



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 OCT 17 PM 01:57

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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 OCT 21 PM 02:08
NANTUCKET TOWN CLERK
Posting Number: T 874

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, October 21, 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_Mj1zhUgQSFS2YJ9RR9GN7g

To watch live feed, click here:

<https://www.youtube.com/live/zKatDsO1M5c>

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

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Carly Ambrose 13518	7 Second Way	Re-site dwelling	55/97	Self	VO
2.	Richmond Meadows 13507	2 Honeysuckle Dr	Rev pool equip.	68/886	KOH	JP

3.	Richmond Meadows 13506	4 Honeysuckle Dr	Rev pool equip.	68/887	KOH	CT
4.	Richard, John Trustee 13499	25 Medouie Creek	Replace windows	14/34	Southern New England	VO
5.	Schroeder Thomas 13510	20 First Way	Roof top solar	55/915	JB Studio	AM
6.	O'Brien Peter 13512	8 Netowa Ln	Fenestration	55/581.1	JB Studio	AM
7.	Sansone 13530	35 Pleasant St	Door color	55.4.1/156	Gryphon Architects	AM
8.	Langlois, Stephen 13532	71R Fairgrounds	Rooftop solar	67/693.1	AckSmart	AM
9.	Camp Richard 13533	47 Rugged Rd	Roof top solar	79/1	AckSmart	AM
10.	Rezendes 13529	7 Todd Circle	Screen Porch	66/295	Val Oliver Design	AM
11.	Bovard 13531	34 Hummock Pond	Add window revise trim	56/82	Gryphon Architects	AM
12.	Griffin, Richard 13492	69 Cliff Rd	Driveway	30/190	Gryphon Architects	CP
13.	Tic T'ACK Toe LLC 13466	3 Fawn Ln	Renew 2022-09-7109 spa	68/971	Brook Meerbergen	VO
14.	Tic T'ACK Toe LLC 13468	7 Fawn Ln	Renew 2022-09-7116 pool	68/979	Brook Meerbergen	VO
15.	Tic T'ACK Toe LLC 13471	9 Fawn Ln	Renew 2022-09-7118 pool	68/978	Brook Meerbergen	VO
16.	Stephen Cohen Tr 13527	51 W Miacomet Rd	Rev Main House	81/52	WAPD	JP
17.	Steven Cohen Tr 13538	72 Pocomo Rd	Rev Garage	15/37	WAPD	JP
18.	Steven Cohen Tr 13528	72 Pocomo Rd	Rev shed	15/37	WAPD	JP
19.	Squam Holdings, LLC 13534	31 Squam Rd	Rev 9583: wins/bsmnt access	21/3	Botticeli & Pohl	JP
20.	John Wise 13536	36 Tennessee Ave	Rev 11735 color change	59.4/79	Emeritus LTD	JP
21.	Big Patch LLC 13526	69 Hummock Pond Rd	Rev 10901 remove chimney	56/320	Emeritus LTD	JP
22.	Timothy Perla 13486	3 Lowell Place	Porch extension	41/511	NAG	JP
23.	Linda Loring Found 13514	110 Eel Point Rd	Addition	32/33	Gryphon Architects	RP
24.	Kenneth Sweet Trust 13525	12 N. Pasture	Addition/deck	44/89	CWA	RP
25.	Paige Mary Yates Tr 13523	4 Coffin St	Rev 2024-08-10921	73.1.4/18	Self	RP
26.	John Kane 13521	12 Pond Rd	Rev. 6427; lwr ridge/wins/drs	56/295	Topham Design	RP
27.	DuBois, Helen 13517	5 Stone Post Wy	New shed	74/80	SMRD	RP
28.	LaFontaine, Pam 13502	11 Autopsot Cir	Window replacement	55/518.8	Ryder	RP
29.	Ed & Brook Garden 13475	15 Lily St	Color change Garage	42.3.4/10	Wm Freed	AC
30.	Roethke, Steven 13503	14 Bluebird Ln	Window replacement	68/590	SMRD	AC
31.	Cheney Realty Trust 13473	28 Equator Dr	Door/window, porch revs	56/342	BPC	AC

