



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 DEC 31 PM 02:14

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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)

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NANTUCKET TOWN CLERK
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Committee/Board/s | Historic District Commission (HDC) – New Business

Day, Date, and Time | Tuesday, January 06, 2026, 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_ReL3FB9lQTqb1A9I7aj0Iw#/registration

To watch live feed, click here:

[Nantucket Historic District Commission - January 6, 2026](#)

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

- Change to Old Business meeting hours- 4pm – 7pm; effective mid-January 2026

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Faros Properties, LLC 13915	23 Madaket Rd	Roof change	41/303	T & T Roofing	VO
2. NT Property Owner 13955	19 Honeysuckle Dr	ODS	68/397	LFW	VO
3. Clinton Savings Bank 13901	14-16 Sheep Pond Rd	Re-site house on lot	63/29&30	Bracken Engineering	VO
4. Aleks Istanbulu 13884	5 Elbow Ln	Deck	73.2.4/43	Self	VO
5. Town of Nantucket 13899	95 Goldfinch Dr	Electrical/HVAC upgrades	68/581	David Gray	VO

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6.	Mark Finnegan 13900	36 Warrens Landing Rd	Fence	38/44	Self	VO
7.	Tautemo Way Realty Tr 13920	16 Tautemo Wy	Fenestration OD shower	83/14	Paul Beaulieu	VO
8.	Surfside Realty Tr 13891	16 Walsh St	Rev. 12949 infill 33sf	42.4.1/50	R. Newman	CT
9.	Elizabeth Salata 13895	32 Jefferson Av	Privacy gates	30/132	Ahern, LLC	CT
10.	Douglas McGlathery 13902	4 Evelyn St	Fenestration	73.3.1/61	Angus MacLeod	CT
11.	Sconset Trust 13903	122 Baxter Rd	Re-locate erosion fence	48/5	Julie Ruddick Meade	CT
12.	ACK MWG, LLC 13904	10 Silver St	Rev. 10342; shutters/windows	55.4.1/187	EMDA	CT
13.	Stephen Meister 13898	17 Lauretta Ln	Rev. shed addition	14/16.2	Emeritus, LTD	CT
14.	ACK 007 Properties 13910	46 Walsh St	Window replacement	29/101.1	Normand Residential	CT
15.	Dubois, Helen 13925	5 Stone Post Wy	Cottage addition	74/80	SMRD	RP
16.	Mannion, Jamie 13924	6 Flintlock Rd	MH addition	76/48	SMRD	RP
17.	Mannion, Jamie 13923	6 Flintlock Rd	Cabana shed	76/48	SMRD	RP
18.	Peacock Mary & Wayne 13927	6 Fargo Way	MH alterations	14/61.1	Barber & Sons	RP
19.	Mark Maisto 13932	78 Pleasant St	Pergola	55/654	Gryphon Architects	RP
20.	Shimmo Prop LLC 13930	14 Shimmo Pond Rd	Rev. 8718; garage fenestration	43/17	Gryphon Architects	RP
21.	NCF 13929	220 Milestone Rd	Rev. 12640; re-site Bog House	51/1	Gryphon Architects	RP
22.	Arthur Reade Tr 13928	19 Monomoy Rd	Garage doors and roof	54/260	Gryphon Architects	RP
23.	Luke Kelly 13877	81 Cliff Rd	Add pergola to cabana	30/165	R. Newman	AM
24.	Montvale Investments 13879	19 E. Lincoln Av	Porch railings	42.4.1/4	R. Newman	AM
25.	Middle Child, LLC 13864	8R Union St	Remove wart	42.3.1/100.1	BPC	AM
26.	James D Jr Tr 13960	4 Middle Tawpawshaw Rd	Fascia change	53/50	Nate Barber	SW
27.	86/88 Pocomo Tr 13875	86 Pocomo Rd	Demo/move off shed 1	15/41	Emertius, LTD	CP
28.	86/88 Pocomo Tr 13876	86 Pocomo Rd	Demo/move off shed 2	15/41	Emertius, LTD	CP
29.	Barry Boniface 13882	196 Cliff Rd	Cottage- windows/clr chg	40/25.1	Topham Design	CP
30.	Matt Tanenblatt 13866	2 S. Mill St	Omit window/relocate	55.4.1/110	DTA	AM
31.	Carmine Giardini 13943	7 Clifford St	Addition	79/19	Reid Yenor	JP
32.	Ann Donnelly 13942	3 Pinkham Cir	Window well	56/179	JB Studios	JP
33.	Casa Belles Dos, LLC 13944	5 Shawkemo Hills	Shed	27/90	Smith and Hutton	JP
34.	Catherine Molnar 13941	12R Skyline Dr	Shed	79/35	DTA	JP
35.	Mayflower Crescent LLC 13934	74 Monomoy Rd	Demo Move dwelling	43/151	WAPD	JP
36.	INSR Trust 13939	1 N Swift Rock	Rev 12382; fenestration	40/2	Emeritus LTD	JP
37.	Surfside Design, LLC 13959	7 White St	Rev 13701; fenestration	80/9	Emeritus, LTD	SW
38.	Peter O'Brien 13951	8 Newtown Ln	Fenestration	55/581.1	JB Studio	SW
39.	60 Burnell, LLC 13946	60 Burnell St	Rev 13211; rmv porch/winds	49.3.2/18	Botticelli & Pohl	SW
40.	QBW, LLC 13948	4 Wood Hollow Rd	Color change	72/16	R. Newman	SW
41.	2 Green Ln Realty 13945	2 Green Ln	Rev. 13493; rmv windows	42.3.3/130	Gryphon Architects	SW
42.	Robin Buzzuto 13950	6 Nonantum Ave	Cabana	87/140	R. Newman	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.	57 Somerset, LLC 13893	57 Somerset Rd	Rev. 13646; pool	66/91	Atlantic Landscaping	CT
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	Hillary Rayport 13909	89 Main St	Bay window modifications	42.3.3/19	Normand Residential	CT
	• NPT concurrence (preservation easement) on the window modification is needed before the issuance of the COA.					
3.	Town of Nantucket 13952	19 Waitt Dr	Hardscape	67/927	Parker Helwing	VO
	• Fence to be off the property line, at least 1' inside. Cut a half-moon at base of fence, every third section allowing vegetation, like climbing hydrangea, to grow on both sides of fence.					
4.	8 Gull Island LLC 13926	8 Gull Island Ln	Fence	42.4.3/95	Barrett Enterprises	VO
	• Fence not to be on property line. Maintain existing vegetation.					
5.	Mannion, Jamie 13922	6 Flintlock Rd	Pool	76/48	SMRD	RP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Luke Kelly 13885	81 Cliff Rd	Spa	30/165	R. Newman	AM
	• Spa must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	Milton Rowland 13883	18 Mt. Vernon St	Reduce barn size	55.4.4/32.1	Normand Residential	AM
	• Change 6 light sash to 8 light on East barn doors (and center).					
8.	Morgan Winn 13956	6 Sleepy Hollow	Fence	66/453.2	LFW	VO
	• Fence installed at least 1' off property line. Cut a half-moon at base of fence, every third section allowing vegetation, like climbing hydrangea, to grow on both sides of fence.					
9.	Craig Gambee 13916	160 Madaket Rd	Pool	39/13.6	Atlantic Landscaping	CP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

