



**UPDATED MEETING POSTING  
MEETING POSTING**

**ORIGINAL POSTING TIME: 2024 FEB 01 PM 02:09  
ORIGINAL POSTING NUMBER: T 114  
ORIGINAL POSTING TIME: 2024 FEB 02 PM 12:28  
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**RECEIVED**  
2024 FEB 06 PM 12:07  
NANTUCKET TOWN CLERK  
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**TOWN OF NANTUCKET**

Pursuant to MGL Chapter 30A, § 18-25  
All meeting notices & agendas must be filed, & time stamped with the Town Clerk’s Office  
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

**Committee/Board/s** | Historic District Commission (HDC) – New Business

**Day, Date, & Time** | Tuesday, February 06, 2024, at 4:00 pm \*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:** | Ray Pohl, Chairman

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.**

**HISTORIC DISTRICT COMMISSION**

**Signature of Chair/Authorized Person:** Esmeralda Martinez, Land Use Specialist

**To join the Historic District Commission meeting click on the Zoom Registration Link below:**

[https://us06web.zoom.us/webinar/register/WN\\_wnWGDQ8pRi21Wck6VI8Z-w#/registration](https://us06web.zoom.us/webinar/register/WN_wnWGDQ8pRi21Wck6VI8Z-w#/registration)

**To watch the live meeting, click here:**

<https://www.youtube.com/live/1urz1PMIGOs?si=5K8pBiQnfsEX6UIm>

**Commissioners:** Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Diane Coombs, Val Oliver

**Associate Commissioners:** Carrie Thornewill, Constance Patten, Joe Paul

**Staff:** Holly Backus, Esmeralda Martinez, Adrian Rodriguez & Fiona Johnson

**Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust**

<https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind>

**AGENDA**

*Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.*

**This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all “New and Old**

**Business” applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.**

<b>I. SIGNS</b>				
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
<b>ALL SIGNS CONTINUED TO 02/13/24</b>				
1. Salvador Aguilar	5 Macy’s Lane	Wall Sign	68/40	SHN
2. Salvador Aguilar	5 Macy’s Lane	Wall Sign	68/40	SHN
3. Barbara Lewis	130 Pleasant St	Wall Sign	55/164	SHN

<b>II. CONSENT</b>				
1. Thomas & Kerry Donovan	104 Surfside	Move off house	67/349	EMDA
2. Pohl Botticelli, Camille	10 R Gray Ave	Studio addition	67/178.1	Botticelli & Pohl
3. Nantucket Landbank	54 Madaket Rd	Rev Apron	41/583	E Antonietti
4. Nantucket Landbank	166 Hummock Pond	Demo Green house	65/13	E Antonietti
5. Nantucket Landbank	166 Hummock Pond	Green House	65/13	E Antonietti
6. Fredericks, Dave	4 White	Roof	80/215	Val Oliver
7. NISDA	25 Wauwinet Rd	Roof top Solar Barn	20/80	Karen Alence
8. Nantucket Landbank	7 Nobadeer Farm	Electric vehicle port	69/1	Laura Sinatra
9. Town of Nantucket	4 Bathing Beach	Electric vehicle port	29/1	Laura Sinatra
10. Town of Nantucket	166 Surfside	Electric vehicle port	87/131	Laura Sinatra
11. Schwed Family	32 Vestal	Roof	41/46	Val Oliver
12. Richard Ho-Shue	31A Beach Grass	Shed	68/378	Val Oliver
13. 30 Pearl LLC	30 India St	Fencing, hardscape gate	42.3.4/137	Jardins Intl.
14. 21 Comm. Wharf Nom Trust	21 Comm Wharf	Window Repair	42.2.4/6	Norton
15. Nantucket Landbank	14 Cathcart	Fenestration	43/101	Gryphon
16. MacTaggart, Ian	1 Brook Farm Rd	Spa new	41/222.8	MCA
17. MacTaggart, Ian	1 Brook Farm Rd	Garage new	41/222.8	MCA
18. MacTaggart, Ian	1 Brook Farm Rd	Main house addition	41/222.8	MCA
19. 54 Prospect St LLC	4 Birdsong	Pergola hardscape	55.4.4/80.5	Ahern LLC
20. Hatches	129 Orange St	Window reshingle	55/147	Val Oliver
21. Salata Elizabeth J Etal Trust	32 Jefferson	Rev walls patio gate board enc.	30/132	Ahern LLC
22. RMM Lemonade LLC	23 Masaquet	Game court hardscape	80/139	Jardins Intl

