



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2025 OCT 03 PM 02:16

Original Posting Number: T 817

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 OCT 07 PM 02:01
NANTUCKET TOWN CLERK
Posting Number: T 825

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, October 7, 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_7eEMKYLQQMWNsErM8xTDUA#/registration

To watch live feed, click here:
<https://www.youtube.com/live/7xx110Z1sw>

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. Kenneth Sweet 13335	12 N. Pasture Rd	Attach garage to MH	44/89	Alex Boyce	VO
2. Erik Wendelken 13369	9 Alexandria Dr	Move on garage	67/415	Self	VO
3. Callen Miller 13362	1 Cherry St	Ramp	55/377.1	EMDA	VO
4. Carl Nelson 13359	21 Wigwam Rd	Rev 12845; fenestration	77/5.9	CWA	VO

5. Rhodes Holdgate 13375	13 Fairgrounds Rd	Window replacement	67/38	Caitlin Cooke	VO
6. John Schafer 13380	54 Lovers Ln	Doors windows deck pergola	79/80	Thornewill Desig	VO
7. Mont Elena 13392	11 Perry Ln	Window wells	67/112.6	Normand Residential	VO
8. Penant Realty Trust 13376	5 Coskata Course Wy	Revs 12323; winds/deck	14/14.1	Botticelli & Pohl	VO
9. Howard Hoffman 13444	14 Mamack Ln	MH- wind/clr chg	55/563.9	JB Studio	VO
10. Howard Hoffman 13443	14 Mamack Ln	Garage-pent roof	55/563.9	JB Studio	VO
11. Howard Hoffman 13442	14 Mamack Ln	Fence/gate	55/563.9	JB Studio	VO
12. Brett Watts 13385	33 Vesper Ln	Alteration remove chimney	55/126	Topham Design	VO
13. Wolfram Family Trust 13261	7 Folger Ln	Rev windows	42.4.4/33.3	Workshop ADP	SW
14. Reed Forever, LLC 13307	4 Van Fleet Cir	Re-site MH	91/111	CWA	AC
15. Reed Forever, LLC 13308	4 Van Fleet Cir	Re-site GH	91/111	CWA	AC
16. Reed Forever, LLC 13309	4 Van Fleet Cir	Re-site Garage	91/111	CWA	AC
17. XXII Years LLC 13366	3 Maxey Pond	New shed	40/106	CWA	AC
18. CBM Polpis Trust 13370	275 Polpis Rd	Rev. 13031; fenest/add chmy	25/16	Emeritus LTD	AC
19. Richard Tolsdorf 13411	23 Ranger Rd	Shed	39/45	Self	AC
20. Dougals Kinney 13334	7 Delaney Rd	2 nd dwelling	41/238	R. Newman	AM
21. Dougals Kinney 13332	7 Delaney Rd	Roof top solar	41/238	R. Newman	AM
22. Town of Nantucket 13336	150 Orange St	ADA ramp repair	55/59.1	Normand Residential	AM
23. NOSTRA, LLC 13354	23 Youngs Way	Move off shed	68/324	Structures Unltd	CP
24. Courtney Thorne 13348	6A Stone Barn Wy	Shed	29/912.2	Permits Plus	CP
25. Harry Pinson 13351	3 Elbow Ln	Renew COA 4795	73.2.4/44.1	Val Oliver Design	CP
26. Colleen McLaughlin 13435	9 Green Meadows	Roof change	67/376	LFW	CP
27. King Robert 13434	16 Wood Hollow Rd	Shed	72/10	Self	CP
28. 7 Farmview N. T. 13394	7 Farmview Dr	Board fence	66/180	SMRD	CP
29. Nantucket Land Bank 13412	166 Hummock Pond	Hardscape/driveway	65/13	SMRT	CP
30. Nant Property Owner 13407	14 Beach Grass Rd	Rev. hardscape/fence	68/395	LFW	RP
31. Nant Property Owner 13409	14 Beach Grass Rd	Rev.6945; porch	68/395	LFW	RP
32. Nant Property Owner 13437	12 Beach Grass Rd	Rev. 6946; porch	68/856	LFW	RP
33. 43 Fairgrounds Rd LLC 13386	43 Fairgrounds Rd	Shed attached to house	67/288	Val Oliver Design	RP
34. Radcliff N. T. 13410	2 Black Walnut	Rev. 11002; shed	48/1.2	LFW	RP
35. Michelle Lamb 13352	7 Fifth Way	Re-site w/472 sf add	87/122	EMDA	RP
36. Michelle Lamb 13356	7 Fifth Way	Cottage Mve on-191sf add	87/122	EMDA	RP
37. Charles Paget 13414	33 Millbrook Rd	Rev. 13183; dormer fwd 12"	53/316	DTA	RP
38. Stephen Swift 13357	50 Miacomet Ave	Fence	67/845	Self	CT
39. Kyle William 13365	7 Rudder Lan	Windows/patio door chg	66/363	Greg Mazures	CT
40. Plumbers Supply 13371	18 Arrowhead Dr	Egress basement stair	69/52	R Newman	CT
41. Patricia Burns 13373	77 Cliff Rd	Shed	30/163	R Newman	CT
42. Patricia Burns 13372	77 Cliff Rd	Basement egress window	30/163	R Newman	CT
43. Karen Nassif 13421	38 Wauwinet Rd	Re-build barn	20/21	Val Oliver Design	CT
44. Graceanne Tornovish 13418	21R Allen's Wy	Addition	67/17.1	Val Oliver Design	CT
45. Riley Fusaro 13416	8 Toombs Ct	Addition	68/153.3	Val Oliver Design	CT
46. Thomas Schroeder 13426	20 First Way	Shed	55/915	JB Studio	CT
47. Henri MacArthur 13415	4 Orkowaw	Shed	79/131	JB Studio	CT
48. Nantucket Boys & Girls Club 13429	61 Sparks Ave	Vestibule Addition	55/143	Emeritus LTD	SW
49. 30 N Beach St LLC 13403	30 N Beach St	Demo dormitory	29/130	Emeritus LTD	SW
50. 30 N Beach St LLC 13405	30 N Beach St	Hardscaping	29/130	Ahern, LLC	SW
51. Beach Bucket, LLC 13425	14 Silver St	Hardscape	55.4.1/182	Julie Jordan	SW
52. Constance Greene 13390	4 Sandwich	New dwelling	54/227	Studio Ppark	SW
53. Constance Greene 13391	4 Sandwich	Shed	54/227	Studio Ppark	SW
54. CNV Surf 13396	68 Shawkemo Rd	Rev. 12859; omit chmy pots	44/15	Emeritus LTD	SW
55. 2 Spearhead LLC 13428	2 Spearhead Rd- Fac. A	Rev. 13087; roof/fenes chg	69/307	Emeritus LTD	SW
56. 2 Spearhead LLC 13404	2 Spearhead Rd- Fac. B	Rev. 12854; roof/fenes chg	69/307	Emeritus LTD	SW
57. Samuel Shamoun 13420	9 Field Ave	Shed	80/162.1	LFW	SW
58. Katherine Fugate 13338	63 Monomoy Rd	New dwelling	43/108.1	Normand Residential	JP
59. Scott Estill 13349	17 Ranger Rd	Front porch	39/26	R. Newman	JP
60. Bailey, David 13389	83 Sankaty Rd	Rev 8208; rmve addition	49/91.1	Design Associates	JP
61. 86 PR Trust 13393	86 Pocomo Rd	Pool demo	15/41	Emeritus LTD	JP

