



Updated Meeting Posting
MEETING POSTING
Original Posting Time: 2025 DEC 05 PM 01:
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2025 DEC 09 PM 01:52
NANTUCKET TOWN CLERK
Posting Number:T 998

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, December 09, 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, Chair

To join the Historic District Commission meeting click on the Zoom Webinar link below to register:

https://us06web.zoom.us/webinar/register/WN_EAOnwB-rQ_ilrX2rsM-pFA#/registration

To watch live feed, click here:

<https://www.youtube.com/live/-l-ANxcql9Q>

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

- HDC Meeting and Deadline Schedule February 3, 2026 – May 05, 2026
- Old Business meeting hours

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Sarah Bois 13782	3 Wapposett Cir	Driveway extension	67/563	Self	VO
2. Luka Milisic 13827	6A Daffodil Ln	Re-site shed	68/772.1	Alex Trifunovic	VO
3. Luka Milisic 13838	6A Daffodil Ln	Deck	68/772.1	Alex Trifunovic	VO
4. Matt Fee 13813	6 Rugged Rd	Move on shed firm 19 Austin Locke	67/784	Self	VO
5. Elihu Tuttle 13765	103A Old South Rd	New dwelling	68/164.1	Kris Megna	VO

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6.	BOFL, LLC 13760	Zero Killdeer Ln	Windows	68/634	David Troast	VO
7.	Robert Hatcher 13759	72 Baxter Rd	Roof change- cottage	49/44	Botticelli & Pohl	VO
8.	Nicole Whidden 13831	11 Davis Ln	Rev. 12682; clr change	82/75	Emeritus. LTD	VO
9.	Nicole Whidden 13833	11 Davis Ln	Rev. 12684; clr chg, rmv wind	82/75	Emeritus. LTD	VO
10.	Karyn Lindsay 13842	7 Starbuck Rd	Retaining wall	60/23	Jeff Morash	VO
11.	Two Pilgrims, LLC 13838	17 Pilgrim Rd	Cabana	41/214	Sophie Metz	RP
12.	Two Pilgrims, LLC 13823	17 Pilgrim Rd	Rev. 11523; MH	41/214	Sophie Metz	RP
13.	Two Pilgrims, LLC 13835	17 Pilgrim Rd	Rev. 11524; GH	41/214	Sophie Metz	RP
14.	27 Cato Lane, LLC 13821	27 Cato Ln	Covered deck/pergola	55/118	JB Studio	RP
15.	Nancy Dubuc 13818	3 Pops Ln	Rev. MH	60.2.4/64.1	MCA+	RP
16.	Nancy Dubuc 13816	3 Pops Ln	Re-site garage	60.2.4/64.1	MCA+	RP
17.	Nancy Dubuc 13817	3 Pops Ln	Re-site guest house	60.2.4/64.1	MCA+	RP
18.	ACKually Ours, LLC 13741	13 Mizzenmast	Rev. 12579; doors/windows	66/378	Brook Meerbergen	AC
19.	Larry Wheldon 13748	97 Old South Rd	New dwelling	68/162	Kris Megna	AC
20.	Bill Puder 13749	27 Fairgrounds Rd	Paint pergola/add canvas	67/150	Val Oliver Design	AC
21.	Marguerite Glidden 13758	22 Rugged Rd	Window replacement	67/164	Southern New England	CP
22.	NIR Retail, LLC 13792	3 N. Union	Roof change	42.3.1.214.2	T&T Roofing	CP
23.	N.I.R. Retail 13742	10 Federal St	Roof color change	42.3.1/128	T&T Roofing	CP
24.	N.I.R. Retail 13743	15 S. Beach St	Roof color change	42.4.2/57.1	T&T Roofing	CP
25.	11 Bear St Trust 13773	11 Bear St	HC ramp	55/382	Val Oliver Design	AM
26.	Andy Lowell 13772	5 Madaket Rd	Shed	41/296	Val Oliver Design	AM