<b>III. CONSENT WITH CONDITIONS</b>					
1. Dennis Keller	3 Nosegay Ln	Solar Roof	73.1.4/14	AckSmart	em
• Screening shown within application (Photos A, B, & C) to remain, maintained in perpetuity and replaces as necessary.					
2. Rebecca Moesinger	13 Bartlett Road	Move on House	67/11	self	em
• Subject to min. 20’ setback from the lot line along Bartlett Rd; and, front door facing the existing shell/dirt drive.					
3. Rebecca Moesinger	13 Bartlett Road	Move on Garage	67/11	self	rp
• Subject to fitting on the lot; connection to the existing structure (if/when later required) requires amended approval.					
4. Walter Wick	17 Burnell St	Replace staircase to roofwalk	73.4.2/1	Sarah Maneikis	vo
• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
5. David Brown	39 Chuck Hollow Rd	Move off	75/109	Kate Sayle	jp
• Add date of the structure to COA: c. 1973 per NHL data					
6. Kathy Reagan	49 Pleasant St	Window change skylight	55/19	Paul Dreher	jp
• Provide comparison elevations “existing & proposed” w/ changes clouded on the proposed elevations.					

<b>IV. OLD BUSINESS 01/02/2024</b>				
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mariyana Cavalier <b>08-8982</b>	4b Goldfinch Rd	Addition & dormers	68/597.1	Mariyana Cavalier
• <b>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: None Recused: None. Last heard 09/12/23.</b>				

<b>V. NEW BUSINESS 01/9/2024</b>				
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. O’Spray LLC	25 Willard St	Main house revision	29/33	Emeritus LTD

<b>VI. NEW BUSINESS 01/23/2024</b>				
<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ack N Back LLC	33 Quidnet Rd	color change studio Rev COA	21/27.2-27.4	WAPD
2. Ack N Back LLC	33 Quidnet Rd	color change MH Rev COA	21/27.2-27.4	WAPD
3. ACK N BACK LLC	33 Quidnet Rd	Revision 08-6785	21/27.2	Ahern LLC
4. Richard & Deborah Hohlt	121 Madaket Rd	Pickle Ball Court	40/60.1	Botticelli + Pohl