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10.	Val Velle 13938	160 Madaket Rd	61.5sf vestibule/window chg	39/13.6	CWA	CP
	• Date of construction to be added to the COA.					
11.	7 Maple LLC 13918	7 Maple Ln	Pool- hardscape	67/303.6	Emeritus, LTD	CP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
12.	Brett Krumper 13880	5 Davis Ln	Cupola on shed	82/72	Val Oliver Design	CP
	• Date of construction to be added to the COA.					
13.	89 Easton N. T. 13847	89 Easton St	Hardscape/ODS	42.4.2/61	BPC	AC
	• Vegetation (privet) continue east side of outdoor shower to screen from North Avenue, and add date of construction to the COA.					
14.	Steven Cohen Tr 13888	2 Dukes Rd	Vehicular gate	41/187	Ahern, LLC	AC
	• Gate to be natural to weather.					
15.	21 Folger Ave, LLC 13886	21 Folger Av	Solar ground array	80/42	ACK Smart	AC
	• Maintain existing vegetation and add where needed (indigenous screening (pines)). Not to be seen at time of inspection and in perpetuity.					
16.	79 Orange St, LLC 13877	79 Orange St	Roof top solar	55.4.1/89.1	ACK Smart	AC
	• Black 3-tab asphalt roof, hedge to remain in perpetuity, and add correct date of construction & name of dwelling to the COA.					
17.	Daniel Murphy 13937	8 Golfview Dr	Pool Spa hardscape	66/192	Jardins Intl	JP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
18.	Joanne Curlee 13949	121 Wauwinet Rd	Roof walk access	12/10	R. Newman	SW
	• Circular stairs to be painted "gun metal gray".					

