



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 AUG 22 PM 01:52

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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)

RECEIVED

2025 AUG 26 PM 02:04
NANTUCKET TOWN CLERK
Posting Number: T 710

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, August 26, 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_klxP4DpUTdmNVRENKOvsSQ#/registration

To watch live feed, click here:

https://www.youtube.com/live/QiUISaS_7K8

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.	Thomas Schwenke 13022	14 Hummock Pond Rd	Shed revisions	56/17	NAG	VO
2.	Henderson, Mary 13052	23 Lyons Ln	Renew COA#5915	71/11	Chuck Lenhart	VO
3.	Bonnie Lema	15A Evergreen Way	30 sf addition	68/717	Self	VO
4.	Rene Daniels 13074	1 Bailey Rd	Basement egress	56/425	Self	CP

5.	Cappo LLC 13058	46 Milestone Rd	Color change MH	54/113.1	EMDA	CP
6.	Cappo LLC 13059	46 Milestone Rd	Color change Garage	54/113.1	EMDA	CP
7.	Levitani, Shari 13062	33 Madaket Rd	Pergola in rear	41/409	Thornewill Design	CP
8.	ACKkoda LLC 13057	42 Shimmo Pond Rd	Rev 12633; color change	43/126	Botticelli & Pohl	CP
9.	Mary Brugger 13053	50 Kendrick St	Deck & fenestration	76.4.1/610	JB Studio	AC
10.	Christine Petrella 13056	16 Pequot St	New cottage	80/320	Topham Design	AC
11.	Heather Stevens 13080	31 Essex Rd	Addition	67/615	R Newman	AC
12.	Golden Pond LLC 13084	64 Baxter Rd	Shed	49/51	WAPD	AC
13.	Remain LLC 13072	54 Main Street	Roof	42.3.1/193	T & T Roofing	CT
14.	William & Louis Hourihan 13081	16 Hawthorne Ln	New dwelling ADU	56/226	K Megna	CT
15.	EMDA 13099	19 Hummock Pond	Move shed off to 19 Wappossett	56/12	EMDA	CT
16.	Virna Gonzalez 13100	19 Wappossett Cir	Move shed on from 19 HPR	67/575	EMDA	CT
17.	Munn 13103	6 Sconset Ave	Sign off as built chimney	49.3.2/12	Val Oliver Design	RP
18.	Barrett 13144	31 Dukes Rd	Cabana	56/459	Val Oliver Design	RP
19.	NISHA 13120	25 Airport Rd	Color change	68/727	Emeritus, LTD	RP
20.	Ron Frank 13123	40 Washaman Ave	Stepping stones	55/576	Atlantic Landscaping	RP
21.	David Marcus 13145	79 Polpis Rd	Gate/fence	44/23.3	Atlantic Landscaping	RP
22.	Freidman, Nancy-Eric 13064	6 S Cambridge St	Exterior door slab change	59.4/15.1	Cygnat/Nate Waig	VO
23.	K Kirilov 13107	3B Skiff Ln	Add window well & window	55/651	Self	VO
24.	Todd MacLean 13106	20 Blackfish Ln	Deck	73/114	BPC	VO
25.	Flex Sam 13147	12 Moors End Ln	Rooftop solar	43/215	AckSmart	VO
26.	2 Spearhead LLC 13087	2 Spearhead Fac. A	Rev 12855; add pent roofs	69/307	Emeritus LTD	AM
27.	Cynthia Von Kampen 13095	84 Skyline Dr	New ADU	79/53	K. Megna	AM
28.	Delaney/Carver 13102	4 Old Quidnet Path	Window and door, porch	20/53	Thornewill Design	SW
29.	Goldfinch LLC 13109	5 Emily St	Addition fenestration	49.2.3/52	JBStudio	AM
30.	7 Maple LLC 13117	7 Maple Ln	Rev. 1269; MH	67/303.6	Emeritus, LTD	AM
31.	65A Surfside, LLC 13113	65A Surfside Rd	Move-on/add from 50 Wanoma	67/222.3	Thornewill Design	JP
32.	60 Burnell, LLC 13140	60 Burnell St	New pool house	49.3.2/18	Botticelli & Pohl	JP
33.	Third Point Holdings, LLC 13108	39 Quaise Rd	Win/dr chgs/frnt porch	26/3	CWA	JP
34.	8 Rd Mill Lane, LLC 13134	8 Red Mill Lane	Rev. 11187; bump out/wind	55/928	Linda Williams	JP
35.	Nant. Property Owner 13135	20 Honeysuckle Rd	Pool house	68/391	Linda Williams	JP
36.	Nant. Property Owner 13139	22 Honeysuckle Rd	Pool house	68/399	Linda Williams	JP
37.	Nant. Land Bank 13092	166 Hummock Pond Rd	Demo move storage bldg	65/13	SMRT	SW
38.	Nant. Land Bank 13097	166 Hummock Pond Rd	Demo move dwelling	65/13	SMRT	SW
39.	Nant. Land Bank 13119	166 Hummock Pond Rd	New storage bldg	65/13	SMRT	SW
40.	Nant. Land Bank 13121	166 Hummock Pond Rd	New duplex dwelling	65/13	SMRT	SW
41.	Nant. Land Bank 13093	125 Somerset Rd	New garage	66/69	SMRT	SW
42.	Nant. Land Bank 13096	125 Somerset Rd	Hardscape	66/69	SMRT	SW
43.	Johnson Trust 13090	24 Bassett Rd	Remove chimney	26/61	R Newman	SW
44.	Island Lumber 13094	1 Polpis Rd	Roof	54/121	T & T Roofing	SW
45.	85 Orange LLC 13150	85 Orange St	Roof change	55.4.1/27	Chris Anderson	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.	7 Brewster Nant, LLC 13133	7 Brewster Rd	Pool pavilion	54/286	Linda Williams	JP
	• Due to lack of visibility					
2.	Nant. Property Owner 13138	20 Honeysuckle Rd	Garage/apartment	68/391	Linda Williams	JP
	• Omit pent roof- not needed with the eave forward.					
3.	Nant. Property Owner 13136	22 Honeysuckle Rd	Garage/apartment	68/399	Linda Williams	JP
	• Add rent roof from 20 Honeysuckle to mitigate the verticality of the gable forward.					
4.	Ted Silva 13116	14 Harbor View Way	Rev. 12399; roofwalk	42.4.1/26	Linda Williams	JP
	• Date of construction c. 1930 Stiller-Meara House to be written on the COA.					
5.	Michael Stone 13073	6 Marcus St	Shed	91/9.1	Self	CP
	• Shed colors to match the house.					
6.	Laura Iannetta/Doug Fisher 13083	7 Paul Jones Rd	Rev. 8616; patio	30/68.1	Miroslava Ahern	AC
	• Add 2-3 rows of privet to screen the patio from Paul Jones Road.					
7.	Donald Pongrace- 13055	78 Polpis Road	Solar	44/25.7	SunWind	VO
	• Solar must not be visible at time of inspection and in perpetuity.					