5.	Balaji Gandhi	9 New Jersey Ave	Move House onsite	60.3.1/408	Shelter 7
6.	Drake Real Estate LLC	5 Davis Ln	Rev to previous 7911	82/72	Val Oliver
7.	Richard Gioiosa	4 Whitetail Circle	Replace doors	71/23	John Kuszpa
8.	Ceylon Elves LLC	3 Wyers Way	Renew coa 72818	41/380	Botticelli + Pohl
9.	Ceylon Elves LLC	3B Wyers Way	Renew coa 72941	41/380.1	Botticelli + Pohl
10.	Richard Arnold	12 Winn St	New Barn	56/203	Sandcastle Construction
11.	Richard & Gale Valero	7 Waydale Rd	Addition	55/84	Val Oliver
12.	CMR 11 Osprey LLC	11 Osprey Way	Main House	82/3	Christopher Hall Arch
13.	CMR 11 Osprey LLC	11 Osprey Way	Secondary Dwelling	82/3	Christopher Hall Arch
14.	CMR 11 Osprey LLC	11 Osprey Way	Cabana	82/3	Christopher Hall Arch
15.	CMR 11 Osprey LLC	11 Osprey Way	Carport	82/3	Christopher Hall Arch
16.	CMR 11 Osprey LLC	11 Osprey Way	Shed	82/3	Christopher Hall Arch
17.	CMR 11 Osprey LLC	11 Osprey Way	Pool and Hardscape	82/3	Christopher Hall Arch
18.	CMR 11 Osprey LLC	11 Osprey Way	Spa	82/3	Christopher Hall Arch
19.	Jesse Dutra	2 Sea Fox Circle	Pool & Hardscape	55/107.4	Waterscapes
20.	Scarlett O'Hara LLC	43 Nobadeer Farm Rd	Demo/Move	69/17	Jamie Reid
21.	Clifford Williams	11 Somerset Rd	Replace portico & add clapboard	56/96	Val Oliver
22.	15 CHR LLC	8 Chuck hollow Rd	Remove chimney	72/31	Val Oliver
23.	23 Sankaty Head Trust	23 Sankaty Head Rd	Alterations to Garage	48/4.1	BPC
24.	South Cambridge LLC	4 S Cambridge St	Fenestration	59.4/111	JB Studio
25.	The Westmoor Club	10 Westmoor Ln	Reduce Alterations rev 12-7526	41/809	Goldsmith Architects
26.	Jeff & Michele Krohn	14 Center St Sconset	Roof/outdoor shower	73.1.3/104	SMRD
27.	Steven Cohen Area 51 Trust	51 West Miacomet Rd	Demo mov off	81/52	WAPD
28.	Steven Cohen Area 51 Trust	51 West Miacomet Rd	New dwelling	81/52	WAPD
29.	Steven Cohen Area 51 Trust	51 West Miacomet RD	New shed	81/52	WAPD
30.	Conan & Brooke Laughlin	29 Baxter Rd	Spa & hardscape	49.2.3/9	Ahern LLC
31.	Vaziki Ashkan	9 Woodbury Ln	Hardscape	41/551	Atlantic Landscaping

#### VII. OLD BUSINESS 01/30/2024

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matt & Alison Smith <b>11-9537</b>	232 Madaket Rd	MH Fenestration/dormer/porch	59.4/9/120.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
2.	Matt & Alison Smith <b>11-9536</b>	232 Madaket Rd	New 2 <sup>nd</sup> dwelling	59.4/9/120.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
3.	Matt & Alison Smith <b>11-9535</b>	232 Madaket Rd	New shed	59.4/9/120.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
4.	Matt & Alison Smith <b>11-9534</b>	232 Madaket Rd	Driveway	59.4/9/120.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Camp, Coombs, Paul, Thornewill; Alternates: Welch, Oliver, Patten; Recused: none. Last heard 12/05/2023</i>				
5.	Andrew & Stacey Roseau	148 Polpis Rd	Addition	27/19	JMS Architecture
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Thornewill; Alternates: Patten, Paul; Recused: none. Last heard 12/12/2023</i>				
6.	Robert Stock <b>08-9002</b>	50 Squam Rd	As-built Fence	31/13	Cohen + Cohen
	• <i>Commissioners: Coombs, Camp, Oliver, Patten, Paul; Alternates: None; Recused: none. Last heard 11/28/2023</i>				
7.	NT Conserv. Fndtion <b>11-9489</b>	165 Cliff Rd	New dwelling	41/65	Val Oliver
	• <i>Commissioners: Pohl, Camp, Coombs, Patten, Thornewill; Alternates: Paul; Recused: Oliver. Last heard 12/05/2023</i>				
8.	Tigerlilly Nom Trust <b>01-7671</b>	7 Barnabas Lane	Pool & hardscape	41/563	Ahern LLC
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Pohl, Thornewill, Patten; Recused: None. Last heard 01/09/2024</i>				
9.	Ospray LLC <b>12-9577</b>	25 Willard St	Hardscape & fence	29/33	Edgewater Landscape
	• <i>Commissioners: Pohl, Coombs, Oliver, Paul, Patten; Alternates: Thornewill; Recused: None. Last heard 12/19/2023</i>				
10.	26 Quidnest LLC	26 Quidnet Path	New Dwelling	21/150	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Paul; Alternates: Oliver, Thornewill, Patten; Recused: None. Last heard 01/16/2024</i>				
11.	1 N Swift Rock Tr.	1 N Swift Path	New dwelling	40/2	Emeritus LTD
	• <i>Commissioners: Pohl, Welch, Camp, Coombs, Oliver, Alternates: Patten, Paul; Recused: None. Last heard 01/16/2024</i>				
12.	Whitney Gifford Tr.	32 Pocomo Rd	Gate, driveway, & fence	14/77	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None. Last heard 12/12/2023</i>				
13.	Kathryn Cook <b>12-9637</b>	85 Low Beach Rd	Glass Connector rev 10-7257	75/31.3	Rich Gammons
	• <i>Commissioners: Welch, Camp, Coombs, Oliver, Paul; Alternates: Patten, Thornewill; Recused: None. Last heard 12/12/2023</i>				
14.	Richard and Lina Andersen	8 High Brush Path	New Gence	56/370	Link
	• <i>Commissioners: Pohl, Camp, Patten, Paul; Recused: None. Last heard 01/23/2024</i>				

