacement windows, Anderson A series, must meet the historic Nantucket style muntin profile.					
2.	Ashley Gebhardt- 12983	11 Sesapana Road	Move on shed	68/26	Structures Unltd	CP
	• Shed colors and roof shingles to match house.					
3.	Nancy Breckenridge- 12976	170 Cliff Road	Pool	41/68	MCA+	AM
	• Updated site plan indicating the location of the pool equipment. Pool and pool equipment not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	Nantucket Hist Assoc 13033	15 Broad Street	Addition	42.4.2/61	Emeritus, LTD	SW
	• Paint service door medium gray akin to weathered shingles.					
5.	Seven Pleasant, LLC 12985	7 Pleasant Street	Replace/reduce spa	42.3.3/158	Normand Residential	SW
	• Spa not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	37 Cliff Road Nom Tr 13043	37 Cliff Rd	Shed move	42.4.4/42	Garden Group	SW
	• Not to be visible at time of inspection and in perpetuity.					
7.	37 Cliff Road Nom Tr 13044	37 Cliff Rd	Hardscape pool	42.4.4/42	Garden Group	SW
	• Not to be visible at time of inspection and in perpetuity.					
8.	Davies, Elizabeth 13023	35 Wauwinet Rd	Solar roof	20/34	AckSmart	JP
	• Date of construction, c. 1850 farmhouse, to be written on the COA					

9. 100 Wauwinet Tr **13005** 100 Wauwinet Road Rev. 12786; barn 11/24.1 Botticelli & Pohl AM
 • Colors to be noted on application
10. 100 Wauwinet Tr **13007** 100 Wauwinet Road Rev. 12521; pool house 11/24.1 Botticelli & Pohl AM
 • Un-muntined East picture window not to be visible at time of inspection and in perpetuity

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ZERO INDIA, LLC	ZERO INDIA ST	PROJECTING SIGN ENTANCE 1 (MARISSA COLLECTIONS)	42.3.1/130	THE SIGN LADY
2.	SOUTH WATER REALTY INC	21 S WATER ST	PROJECTING SIGN (JULIE'S KITCHEN)	42.4.2/102	THE SIGN LADY
3.	NANT ISLAND LAND BANK	22 BROAD ST	PROJECTING SIGN (LAND BANK)	42.4.2/34	ELEANOR ANTONIETTI

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER**V. NEW BUSINESS 08/12/2025**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Orange St, LLC- 12975	5 Orange Street	Addition	42.3.1/149	Thornewill Design AM
2.	Dean Lampe- 12960	5 Gray Avenue	New dwelling	67/320	Self CT
3.	Dean Lampe- 12973	5 Gray Avenue	Shed	67/320	Self CT
4.	Dean Lampe- 12974	5 Gray Avenue	Pool	67/320	Self CT
5.	Arthur Reade- 12964	19 Monomoy Road	Alterations	54/260	Gryphon Architects CT
6.	Nancy Breckenridge- 12977	170 Cliff Road	Guest house	41/68	MCA+ AM
7.	9 Hulbert Ave RE Tr- 12979	9 Hulbert Avenue	Addition/alterations	29.2/3.3	Val Oliver Design AM
8.	9 Hulbert Ave RE Tr- 12980	9 Hulbert Avenue	Historic Determination	29.2/3.3	Val Oliver Design AM
9.	Diane Montgomery- 12994	88 Goldfinch Drive	Roof top solar	66/693	Cotuit Solar VO
10.	Alfred Sanford 12830	8 Cato Lane	New dwelling	55/663	Ridgevale Development VO
11.	Auburn Cottage, LLC 12990	46 Easton Street	Rev. 11261; deck/hip roof	42.4.1/22	Botticelli & Pohl AM
12.	Mickey Rowland 12997	18 Mt. Vernon Street	Main House- add porch	55.4.4/32.1	Normand Residential JP
13.	Mickey Rowland 12996	18 Mt. Vernon Street	Garage	55.4.4/32.1	Normand Residential JP
14.	Mark Welshimer 12988	3 New Mill Street	Addition	42.3.3/190	CWA JP
15.	Bailey Kim 13016	7 Brewster Rd	Color change MH	54/286	Tom Nicosia RP
16.	Bailey Kim 13017	7 Brewster Rd	Color change GH	54/286	Tom Nicosia RP
17.	Ennismore Mews LLC 13029	3 Hickory Meadow	Gate	41/73.1	Atlantic Landscaping RP
18.	Alfred Sanford LLC 13015	10 Cato Ln	Main House Revs	55/125	Ridgevale Development RP
19.	Gilbey, Mason 13013	54R Union St	Change of use garage to dwelling	55.1.4/32.1	Val Oliver Design JP
20.	Patrick & Emily Dolan 13011	7 Comeau Ln	Front door replacement	49.3.2/13	Self RP
21.	Ack Reward LLC 13021	149 Main St	Move on site add & reno	41/169	BPC VO
22.	CBM Polpis Trust 13031	275 Polpis Rd	New dwelling	25/16	Emeritus LTD VO
23.	28 Pine LLC 13019	28 Pine St	Fenestration/replace found/alter	42.3.2/47	Emeritus LTD VO
24.	Pride Foundation II Trust 13028	166 Cliff Rd	New Dwelling	41/69	S Metz JP
25.	Wendy Greenberg 13034	16 Dukes Rd	Hardscape wall fence	41/61	LFW JP
26.	7 Brewster Nantucket LLC 13047	7 Brewster Rd	Pool hardscape	54/286	KMLD JP
27.	Dougherty Anne 13024	2 Lincoln Street	Solar roof	73.4.2/83	AckSmart JP
28.	Gerald Schwartz 13048	11 & 21 Nonantum	As- Built Fence/gate cattle grate VIEW	87/58	KMLD JP

VI. OLD BUSINESS 8/5/2025

1. Nicole & Joel Whidden- **11541** 11 Davis Street New dwelling 82/75 Emeritus
 • Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten Last heard 7/22/2025

VII. OTHER BUSINESS

Approve Minutes-	
	• Next HDC Meeting August 19, 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