8.	Born Wild LLC 13082	5A Rosebud	New shop building	68/783.2	Emeritus LTD	CT
	• Reduce height by 12" (no less roof slope).					
9.	EMDA 13098	19 Hummock Pond	New shed	56/12	EMDA	CT
	• NTW trim, sash, doors per shed that was there before.					
10.	Far East Nantucket LLC 13101	47 Warrens Landing	Rev. 3636; Window changes	38/54	EMDA	CT
	• Due to limited visibility.					
11.	Klaus Kleinfeld 13149	13 Hawks Cir	New pool	73/49.1	George Berg	RP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
12.	Barrett 13143	31 Dukes Rd	Pool	56/459	Val Oliver Design	RP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
13.	Uric Sandra 13146	4 Wannacomet	Rooftop solar	41/572	AckSmart	VO
	• Due to lack of visibility.					
14.	Tom & Lena Sansone 13067	35 Pleasant St	Rev. 12566; gar fens/ods	55.4.1/156	Gryphon Arch	AM
	• No vertical boards in passage door panels.					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Artists Assoc. 13086	8 Federal Street	Projecting sign- Johnson Gallery	42.3.1/172	Tracy Sears
	• Recommends approval.				

IV. RATIFY VOTE TO CLARIFY INCORRECT HDC # AND SCOPE OF WORK FROM 8/19/2025 MEETING

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nicole & Joel Whidden- 11541	11 Davis Street	New dwelling	82/75	Emeritus
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten				
	• Correct HDC # and scope of work is 12682; scope of work: Rev 11541; chim/railings/fenestration				

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**VI. COMMISSIONER REQUESTED VIEW FROM 8/19/2025**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Darrell Ferguson 12852	42 Chuck Hollow Rd	As-Built retaining wall	75/65.1	Self
	• Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten, Oliver				
	Last heard 8/19/2025				

VII. COMMISSIONER DISCUSSION & VOTE: ACTION ON UNSAFE OR DANGEROUS CONDITION

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	12 Atlantic LLC- 13126	12 Atlantic Ave	Demo move dwelling	55/21	Linda Williams

VIII. 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.	K225, LLC 12925	126 Main St VIEW	Parking revisions	42.3.3/98	Linda Williams