27.	Seven Pleasant, LLC 13775	7 Pleasant St	New colonnade	42.3.3/156	Normand Residential	AM
28.	Cappo Real Estate Hold 13781	10 Sheep Commons Ln	Pergola	57/274	EMDA	AM
29.	Eight Ave South, LLC 13787	22 Trotters Ln	Doors/windows	67/143	Thornewill Design	AM
30.	Michael Suby 13738	7 Gray Ave	New dwelling	67/882	Brook Meerbergen	CT
31.	Michael Suby 13737	7 Gray Ave	Cabana	67/882	Brook Meerbergen	CT
32.	Roberto Finzi 13790	26 Pocomo Rd	Rev. 10894; gar remve balcony	14/74	Smith & Hutton	CT
33.	Cavu Monomoy, LLC 13797	41 Monomoy Rd	Alterations	54/79.1	Emeritus, LTD	CT
34.	Joe Phelan 13783	61 Pleasant St	Historic Determination	55/40	Patrick Noddin	HB
35.	Amy Hauser Nelson 13779	86 Pleasant St	Historic Determination	55/369	Christina Martin	HB
36.	White Elephant Resorts 13858	88 Pleasant St.	Historic Determination	55/378.1	Nathan Malloy	HB
37.	ACK52 HPR, LLC 13745	52 Hummock Pond Rd	Demo shed	56/285	NAG	AC
38.	Jack Pluggi 13819	6 Packet Dr	Roof/decks	73/48	JB Studio	JP
39.	5 Hollister Road Tr 13822	5 Hollister Rd	Fenestration	92.4/263	JB Studio	JP
40.	Ed Garden 13830	15 Lily St	Door change	42.3.4/10	William Freed	JP
41.	2538970 Ontario, Inc. 13824	5 Coffin St	Rev. 11113; cottage	73.1.4/21	Emeritus. LTD	JP
42.	James Golden 13840	4 Falcon Ct	Add dormers/wind repl	68/541	LFW	JP
43.	James Golden 13837	4 Falcon Ct	Shed win/dr replacement	68/541	LFW	JP
44.	ILY Forest, LLC 13829	11 Hinckley Ln	Remve porch over frnt door	30/623	LFW	JP
45.	ILY Forest, LLC 13841	11 Hinckley Ln	Driveway/AC units	30/623	LFW	JP
46.	Chris Raith 13834	7 Milestone Crossing	Re-site cottage	68/453	LFW	JP
47.	116 Baxter, LLC 13794	116 Baxter Rd	Fenestration/roof walk	48/34	Brook Meerbergen	SW
48.	Mary Dalton 13798	1 Saratoga Ln	Roof change	42.2.4/1	T&T Roofing	SW
49.	NIR Retail 13799	37 Straight Whf	Roof change	42.2.4/1	T&T Roofing	SW
50.	Barry Boniface 13800	196 Cliff Rd	MH-addition	40/25.1	Topham Design	SW
51.	Barry Boniface 13800	196 Cliff Rd	Fenestration/clr chg	40/25.1	Topham Design	SW
52.	Karen Nassif 13809	38 Wauwinet Rd	Rev. 13421; barn wind chg	20/21	Val Oliver Design	SW
53.	8 Walbang N. T. 13811	8 Walbang Ave	Rev. 8894; clr chg	82/146	Botticelli & Pohl	SW
54.	8 Walbang N. T. 13810	8 Walbang Ave	Rev. 11222; vent,clr chg	82/146	Botticelli & Pohl	SW

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.	Philip Boeckman 13767	6 Underhill Ln	Pool-hardscape	73.3.2/58.2	Waterscapes	VO
	Existing vegetation to remain. Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	ACK 15 CHR, LLC 13761	17 Lyons Ln	New garage	76/21	Kris Megna	VO
	Add frieze above windows.					
3.	Drew Magnusson 13768	12 Longwood Dr	Pool-hardscape	71/18	Waterscapes	VO
	Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	111B Old South Rd, LLC 13825	111 Old South Rd	Rev. 10486; fence	68/167	Emeritus, LTD	VO
	6' fence must not be on the property line. Every third section must have vegetative screening or vining on neighbors side of fence.					