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.	Philip Gallagher 13541	8 Macy Rd	Shed	60/296	Michele Kolb	AM
	• Date of construction to be written on the COA.					
2.	Sally Cohen Etal 13485	18 Long Pond Dr	Stairs to garage 2 nd floor	59/20	Val Oliver Design	AM
	• Existing vegetation between proposed stair and Long Pond Road to remain. Proposed stair not visible from Long Pond Road at time of inspection and in perpetuity.					
3.	Lissy Bryan 13496	144 Main St	Roof change	41/519	Boyes, Thomas	AM
	• Date of construction to be written on the COA.					
4.	Habitat Nantucket 13487	5A Waitt Dr	Driveway fence	67/920.1	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
5.	Habitat Nantucket 13488	5B Waitt Dr	Fence	67/920.2	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
6.	Habitat Nantucket 13491	7 Waitt Dr	Driveway fence	67/921	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
7.	Habitat Nantucket 13489	9A Waitt Dr	Driveway fence	67/923.1	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
8.	Habitat Nantucket 13490	9B Waitt Dr	Fence	67/923.2	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
9.	Lynch Trust 13493	2 Green Ln	Fen foundation	42.3.3/130	Gryphon Architects	CP
	• The skylights constructed of wood and have TDL's with mutins. And the location and size conform to BWNIM.					
10.	Gudonis, Lauren Tr 13484	69 Hulbert Ave	Rev removal porch, deck etc.	29/6	Thornwill Design	VO
	• Date of construction added to the COA (GH NAN.3234) c. 1995-2003 noncontributing.					
11.	M Schnitman 13543	23 W York	Egress basement	55/4	Lera Keller	VO
	• Date of construction added to the COA, c. 1934 contributing.					
12.	White Elephant Hotel 13522	50 Easton St	Mechanical room addition	42.4.1/23	Paul Beaulieu	VO
	• Date of construction added to the COA- NAN.110 White Elephant Hotel, c. 1930, altered c. 1965					

13.	David Dalory 13563	125 Polpis Rd	Roof top solar	44/19.2	Josh Povek	AM
	• Solar not to be visible from Polpis Road and at time of inspection and in perpetuity.					
14.	Windrush LLC 13539	28-32 Baxter Rd	Renew Pool COA	49.2.3 31	Atlantic Landscaping	AM
	• Pool must not be visible at time of inspection and in perpetuity.					
15.	48 Baxter Rd, LLC 13516	48 Baxter Rd	Pool/spa/hardscape	49/59	Jardins Intl	RP
	• Pool and spa must not be visible at time of inspection and in perpetuity.					
16.	Michael Day 13498	38 Pine St	Roof	55.4.1/69	Pete Kirilo	RP
	• Name and date of construction to be written on the COA.					
17.	Roach, George 13519	40 Fair St	Roof	42.3.2/186	T&T Roofing	RP
	• Add historic name and correct date to COA.					
18.	Ed & Brook Garden 13474	15 Lily St	Color change MH	42.3.4/10	Wm Freed	AC
	• Trim color to match garage, white.					

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
	• Hold for revisions.				
2.	Nant. Boys & Girls Club 13364	61 Sparks Ave	Wall/Hand logo	55/139.4	Hollister Consulting
	• Hold for revisions.				
3.	POATNE - 13408	Various Locations	Master Sign Plan	N/A	Bert Johnson
	• Motion to approve with removing signage on gates, one sign per post and all future street signage should follow SAC guidelines.				
4.	POATNE - 13406	Various Locations	DOT Sign- No Parking	N/A	Bert Johnson
	• Motion to approve.				
5.	POATNE - 13071	Various Locations	OB Speed Limit 25 MPH	N/A	Bert Johnson
	• Motion to approve.				
6.	Martha Sargent- 13430	35B Old South Rd	Projecting/ ES Beauty Lounge	68/6	Evgeniya Shishkova
	• Motion to approve with bracket to be flipped and mounted in traditional format.				
7.	44 Centre Holdings – 13440	44 Center St	Projecting/ The General Store	42.3.1/63.1	LINK 02554
	• Motion to approve with 1 ½” thickness, plus or minus.				
8.	Island Lumber Holding Co.-13479	1 Polpis Road	Wall Sign (Rear Facade)- Hardware	54/121	Val Oliver Design Inc
	• Motion to approve.				
9.	Island Lumber Holding Co.- 13480	1 Polpis Road	Wall Sign (Front Facade)-Hardware	54/121	Val Oliver Design Inc
	• Hold for revisions.				
10.	Island Lumber Holding Co.- 13481	1 Polpis Road	Wall Sign- Island Lumber Company	54/121	Val Oliver Design Inc
	• Motion to approve.				
11.	Island Lumber Holding Co.-13482	1 Polpis Road	Wall Sign- Island Lumber Lawn & Garden	54/121	Val Oliver Design Inc
	• Motion to approve.				
12.	Island Lumber Holding Co.-13483	1 Polpis Road	Wall Sign- Lawn & Garden	54/121	Val Oliver Design Inc
	• Motion to approve.				