IX. 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.	Nancy Breckenridge- 12977	170 Cliff Road	Guest house	41/68	MCA+ AM
2.	Diane Montgomery- 12994	88 Goldfinch Drive	Roof top solar	66/693	Cotuit Solar VO
3.	Ennismore Mews LLC 13029	3 Hickory Meadow	Gate	41/73.1	Atlantic Landscaping RP
4.	Alfred Sanford 12830	8 Cato Lane	New dwelling	55/663	Ridgevale Development VO
5.	Alfred Sanford LLC 13015	10 Cato Ln	Main House Revs	55/125	Ridgevale Development RP
6.	Dougherty Anne 13024	2 Lincoln Street	Solar roof	73.4.2/83	AckSmart JP

X. NEW BUSINESS 08/26/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tom & Lena Sansone 13066	35 Pleasant St	Rev 12563; 75sf add	55.4.1/156	Gryphon Arch AM
2.	Ack Local Management LLC 13068	46 Hooper Farm Rd	New Dwelling	67/273.1	Kris Megna CT
3.	Murphy, Daniel 13069	8 Golfview Dr	New Dwelling	66/192	Gryphon Architect AC
4.	Scott Estill 13079	17 Ranger Rd	Rev.12063;door/win/clr chg	39/28	R Newman AM
5.	Doug Kinney 13075	7 Delaney Rd	Move off demo	41/128	R Newman CT
6.	Doug Kinney 13078	7 Delaney Rd	New dwelling	41/128	R Newman CT
7.	Doug Kinney 13077	7 Delaney Rd	Pool	41/128	R Newman CT
8.	Doug Kinney 13076	7 Delaney Rd	Roof top solar	41/128	R Newman CT
9.	Madaket Rd LLC 13088	57 Madaket Rd	Fen changes addition deck	41/201.2	Emeritus LTD AM
10.	Ready John D TR 13089	21 Old South Rd VIEW	As-Built electronic door	68/246	Self
11.	Artist Assoc 13104	8 Federal St	New second floor addition	42.3.1/172	EMDA SW

12.	Sutton, Michael 13127	111 Surfside Rd VIEW	As-built deer fence	80/70	Self	
13.	Matt Matthews 13124	43 Union St	Historic Determination	42.3.2/29	LFW	SW
14.	Matt Matthews 13128	43 Union St	Rev dwelling 1947	42.3.2/29	LFW	SW
15.	John Murray 13125	75 Fairgrounds Rd	Hardscape Pool	67/180.1	LFW	SW
16.	Dukes Road LLC 13129	2 Dukes Rd	Tennis pergola	41/187	Botticelli & Pohl	CT
17.	Dukes Road LLC 13154	2 Dukes Rd	Barn revisions	41/187	Botticelli & Pohl	CT
18.	DuBois Helen 13132	5 Stone Post Wy	Pool	74/80	SMRD	CT
19.	Middle Child LLC 13105	8R Union St VIEW	Re-site; 30sf addition	42.3.1/100.1	BPC	VO
20.	Nant Conserv. Found. 13130	220 Milestone Rd	Hardscape	51/1	Gryphon Arch	AC
• Hold per applicants' request						
21.	Shepard David 13148	10A W Dover	Rooftop solar	55.4.1/192	AckSmart	AC
22.	Richards David 13110	14 Mamack Ln	Deck fenestration MH	55/563.9	JBStudio	AM
23.	Richards David 13111	14 Mamack Ln	Fenestration garage	55/563.9	JBStudio	AM
24.	The Whole Spread, LLC 13118	332 Madaket Rd	Change siding/fenestr	60/100	Emeritus. LTD	AM
25.	James Beakey 13112	19 Tennessee Ave	Dormers/deck/fenest	60.1.2/47	Emeritus, LTD	RP
26.	Norton's Noggins, LLC 13141	26 N. Cambridge St	Demo/move off dwelling	38/21	Botticelli & Pohl	JP
• Hold per applicants' request						
27.	Norton's Noggins, LLC 13142	26 N. Cambridge St	New dwelling	38/21	Botticelli & Pohl	JP
• Hold per applicants' request						
28.	Michelle Velle 13137	10 Maxey Pond Rd	Sports court	40/100	Outside by Design	JP
29.	Dylan Wallace 13115	65 Polpis Rd	Rooftop solar	43/13	Self	VO
30.	35 MVD, LLC 13160	35 Meadow View Dr	Guest House	56/131	LDA Architecture	
31.	35 MVD, LLC 13161	35 Meadow View Dr	Garage	56/131	LDA Architecture	
32.	35 MVD, LLC 13114	35 Meadow View Dr	Hardscaping	56/131	Ahern, LLC	JP

XI. OTHER BUSINESS

Approve Minutes-	July 1, 2025; July 8, 2025; July 29, 2025
Review Minutes-	CLG Minutes June 27, 2025
	• Next HDC Meeting September 2, 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.

***V 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