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5.	ACK52 HPR, LLC 13739	52 Hummock Pond Rd	Stone retaining wall	56/285	NAG	AC
	• Vegetation along Hummock to remain and additional vegetation added if pool can be viewed down driveway from Hummock					
6.	N.I.R. Retail 13744	2 Straight Whf	Roof color change	42.3.1/135	T&T Roofing	CP
	• Date of construction to be written on the COA.					
7.	Seven Pleasant, LLC 13776	7 Pleasant St	Rev. MH color chg	42.3.3/156	Normand Residential	AM
	• Front door color to match existing shutter color (black).					
8.	Michael Suby 13736	7 Gray Ave	Pool-hardscape	67/882	Brook Meerbergen	CT
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
9.	Edward Bayliss 13796	52 Eel Point Rd	Garage alterations	32/25	Emeritus, LTD	CT
	• Dormers are to be set back from the eave another 2' on each side.					
10.	ACK Local Man, LLC 13812	46 Hooper Farm Rd	Pool	67/273.1	Brook Meerbergen	SW
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	22 Federal, LLC 13804	22 Federal St	Projecting sign- Café 22	42.4.2/31	Jonas Baker	
2.	22 Federal, LLC 13806	22 Federal St	Projecting sign- Café 22	42.4.2/31	Jonas Baker	
	• Hold both 22 Federal St applications for representation and a Master Sign Plan					
3.	N.I.R., Retail, LLC 13803	Zero Main	Wall sign- Coldwell Banker Realty	42.3.1/181	Sign Here Nantucket	
	• Motion to approve					
4.	N.I.R., Retail, LLC 13802	Zero Main	Updated Master Sign Plan	42.3.1/181	Sign Here Nantucket	
	• Motion to approve					
5.	111 OSR LLC 13853	111B Old South Rd	Wall sign- Upstate Door	68/167	Emeritus, LTD	
	• Hold for revisions					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

VI. NEW BUSINESS 11/18/2025

	<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 13690	14 Silver St	Hardscape	55.4.1/182	Julie Jordin	SW
2.	Joseph Marchese 13602	5 Copper Ln	Remove window	42.3.3/91	Carey Company	VO
3.	Nant. Prop Owners 13647	14 Beach Grass	400 sf shed	68/395	Structures Unltd	CT
4.	Trevor Smith 13643	2 Little Isle Ln	Roof top solar	68/756	ACK Smart	JP
5.	Alfred Barnard 13655	74 Orange St	Demo rear 210sf shed	55.4.1/26	Jason Zinser	JP
6.	7 Maple, LLC 13756	7 Maple Ln	Rev 13117; add breezeway	67/303.6	Emeritus LTD	AC
7.	7 Maple, LLC 13667	7 Maple Ln	Rev. 13298; win/breezeway	67/303.6	Emeritus LTD	AC
8.	Surfside Design, LLC 13676	7 White St	New dwelling	80/9	Emeritus, LTD	RP
9.	FP 4 N. Water St 13697	4 N. Water St	Hardscape/fence	42.4.2/90	Ahern, LLC	RP
10.	16 Squam Rd, LLC 13684	16 Squam Rd	Pool-hardscape	21/147	Ahern, LLC	RP
11.	Tom ACK, LLC 13713	38 Chuck Hollow Rd	Rev. 12052; rmv 66sf of shed	75/66.1	JB Studio	VO
12.	Tom ACK, LLC 13702	38 Chuck Hollow Rd	Rev. 12052; reduce shed to 165sf	75/66.1	JB Studio	VO
13.	Devilleme Trust 13730	18 Gladlands Ave	Rev. 12548; relocate gate	80/221	LINK	VO