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.	Matt Mulcahy 13321	25 Prospect St	Demo/move off dwelling	55.4.4/91	LFW SW
	• Hold until 10/21/25 meeting				
2.	Matt Mulcahy 13320	25 Prospect St	Demo move off shed	55.4.4/91	LFW SW
	• Hold until 10/21/25 meeting				

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.	Beach Bucket, LLC 13425	14 Silver St	Hardscaping	55.4.1/182	Julie Jordan SW
2.	Nina Ross 13340	87 Main St	Clapboard color chg	42.3.4/30	Self JP
3.	17 Eat Fire Spring, LLC 13395	17 Eat Fire Spring	Door/window chg	20/58	EMDA VO
4.	Anthony Civale 13441	58 Nobadeer Av	Sports Court	88/81	Barnt Point Bldg VO
5.	Greenstick, LLC 11990	16.5 Williams St	Roof top solar	55/372	ACK Smart AC

NEW BUSINESS 10/21/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1.	Cavaler, Leonildo 13452	4B Goldfinch Dr	Addition	68/598.1	Self	SW
2.	Nate Horne 13446	1 Hull Ln	Rooftop Solar	67/132	Ack Smart	SW
3.	Warner Peacock 13445	6 Fargo	Garage apt	14/61.1	Beau Barber	SW
4.	John Welch 12874	40D Union St	Renew COA #7039	68/598.1	Self	SW
5.	Stoyan Ivanov 13448	18 S Shore Rd	Rev ADU	80/66	LFW	SW
6.	Verizon NE 13451	14 Eel Pt Rd	Replace generator	40/64	ATT	SW
7.	Jamie Leiss 13458	5 Coffin Rd	Door color change	91/9.2	G Nichols	SW
8.	36 Tennessee Ave LLC 13456	Oklahoma Ave	North shed	60.1.2/38	Normand Residential	SW
9.	36 Tennessee Ave LLC 13455	Oklahoma Ave	South shed	60.1.2/38	Normand Residential	SW
10.	M & E Reinimo 13454	55 Tennessee	Garage fenestration	59.4/363	Normand Residential	SW
11.	M & E Reinimo 13453	55 Tennessee	Sports Court	59.4/363	Normand Residential	SW
12.	Boyd, Stacey 13459	8 Isobel's Wy	Rooftop solar BLDG 1	49/113	Sunwind LLC	SW
13.	Boyd, Stacey 13460	8 Isobel's Wy	Rooftop solar BLDG 2	49/113	Sunwind LLC	SW
14.	Quince St Trust 13461	4 Quince St	Fire escape	42.3.4/20	Val Oliver Design	RP
15.	Knapp Trust, Etal 13463	23 Goldfinch Dr	Dormer	68/512	Val Oliver Design	RP
16.	ACKside down, LLC 13515	20 Polliwog Pond Rd	Fencing	55/422.3	Sanne Payne	RP
17.	Joe Cafferelli 13520	11 Milk St	front door/shutter color change	42.3.3/84	Frank Daily	RP
18.	Melissa & Dean Long 13524	11 Phippen Wy	ADU	43/94.2	K. Megna	RP
19.	Kinney, Doug/Kim 13513	7 Delaney Rd	Rev move off demo	41/128	R Newman	VO
20.	Cato Lane Peapco, LLC 13494	8 Cato Ln	New dwelling	55/663	Ridgevale Development	VO
21.	Cato Lane Peapco, LLC 13495	10 Cato Ln	Alterations	55/125	Ridgevale Development	VO
22.	Geo.Beth Thompson 13501	61 Cliff Rd	Hardscape driveway fence	30/247.1	Garden Group	VO
23.	Sixty-one Cliff Rd NT 13542	61 Cliff Rd	Addition fen changes	30/247.1	Normand Residential	AM
24.	Stone Martin 13509	38 Hooper Farm Rd	Fence	67/129	JB Studio	AM
25.	159 Orange St LP 13477	159 Orange St	Move on site	55/170	Val Oliver Design	AM
26.	Kings Way LLC 13540	3 Kings Way	Fence	41/116.1	Plame Dimitrov	AM
27.	John Wise 13535	34 Tennessee Ave	Rev 12856 partial Demo	59.4/75	Emeritus LTD	JP
28.	John Wise 13537	34 Tennessee Ave	Rev 12856 partial rebuild	59.4/75	Emeritus LTD	JP
29.	Richmond Meadows 13504	2 Honeysuckle Dr	Rev hardscape	68/886	KOH	CT
30.	Richmond Meadows 13505	4 Honeysuckle Dr	Rev hardscape	68/887	KOH	CT
31.	Jose F Gutierrez 13472	5A Thurstons Way	Add Dormers	66/33	Self	CT
32.	Hatton, Liza 13508	8 Meetinghouse Ln	New shed	49.2.3/55.1	Self	CT
33.	12 Pilgrim Rd LLC 13497	12 Pilgrim Rd	Rooftop Solar	41/476	AckSmart	AC

VII. OTHER BUSINESS

Approve Minutes-	
	Next HDC Meeting October 28, 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. - Discussion on presentation of applications limited to prior approval or existing; prior submitted and currently proposed.

***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