#### VIII. VIEW 02/06/2024

1.	Dodgers Janis	9 Orange St	New parking spaces	42.3.1/150	NAG
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#### IX. NEW BUSINESS 02/06/2024

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Town of Nantucket	19 Waitt Dr	New Dwelling	67/925, 926, 927	J & J Construction
2. Kinsella, Catherine	19B Hummock Pond Rd	Barn	56/468	Self
3. Reade Arthur Trust	19 Monomoy Rd	Pool, patio, retaining walls	54/260	NAG
4. Wynn Shield	5 Friendship	Door window	66/249	Wynne
5. Caroline Way LLC	1 Caroline Wy	Rev Shed	82/58-59	Vincent Burn
6. Golden Eye	5 Grant	Guest house doors	30/143	Patrick Ahern
7. 32 Hulbert Trust	32 Hulbert	New shed	29/72	Botticelli & Pohl
8. Red Horse LLC	88 Quidnet Rd	Fen revs	21/109	Botticelli & Pohl
9. Stone Post Way LLC	7 Stone Post Wy	New Dwelling	74/79	K Megna
10. Tamara King	52 W Chester	Omit addition, fen changes	41/381	Emeritus
11. MacTaggart, Ian	1 Brook Farm Rd	Cabana New	41/222.8	MCA
12. Ack N Back	33 Quidnet	Pickleball	21/27.2	Ahern LLC
13. Town of Nantucket	24 Surfside	Demo	55/243	John McMeeking
14. Town of Nantucket	24 Surfside	Addition/Windows	55/243	John McMeeking
15. RMM Lemonade LLC	23 Masaquet	Game court hardscape	80/139	Jardins Intl
16. 25 ACK LLC	25 Pleasant	New Dwelling	55.4.1/111	EMDA
17. 26 Fair LLC	26 Fair St	Addition	42.3.2/171	EMDA
18. 4 Brothers ACK LLC	30 Tashama Ln	Revisions porch	55/455	EMDA
19. Foster, Jonathan & Roni	43 N Liberty St	Rev 2023-12-9566	41/153	Botticelli & Pohl
20. Butler, Henry & Cassandra	3 Evergreen Wy	New Dwelling	68/726.1	K Megna
21. Youngman, Thomas	32 York St	Window replacement	55.4.1/101	Val Oliver
22. Jason Mendelson	69 Monomoy	Rev	43/102	Studio Park
23. Lori Geddes	13 Evergreen Wy	Rev	68/718	Reid Yenor
24. RMM Lemonade LLC	23 Masaquet Ave	Move shed on site	80/139	Jardins Intl
25. Grant Cambridge	40 Easton	Hardscape, gates, Fence	42.1.4/20	Champoux Landscape
26. John Wise	18 Williams St	Move Reno	55/371	Normand
27. John Wise	18 Williams St	New driveway	55/371	Normand
28. Mid Century Modern LLC	21 Vestal St	Porch infill, fenestration	41/175	Normand
29. Mid Century Modern LLC	21 Vestal St	hardscape	41/175	Normand
30. 90 Noah Liberty Prev Trust	90 N Liberty	Garage partial demo	41/22	Botticelli & Pohl
31. 90. Noah Liberty Prev Trust	90 N Liberty	Shed move	41/22	Botticelli & Pohl
32. Congdon & Coleman	57 Main St	Roof	42.3.1/221	James Lydon
33. McNeill Family	10 Mattapoissett	Shed	82/117	Val Oliver
34. Don Allen Ford	24 Polpis	Windows doors	54/177	Val Oliver
35. Old Thumper LLC	29 Youngs	Storage Container	67/690	Val Oliver