62. Big Patch LLC 13431	69 Hummock Pond Rd	Rev. 10211; ODS/rmve chmy	56/320	Emeritus LTD	JP
63. Chris Raith 13436	7 Milestone Crossing	Move on cottage	68/453	LFW	JP
64. Geoff Smith 13399	33A Bunker Rd	Building #1	78/99.1	Paul Beaulieu	JP
65. Geoff Smith 13400	33A Bunker Rd	Building #2	78/99.1	Paul Beaulieu	JP
66. NT Property Owner 13417	10 Beach Grass	Porch railing/steps	68/857	LFW	JP

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.	Karl Gross 13384	8 Evergreen Wy	Pool	68/703	Self	VO
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	44 Monomoy LLC- 13328	44 Monomoy Rd	Rev. 7489; add wind/doors	54/72	Tad Elliott	AM
	• Reuse any existing windows being removed for any added windows of the same size.					
3.	Tony Bozzuto 13331	6 Nonantum Ave	Addition	87/140	R. Newman	AM
	• (X) window added to proposed porch gable.					
4.	Toby Bozzuto 13333	6 Nonantum Ave	Pool	87/140	R. Newman	AM
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
5.	Ben Gifford 13339	4 Head of Plains	Pool/apron	63/7	KMLD	AM
	• No apron. Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	James Westbury 13427	8 Pine Tree Rd	Replace door	68/218	SNE Windows	CP
	• Date of construction to be written on the COA.					
7.	Ronald Zibelli 13381	8 Long Pond Dr	Addition deck pergola	59/25	Thornewill Design	CP
	• Date of construction to be written on the COA.					
8.	Michelle Velle 13401	10 Maxey Pond Rd	As-built shed	40/100	CWA	SW
	• As- built fee to be paid					
9.	Samuel Shamoun 13419	9 Field Ave	Hardscape- fence	80/162.1	LFW	SW
	• As- built fee to be paid					
10.	Timothy Ehrenberg 13337	28 Flintlock Rd	Addition/renovation	75/79	Normand Residential	JP
	• Dormers should be set back at least 3' from the gable ends of the building					
11.	Calliope NT 13423	20 Gladlands Av	Hardscape- fence	80/222	LFW	JP
	• Gate to be 25' from the front property line provided drawing that matches precedent photo- natural to weather					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Sign Type/Name</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nant. Boys & Girls Club 13363	61 Sparks Ave	Wall/Nantucket Boys & Girls Club	55/139.4	Hollister Consulting	
2.	Nant. Boys & Girls Club 13364	61 Sparks Ave	Wall/Hand logo	55/139.4	Hollister Consulting	
3.	POATNE - 13408	Various Locations	Master Sign Plan	N/A	Bert Johnson	
4.	POATNE - 13406	Various Locations	DOT Sign- No Parking	N/A	Bert Johnson	
5.	POATNE - 13071	Various Locations	OB Speed Limit 25 MPH	N/A	Bert Johnson	
6.	Martha Sargent- 13430	35B Old South Rd	Projecting/ ES Beauty Lounge	68/6	Evgeniya Shishkova	
7.	44 Centre Holdings – 13440	44 Center St	Projecting/ The General Store	42.3.1/63.1	LINK 02554	

