



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, September 23, 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_ADVmXOx0SNW-NHWvXXnAng

To watch live feed, click here:

<https://www.youtube.com/live/4pUTceoPra0>

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, Alex Trifunovic

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. COMMISSION DISCUSSION AND/OR VOTE

- Historic Determination and Elevation Certificates

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Doneyn Bourke 13213	76 Arkansas Av	10 x 10 brick patio	59.4/42	Self	VO
2.	Robert Andersen 13295	6 Little Isle Ln	300 sf Barn	68/174	Dustin Maury	VO
3.	Stephanie Hanson 13284	17 Green Meadows	Roof change	67/372	D Kinsella	VO
4.	Jasper Young 13277	6 Broad St	Roof change	42.4.2/64	Boris Braun	VO
5.	Dickson, Henry 13267	3 Gold Star Dr	Roof top solar	55/194	Self	VO
6.	111 OSR LLC 13300	111B Old South Rd	Rev 12377; reconfig panels	68/167.1	ACK Smart	VO
7.	Stephen & Susan Burbage 13319	47 Quidnet Rd	Hardscaping	21/143	Ahern, LLC	VO
8.	CNY Surf LLC 13285	68 Shawkemo	Rev 12938; cabana	44/5	Emeritus LTD	RP
9.	PF Trust Re Hldg LLC 13269	11 Okorwaw	Demo/move shed	79/164	Brook Meerbergen	RP
10.	PF Trust Re Hldg LLC 13270	11 Okorwaw	New Shed	79/164	Brook Meerbergen	RP
11.	Niello Capital 13325	5 Marble Wy	Repair/rev front stoop	66/444.1	LINK	JP
12.	Jeannie Esti 13316	6 Goldfinch Dr.	Rev 11368;	Rev 11368	Emeritus LTD	JP
13.	1 Cliff Lane LLC 13313	1 Cliff Ln	Relocate shed on site	30/633	JBStudio	JP
14.	Island Lumber 13306	1 Polpis Rd	Shed guard shack	54/121	Val Oliver Design	CT
15.	Far East Nant, LLC 13246	47 Warrens Landing Rd	Shed	38/54	EMDA	CP
16.	Vestal Ventures LLC 13251	67 Vestal St	Cabana	41/59	Atlantic Landscaping	CP
17.	Eloise Nominee Trust 13272	1 Sandy Dr	Color change	29/73	Dave Pekarcik	CP
18.	37 Squam Rd Nom Tr 13288	37 Squam Rd	Demo/move off studio	13/26	Gryphon Architects	AM
19.	Alisha Ranney 13255	5 Williams St	ADU	55/427	Self	AM
20.	Alisha Ranney 13256	5 Williams St	Re-site shed	55/427	Self	AM
21.	A & M Bouscaren 13215	44 Burnell St	Move on from 60 Burnell	49.3.2/16	EMDA	AM
22.	Geoff Smith 13165	22 Coffin St	Addition	73.4.1/36	E Churchill	AM
23.	Wise, John 13240	16 Williams St	Basement stairway	55/372	Normand Residential	AM
24.	K GullicksenTr 13341	86 Main St	Driveway curbcut	42.3.3/66	LINK	JP
25.	Ellegance LLC 13254	75 Pocomo Rd	MH Rev 1157	15/7	Emeritus LTD	CP
26.	Imagine Moors End Ln LLC 13271	5 Moors End Ln	Fence	43/219	Francis Mastroianni	CP
27.	7 Maple LLC 13299	7 Maple Ln	Rev. 8964; shed	67/303.6	Emeritus LTD	SW
28.	7 Maple LLC 13298	7 Maple Ln	Rev. 7799; garage	67/303.6	Emeritus LTD	SW
29.	One Daffodil LLC 13297	1 Daffodil Ln	ADU	68/725	Reid Yenor	SW
30.	One Daffodil LLC 13296	1 Daffodil Ln	Duplex	68/725	Reid Yenor	SW
31.	Not so Easy LLC 13322	26 Easy St	Renew COA 1686	42.4.2/23	LFW	SW
32.	Not so Easy LLC 13323	26 Easy St	Renew COA 1687	42.4.2/23	LFW	SW
33.	Sixteen N Beach LLC 13292	16 N Beach St	Rev. 10676; rotate shed	42.4.1/102	Gryphon Architects	SW
34.	Nant Prop Owner 13317	18 Honeysuckle Dr	Rev. 8887; re-site dwelling	68/865	LFW	SW
35.	Nant Prop Owner 13318	18 Honeysuckle Dr	Rev. 12513; garage	68/865	LFW	SW
36.	Clay Street Devel 13237	44 Skyline Dr	Addition/renovation	79/990	Structures Unltd	AC
37.	Nielson, Carl 13234	50 Wanoma Wy	Rev. 11066; window chgs	92.4/244	Thornewill Design	AC
38.	Gruber, Brian 13250	6B Stone Barn Wy	New door/move window	29/912.1	Val Oliver Design	AC
39.	W. Scott Oldakowski 13247	34A Walsh St	Move off/demo dwelling	29/106	EMDA	AC

