



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 SEP 05 PM 01:36

Original Posting Number: T 734

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 SEP 09 PM 02:08
NANTUCKET TOWN CLERK
Posting Number: T 748

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, September 9, 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_0oHJg3OITS25zsuvL9rnSw

To watch live feed, click here:

https://www.youtube.com/live/3Xy_ZdElclM

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. COMMISSIONER DISCUSSION AND/OR VOTE

- Revised HDC Meeting Schedule July 29, 2025 – October 21, 2025
- HDC Meeting Schedule October 28, 2025 -

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Susan Hutton 13153	4 Maine Ave	Fence/gate/patio	60.3.1/451	Ferrantella Landscaping	VO
2.	Kay Jabren 13178	5 California Ave	Rev.12180- chg stair location	60.3.1/448	J. Martinson	VO
3.	Thomas Fusaro 13181	6 Toombs Ct	Rooftop solar	68/155	ACK Smart	VO
4.	Carl Keller 13182	22 Creek Ln	Rooftop solar	38/103	ACK Smart	VO
5.	47C NFR Trust 13185	47C Nobadeer Farm Rd	Addition and dormers	69/102.3	Botticelli & Pohl	VO
6.	Erin Donohue 13205	26 Gosnold Rd	Addition	30/89	Botticelli & Pohl	VO
7.	Michael Kramarz 13197	20 Cannonbury Ln	Fence/gate	74/14	Brian Lenane	VO
8.	Greg Raith 13228	5 Sheep Common	Rev Studio dormer	54/278	LFW	RP
9.	Klaus Kleinfeld 13172	13 Hawks Circle	Demo pool	73/49.1	George Berg	RP
10.	36 Meadow View LLC 13210	36 Meadow View Dr	Shed	56/135	Self	VO
11.	Fusaro, Riley 13199	8 Toombs Ct	Move house on	68/153.3	Val Oliver Design	JP
12.	60 Burnell LLC 13211	60 Burnell St	Add/ revs	49.3.2/18	Botticelli & Pohl	CT
13.	CNV Surf LLC 13184	68 Shawkemo Rd	Rev 12281; garage	44/5	Emeritus, LTD	CT
14.	Janet Eyre 13162	18 Lindberg Ave	Addition to solar array	73.4.1/9	ACK Smart	AM
15.	Maple Lane Trust 13190	3 Maple Ln	Shed	67/303	Brook Meerbergen	CP
16.	Montgomery C & D 13198	88 Goldfinch Dr	Roof replacement	68/696	DTA	CP
17.	Susan Engel 13191	106 Surfside Rd	Cottage addition	67/80	Normand Residential	CP
18.	Kathleen McIntosh 13112	8 Tom's Way	Addition	67/52	Structures Unltd	SW
19.	David Bailey 13218	83 Sankaty Rd	Rev MH Deck	49/91.1	LFW	SW
20.	John Welch Jr Tr 13222	3 Black Walnut	Demo Spa	48/1	LFW	SW
21.	John Welch Jr Tr 13819	3 Black Walnut	Demo pool	48/1	LFW	SW
22.	John Welch Jr Tr 13217	3 Black Walnut	Demo/move shed	48/1	LFW	SW
23.	John Welch Jr Tr 13223	3 Black Walnut	Demo cabana	48/1	LFW	SW
24.	Deborah Kenney 13173	1 Luff Rd	Patio door change	66/349	South NE Windows	AC
25.	Brian Brill 13169	14 Stone Barn Way	Roof change	29/908	T & T Roofing	AC
26.	Jen-Eric LLC 13176	26 N. Water St	Stairs/dormer	42.4.3/23	Chuck Lenhart	AC
27.	Wallace 13188	35 Meadow View Dr	Shed mve off to 8 BayBerry Ln	51/131	Jeff Morash	AC
28.	Jeff Morash 13189	8 Bayberry Ln	Shed mve on frm 35 Meadowview	67/72	Jeff Morash	AC
29.	Tracey Grace 13194	211 Polpis Rd	Extend dormer	26/31	Val Oliver Design	AC
30.	Brian Rice 13193	2 Reacher Ln	Addition	66/337	Chuck Lenhart	AC
31.	Marcus Mignone 13201	10 Angola S	Hardscape	55.4.4/79	Val Olver Design	JP
32.	Robert Blair 13226	16 Swift Rock Rd	Rev garage/apt	40/39	LFW	JP
33.	Victoria Hanson 13229	3 Nichols Rd	Shed rotation	92.4/58	LFW	JP