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER**V. 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.	Brian Nester 13312	4 E Lincoln Ave	Rev to driveway	42.4.1/49	NAG	VO
2.	Matt Mulcahy 13321	25 Prospect St	Demo/move off dwelling	55.4.4/91	LFW	SW
	• Hold for 10/21/25 meeting					
3.	Matt Mulcahy 13320	25 Prospect St	Demo move off shed	55.4.4/91	LFW	SW
	• Hold for 10/21/25 meeting					
4.	Vito Petruzzella 13244	9 Nobadeer Way	Demo/move off MH	68/116	Kris Megna	CT
5.	Vito Petruzzella 13243	9 Nobadeer Way	Demo/move off garage	68/116	Kris Megna	CT
6.	Vito Petruzzella 13263	9 Nobadeer Way	New primary dwelling	68/116	Kris Megna	CT
7.	Vito Petruzzella 13264	9 Nobadeer Way	New secondary dwelling	68/116	Kris Megna	CT
8.	Vito Petruzzella 13262	9 Nobadeer Way	New garage/ADU	68/116	Kris Megna	CT

VI. NEW BUSINESS 10/07/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nina Ross 13340	87 Main St	Clapboard color chg	42.3.4/30	Self	JP
2.	Harvey Young 13358	6 Broad St	Roof top solar	42.4.2/64	ACK Smart	JP
3.	Brian Nestor 13361	4 E. Lincoln Ave VIEW	Rev 11525; add ODS, winds	42.4.1/49	NAG	VO
4.	Brandon Kelly 13360	4 Kendrick St VIEW	Rev 12573; enlg patio/gates	71.3.2/168	NAG	VO
5.	Sea Daze LLC 13368	27 Baxter Rd	Fence gate hardscape	49.2.3/10	Jardins Intl	AC
6.	32 Flintlock LLC 13367	32 Flintlock Rd	Vehicular Gate	75/77	Jardins Intel	AC
7.	Steven Cohen Trustee 13268	16 Lyons Ln	Fence/ Driveway gate deer grate	76/15	Chris Gallant	AC
8.	47C NFR Trust 13377	47C Nobadeer Farm VIEW	Rev to 13185 addition	69/102.3	Botticelli & Pohl	VO
9.	14 Hussey St LLC 13383	14 Hussey St VIEW	As-Built curbcut/fence	42.3.4/132	Atlantic Landscaping	SW
10.	33 Cliff Rd LLC 13388	33 Cliff Rd	Stone post	42.4.4/5	Ahern LLC	JP
11.	30 N Beach St LLC 13432	30 N Beach St	New hotel building	29/130	Emeritus LTD	SW
12.	17 Eat Fire Spring, LLC 13395	17 Eat Fire Spring	Door/window chg	20/58	EMDA	VO
13.	NIR, LLC 13413	50 Easton St	Alterations	42.2.4/23	Paul Beaulieu	RP
14.	Anthony Civalo 13441	58 Nobadeer Av	Sports Court	88/81	Brant Point Bldg	VO
15.	Scrambled, LLC 13402	47 Hulbert Av	Fenestration revs	29/15	BPC	AM
16.	10 Marble Way N.T. 13424	10 Marble Wy	Fence	66/104	Atlantic Landscaping	AM
17.	Reward ACK, LLC 13439	7 Thurston's Wy	Basement fens	66/34	Gashi Construction	CT
18.	Harpoon, LLC 13438	24 Walsh St	Color change	29/82	Mike Freedman	CT
19.	16 Squam Rd, LLC 13397	16 Squam Rd	New dwelling	21/147	Emeritus, LTD	AM
20.	15 Allens Lane, LLC 13433	15 Allens Ln VIEW	As-built fence	55/94	LINK	CP
21.	32 Hulbert Tr 13422	32 Hulbert Av	Arbors	29/72	LINK	AC
22.	Greenstick, LLC 11990	16.5 Williams St VIEW	Roof top solar	55/372	ACK Smart	AC

VII. OTHER BUSINESS

Approve Minutes-	August 19, 2025; September 2, 2025; September 16, 2025; September 23, 2025
	Next HDC Meeting October 14, 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