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.	Maryanne Waine 13241	11 Bishops Rise	Pool/ Patio	40/31.1	Val Oliver Design	RP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	Waydale LLC 13279	3 Waydale Rd	Sidewall chg to clapboard	55/85	Reid Yenor	JP
	• Cardinal points to be added to the elevations.					
3.	Waydale LLC 13278	5 Waydale Rd	Sidewall chr to clapboard	55/85	Reid Yenor	JP
	• Cardinal points to be added to the elevations.					
4.	Carden, T 13208	7 Mayhew Rd	Rev. 12808; wind/door chgs	92.4/209	LINK	JP
	• Revise elevations to indicate previous approval					
5.	John Welch, Trustee 13324	3 Black Walnut	Pool hardscape	48/1	LFW	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Cappo RE Holdings LLC 13301	46 Milestone Rd	Pool hardscape	54/113.1	David Troast	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	Greg Glowacki 13303	22R Evergreen Way	Relocate pool	79/710.2	Val Oliver Design	CT

Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	Island Cricket LLC 13216	169 Polpis Rd	Alterations balcony/window	44/18	Normand Residential AM
Vegetation to remain at least as robust as existing in perpetuity and color to remain Quaker Gray.					
9.	Triple T Farms LLC 13238	1 W Chester Ext	Rev Spa	4/480	Jardins Intl AM
Spa not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
10.	Newman Matthew Trust 13282	3 Maple Ln	Gazebo	67/303.8	Nia Bessey CP
Date of construction to be added to the COA.					
11.	Newman Matthew Trust 13281	3 Maple Ln	Garage Studio	67/303.8	Nia Bessey CP
Date of construction to be added to the COA.					
12.	Newman Matthew Trust 13283	3 Maple Ln	Main House	67/303.8	Nia Bessey CP
Date of construction to be added to the COA					
13.	4 Jefferson Nom Tr 13257	4 Jefferson Ave	Historic determination	29/48	Topham Design CP
Additional information required for the file.					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rick Ulmer 13273	149 Orange Street	Wall sign- The Island Blend	55/311	Milan Basnet
Recommend approval with the corners clipped.					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**VI. CARRIED OVER FROM 9/16/2025 AT THE COMMISSIONERS REQUEST**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Surfside R. T. 12949	16 Walsh St	Re-site/demo/move	42.4.1/50	R. Newman
Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten, Oliver					
Last heard 9/16/2025					

VII. 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.	Melissa Druley 13168	10 Candle House Ln	As-built clr chg- VIEW	55.4.4/51	Melissa Druley
2.	Brandon Eldridge 13192	26 Arlington St	Solar addition VIEW	76.1.3/281	Isaken Solar AC
3.	Dusscou, Zach 13220	41 Macy Ln	Roof top solar	68/34	Ack Smart CT
4.	Marcus Mignone 13201	10 Angola S	Hardscape	55.4.4/79	Val Olver Design JP