36. Valencia, Rudy	33 Daffodil Ln	pool	68/743	NAG
37. Valencia, Rudy	33 Daffodil Ln	shed	68/743	NAG
38. Richard & Sarah Ward	69 S Shore	Addition	80/303	BPC
39. Judy	4 Dooley Ct	Pool	68/152	Val Oliver
40. 14 Bishop Rise Nantucket	14 Bishops Rise	Rev Entry door	40/124	Emeritus LTD
41. FP 4 N Water	4 N Water	New dwelling	42.4.2/90	Emeritus LTD
42. XXII Years LLC	3 Maxey Pond	Main House Addition	40/106	Permits Plus
43. XXII Years LLC	3 Maxey Pond	Guest House Addition	40/106	Permits Plus
44. KAC Holdings LLC	156 Madaket	Pickleball, driveway	39/13.4	Atlantic
45. Ack Northstar Devel	2 Braeburn	spa	39/41	Atlantic
46. RHACK LLC	20 Sherburne TPK	Railing arbor	30/195	Atlantic
47. Uf Select Prperties	14 S Mill St	roof	55.4.1/56.2	Gashi Construction
48. Goldstuck Charles & Karen	8 Mooers Ave	New Deck	30/248	WAPD
49. Turner, Suzanne	9 Long Pond Dr	Rev 2021-09-4551	59/33	Botticelli & Pohl
50. McCollum, Susan	35 Eel point Rd	Rev 2023-10-9346	32/63	Botticelli & Pohl
51. 8 New St LLC	8 New St	Replace fnt door/color change	55.4.1/35	LFW
52. Kevin Dineen	10 Newtown Rd	Fenestration change	55/198	LFW
53. NT Property Owner	5 Indigo	Handicap ramp	68/862	LFW
54. NT Property Owner	7 Indigo	Handicap ramp	68/863	LFW
55. NT Property Owner	13 Honeysuckle	Handicap ramp	68/873	LFW
56. 20A Bishops Rise Invt	20A Bishops Rise	MH rev window color change	40/127	LFW
57. 20A Bishops Rise Invt	20A Bishops Rise	Garage rev window color change	40/127	LFW
58. 20A Bishops Rise Invt	20A Bishops Rise	New cabana	40/127	LFW
59. 20B Bishops Rise Invt	20B Bishops Rise	MH rev window color change	40/127.1	LFW

60. 20B Bishops Rise Invt	20B Bishops Rise	Garage rev window color change	40/127.1	LFW
61. Harold Brothers Realty	2/4 Highland Ave	roofwalk	30/289&187	LFW
62. 5 Surfside Rd LLC	5 Surfside	MH expand deck	55/253	LFW
63. 5 Surfside Rd LLC	5 Surfside	Cottage Expand deck	55/253	LFW

Approved Minutes –	
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> <li>• <b>Next HDC Meeting- February 12<sup>th</sup> 4 pm.</b></li> <li>• <b>*HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM.</b></li> <li>• Discussion on type of zoning changes proposed in the Town Meeting Warrant.</li> </ul>
<b>Potential Items for Discussion-</b>	<ul style="list-style-type: none"> <li>• Discussion on distinguishing between solid and veneer brick on chimneys and foundations.</li> <li>• Discussion of Previously Approved Best Practices.</li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Review policy of Move/Demo hearings in relation to new Historic dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>