III. 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.	100R Wauwinet Trust 13206	100R Wauwinet Rd	Demo dwelling	11/24.3	Botticelli & Pohl	VO
	• Photos of existing dwelling to be added to the file.					
2.	Tom Kaza 13227	1 Whero Whero Ln	Pool	67/471	R Anderson	RP
	• Pool not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Matthew Manera 13170	15 Morey Ln	Pool/patio	73.3.1/38	Waterscapes	JP
	• Pool not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	Nantucki Madhe LLC 13231	15 Swift Rock Rd	Pool	40/72	Ryan Conway	CT
	• Pool not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
5.	Nantucki Madhe LLC 13230	15 Swift Rock Rd	Relocate shed on site	40/72	Ryan Conway	CT
	• Confirm the minimum setback at the rear and side property lines for location.					
6.	Benjamin DeRuyter 13152	12 Academy Ln	Fence	42.4.3/87	Thornewill Design	AM
	• Type II fence to be on both sides of stair and along side stairs as shown in photo 11 of 11 Academy Lane across the street.					
7.	Browning/Allen 13151	69 Somerset Rd	Roof top solar	66/85	Cotuit Solar	AM
	• Maintain vegetation so solar is not visible at time of inspection and in perpetuity.					
8.	Nant Theatre 13158	5 N. Water St	Add dormers	42.4.2/88	EMDA	AM
	• Step dormers back a minimum of 12" behind walls below and lower fascia to window head casings.					
9.	Charles Paget 13183	33 Millbrook Rd	2 nd floor dormer addition	56/316	DTA	AM
	• Step dormers back a minimum of 12" behind walls below.					

10.	2 Cabot Lane, LLC 13179	2 Cabot Lane #1	Roof change MH	30/254.3	T & T Roofing	CP
	• Date of construction, c. 1888, Harriet H. Swain House built by James H. Gibbs to be written on the COA					
11.	Susan Parkin 13180	2A Cabot Lane #2	Roof change Cottage	30/254.2	T & T Roofing	CP
	• Date of construction, c. 1971 Phillips Cottage to be written on the COA					
12.	Victoria Hanson 13225	3 Nichols Rd	Hardscape pool	92.4/58	LFW	JP
	• Pool not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. 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.	Nant Conserv. Found. 13130	220 Milestone Rd	Hardscape	51/1	Gryphon Arch	AC
2.	Shepard David 13148	10A W Dover	Rooftop solar	55.4.1/192	AckSmart	AC
3.	Dylan Wallace 13115	65 Polpis Rd	Rooftop solar	43/13	Self	VO

VI. NEW BUSINESS 09/09/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Robert Hatcher 13171	72 Baxter Rd	Historic Determination	49/44	Botticelli & Pohl	AM
2.	Erik Carneal 13174	23 Golfview Dr	Rev. 6776; 74sf addition	66/175	Botticelli & Pohl	AC
3.	Melissa Druley 13168	10 Candle House Ln	As-built clr chg- VIEW	55.4.4/51	Melissa Druley	
4.	111B Old South Rd, LLC 13175	111B Old South Rd	Commercial storage building	68/167	Emeritus, LTD	
5.	Stephen Burbage 13186	47 Quidnet Rd	MH addition	21/143	Mellowes & Paladino	AM
6.	Stephen Burbage 13187	47 Quidnet Rd	Guest house	21/143	Mellowes & Paladino	AM
7.	35 MVD, LLC 13196	35 Meadow View Dr	Main House addition	56/131	LDA Architects	
8.	Brandon Eldridge 13192	26 Arlington St	Solar addition	76.1.3/281	Isaken Solar	AC
9.	100R Wauwinet Trust 13204	100R Wauwinet Rd	New dwelling	11/24.3	Botticelli & Pohl	CT
10.	Steven Geldart 13203	6 Cherry St	Historic Determination	55/386	Val Oliver Design	CT
11.	Steven Geldart 13202	6 Cherry St	Replace 2 win/add 1 window	55/386	Val Oliver Design	CT
12.	Stan Chervin 13200	4 Meadow View Dr	As-built door color VIEW	56/149	Sanne Payne	
13.	Hackel, Michael 13232	15 Deer Run	Pool hardscape	57/22	Atlantic Landscaping	CP
14.	Dusscou, Zach 13220	41 Macy Ln	Roof top solar	68/34	Ack Smart	CT
15.	Perpetuwhale Invest LLC 13224	6 Stone Post Wy	Hardscape fence pool	74/38.1	LFW	JP
16.	12 Oak Hollow Nom Tr 13221	12 Oak Hollow Ln	Move off/ demo	56/128	Topham Design	

VII. OTHER BUSINESS

Approve Minutes-	August 12, 2025
	• Next HDC Meeting September 16, 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