VIII. NEW BUSINESS 9/23/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Geoff Smith 13163	22 Coffin St	Shed	73.4.1/36	E Churchill AM
2.	Geoff Smith 13164	22 Coffin St	Driveway revision	73.4.1/36	E Churchill AM
3.	Moreira, Carlos 13242	1 Rosemary Wy	Deck on grade	69/20	Val Oliver Design AC
4.	Crowe, Susan & Jimmy 13259	76 Goldfinch	Reno Driveway	68/687	Thornewill Design AC
5.	Crowe, Susan & Jimmy 13260	76 Goldfinch	New front porch	68/687	Thornewill Design AC
6.	Wolfram Family Trust 13261	7 Folger Ln	Rev windows	42.4.4/33.3	Workshop ADP AC
7.	10 Marble Wy Nom Tr 13275	10 Marble Wy	Lot 1 New Garage ADU	66/104	K Megna CT
8.	10 Marble Wy Nom Tr 13276	10 Marble Wy	Lot 1 New Duplex	66/104	K Megna CT
9.	10 Marble Wy Nom Tr 13274	10 Marble Wy	Lot 2 New Dwelling	66/104	K Megna CT
10.	Sea Hero LLC 13291	2 Bittersweet Ln	Color change	56/104.2	George Berg AM
11.	Warner Peacock 13286	6 Fargo Way	Pool hardscape	14/61.1	Jardins Intl CT
12.	Richard Lubin K Trust 13287	6 Hinckley	Driveway/cattle grate	30/78	Jardins Intl CT
13.	37 Squam Rd Nom Tr 13289	37 Squam Rd	New studio	13/26	Gryphon Architects AM
14.	Triple T Farms LLC 13290	1 West Chester Ext	Addition	41/480	Gryphon Architects SW
15.	1 Barrett Farm Rd Tr 13305	1 Barrett Farm Rd	Fence	40/80	Val Oliver Design RP
16.	Mason Gilbey 13302	54R Union St	Rev 13013	55.1.4/32.1	Val Oliver Design CT
17.	FP 4 N Water LLC 13315	4 N Water St	Rev 12941 Addition	42.4.2/90	Emeritus LTD JP
18.	Fourteen Tautemo Real Tr 13304	14 Tautemo	Shed color chg VIEW	83/13	Emeritus LTD VO
19.	Fourteen Tautemo Real Tr 13310	14 Tautemo	Out building color chg VIEW	83/13	Emeritus LTD VO
20.	Schroeder Thomas 13311	20 First Wy	Roof top solar	55/915	JBStudio AM
21.	Sconset Partners LLC 13327	8 Lily St Sias	Partial demo existing	73.3.1/110	Emeritus LTD SW
22.	Six Lily St LLC 13326	6 Lily St Sias	Addition fenestration	73.3.1/109	Emeritus LTD SW
23.	Foundyller, D 13207	8 Mass Ave	New Garage/Boathouse	60.2.4/1	LINK JP
24.	Velle Van & Michele 13314	10 Maxey Pond	As-built deer fence VIEW	40/100	OID JP
25.	Brian Nester 13312	4 E Lincoln Ave	Rev to driveway	42.4.1/49	NAG VO

26. Matt Mulcahy 13321	25 Prospect St	Demo/move off dwelling	55.4.4/91	LFW	SW
27. Matt Mulcahy 13320	25 Prospect St	Demo move off shed	55.4.4/91	LFW	SW
28. Vito Petruzzella 13244	9 Nobadeer Way	Demo/move off MH	68/116	Kris Megna	CT
29. Vito Petruzzella 13243	9 Nobadeer Way	Demo/move off garage	68/116	Kris Megna	CT
30. Vito Petruzzella 13263	9 Nobadeer Way	New primary dwelling	68/116	Kris Megna	CT
31. Vito Petruzzella 13264	9 Nobadeer Way	New secondary dwelling	68/116	Kris Megna	CT
32. Vito Petruzzella 13262	9 Nobadeer Way	New garage/ADU	68/116	Kris Megna	CT

IX. OTHER BUSINESS

Approve Minutes-	August 26, 2025
	Next HDC Meeting September 30, 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