VII. NEW BUSINESS 12/09/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Third Pont Holdings 13746	39 Quaise Rd	Add door/replace winds	26/3	CWA	AC
2.	David Scott Sloan 13788	1 Farmer St VIEW	As-Built chimney cap	42.3.2/158	Eric Hallin	AC
3.	Peter Kaizer 13750	6 Nobadeer Ave	Rev. 10099; add roof walk	80/37.2	Self	AC
4.	Brook Mohr 13751	2 Henderson Dr	Rooftop solar	66/206	ACK Smart	AC
5.	Luka Milisic 13862	6A Daffodil Ln	Hardscape	68/772.1	Alex Trifunovic	VO
6.	Courtney Lea Ney 13766	1 Chapel St	Shutter color change	73.4.2/17	Self	VO
7.	Daniel Murphy 13770	8 Golfview Dr	Shed	66/192	Gryphon Architects	AM
8.	Hotty Toddy, LLC 13774	76A Madaket Rd	Mve on garage frm 92 Washington St	41/813	Jardins Intl	AM
9.	Mullaney Trust 13771	15 New Mill St	Extend dormer	55.4.4/87.1	Val Oliver Design	AM
10.	Padraic Cassidy 13777	13 Marble Way	New dwelling	66/119	Self	AM
11.	Greg Raiff 13786	100 Low Beach Rd	Alterations	75/27	Val Oliver Design	CT
12.	Seven Pleasant St, LLC 13784	7 Pleasant St	Hardscape	42.3.3/158	Greyson Keller	CT
13.	61 Cliff Rd, LLC 13785	61 Cliff Rd	Hardscape	30/247.1	Greyson Keller	CT
14.	Roberto Finzi 13791	26 Pocomo Rd	Demo/move MH	14/74	Smith & Hutton	CT
15.	White Elephant Hotel 13789	50 Easton St	Rev. 13413; louvers/roof decks	42.4.1/23	Paul Beaulieu	CT

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16.	Beach Bucket, LLC 13795	14 Silver St.	Rev. 12893; enlrg deck	55.4.1/182	Emeritus, LTD	CT
17.	Savannah Jack, LLC 13808	81 Polpis Rd	Gate	44/23.4	Reid Yenor	CP
18.	HFR 17 ACK, LLC 13807	17 Hooper Farm Rd	New dwelling	55/220.5	Reid Yenor	SW
19.	HFR 17 ACK, LLC 13805	17 Hooper Farm Rd	Second dwelling	55/220.5	Reid Yenor	SW
20.	Sheila Giardini 13801	43 Weeweeder Ave VIEW	Gate	79/19.1	Reid Yenor	SW
21.	BJM2, LLC 13814	17 Lyons Ln	Pool-hardscape	76/21	Atlantic Landscaping	SW
22.	Norman Drapen 13815	18 Longwood Rd	Pool- hardscape	71/21	Atlantic Landscaping	SW
23.	Ferry Views, LLC 13843	72 Monomoy Rd	Pool	43/115	Ahern, LLC	RP
24.	David Gregory 13832	53 Nobadeer Av	New dwelling	88/54.1	WAPD	RP
25.	K225, LLC 13820	126R Main St	Rev. 10246; chimney	42.3.3/98.1	JB Studio	RP
26.	Blue Sunday, LLC 13836	3 Nobadeer Av	Rev. pool-hardscape	80/46	George Berg	JP
27.	13 W. Chester, LLC 13857	13 W. Chester St	Hardscape	80/46	LINK	AM
28.	David Rose Tr 13856	7 Back St	Driveway/apron	55/346	LINK	AM
29.	2538970 Ontario, Inc. 13826	5 Coffin St	Rev. 10035; MH	73.1.4/21	Emeritus, LTD	JP
30.	Steven Garfinkel 13747	13 Starbuck Rd	Rev. 12483; enlrg pool	60/113	Thornewill Design	VO
31.	Anthony Civale 13441	58 Nobadeer Av	**Sports Court	88/81	Brant Point Bldg & Prop Mgt VO	

VIII. OTHER BUSINESS

Approve Minutes	November 18, 2025
	• Next HDC Meeting December 16, 2025 - Old Business
Future Discussion Topics	• 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. • 3D Renderings • Walkthroughs

***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