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 St, LLC 13953	22 Federal St	Master Sign Plan	42.4.2/31	Jonas Baker	
	• Motion to approve with Sign C removed from plan. The Council will entertain replacement in the future.					
2.	111 OSR, LLC 13931	111B Old South Rd	Master Sign Plan	68/167	Emeritus, LTD	
	• Motion to approve signs #2 & #4 modified to 12" x 12".					
3.	111 OSR, LLC 13853	111B Old South Rd	Upstate Door- wall sign (OB)	68/167	Emeritus, LTD	
	• Motion to approve.					
4.	111 OSR, LLC 13933	111B Old South Rd	Upstate Door- wall sign #2	68/167	Emeritus, LTD	
	• Motion to approve with the 12" x 12" adjustment.					
5.	Great Harbor Yacht Club 13944	56 Union St	G.H.Y.C est 2003- wall sign	55.1.4/33	Emeritus, LTD	
	• Motion to approve with the condition that the material is changed to wood.					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

VI. CARRIED OVER FROM 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.	Joseph Marchese 13602	5 Copper Ln	Remove window	42.3.3/91	Carey Company	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.	Surfside Design, LLC 13676	7 White St	New dwelling	80/9	Emeritus, LTD	RP
	• Held over from 12/9/25 for additional information					
	• Commissioners: Welch, Oliver, Camp, Thornewill, Patten; Alternates: Paul, Pohl					
2.	Luka Milisic 13862	6A Daffodil Ln	Hardscape	68/772.1	Alex Trifunovic	VO
3.	Courtney Lea Ney 13766	1 Chapel St	Shutter color change	73.4.2/17	Self	VO
4.	Greg Raiff 13786	100 Low Beach Rd	Alterations	75/27	Val Oliver Design	CT
5.	Ferry Views, LLC 13843	72 Monomoy Rd	Pool	43/115	Ahern, LLC	RP
6.	David Gregory 13832	53 Nobadeer Av	New dwelling	88/54.1	WAPD	RP

VIII. NEW BUSINESS 1/06/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Polcarpo Dacruz 13848	12 Pine Tree	Rooftop solar	68/223	Craig Orn	VO
2.	Wolfram Fam Tr 13849	7 Folger Ln	Rev. 11662; garage	42.4.4/33.3	WAPD	AC
3.	Stacey Davis 13855	13 Williams St	New dwelling	55/134	Val Oliver Design	AC
4.	Peggy Whalen 13854	2 S. Cambridge St.	Extend dormer	59.4/16	Val Olver Design	AC
5.	Tork ACK, LLC 13865	1 Mothball Way	Demo/move dwelling	83/42.4	Emeritus, LTD	AM
6.	Leo Nick 13869	0 Winn St	New dormers	41/184.1	EMDA	AC
7.	Luke Kelly 13890	81 Cliff Rd	Pent roof	30/165	R. Newman	AM
8.	Madaket Land Tr 13987	3 Baltimore St	Hardscape	60/19	Tony Butler	AM
9.	Tom ACK, LLC 13892	38 Chuck Hollow	New pergola	66/91	JB Studio	VO
10.	Tom ACK, LLC 13713	38 Chuck Hollow	Rev. 12052; rmv 66sf of shed	66/91	JB Studio	VO

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<i>Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Thornewill, Patten</i>						<i>Last heard 12/09/2025</i>
11.	Tom ACK, LLC 13702	38 Chuck Hollow	Rev. 12052; red shed to 165sf	66/91	JB Studio	VO
<i>Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Thornewill, Patten</i>						<i>Last heard 12/09/2025</i>
12.	19 Sherburne TP N.T. 13907	19 Sherburne Turnpike	New dwelling	30/173.1	Sophie Metz	CT
13.	19 Sherburne TP N.T. 13906	19 Sherburne Turnpike	New guest house	30/173.1	Sophie Metz	CT
14.	19 Sherburne TP N.T. 13905	19 Sherburne Turnpike	New shed	30/173.1	Sophie Metz	CT
15.	Seventy Eight Cliff LLC 13908	78 Cliff Rd	New dwelling	30/71	Sophie Metz	CT
16.	Shelley Dolan 13911	1 Pawguvet Ln	Move off/demo dwelling	30/129.1	Normand Residential	CT
17.	Shelley Dolan 13913	1 Pawguvet Ln	New dwelling	30/129.1	Normand Residential	CT
18.	Shelley Dolan 13912	1 Pawguvet Ln	Re-site shed	30/129.1	Normand Residential	CT
19.	ACK Reward, LLC 13921	149 Main St	Fenestration/brick change	41/169	BPC	AM
20.	Jeffrey Greenberg 13919	30A Orange St	Rev 10837-as-built window casings	42.3.2/200	Emeritus, LTD	AM
21.	John Danks 13740	10 Meadowview Dr	Add dormer/pent roof	56/146	Zoran Milorski	VO
22.	Mayflower Crescent LLC 13935	74 Monomoy Rd	New dwelling	43/151	WAPD	JP
23.	Courtney McKechnie 13972	14 Lyon St	Window/stairs	55.4.1/114	Self	JP
24.	Courtney McKechnie 13940	14 Lyon St	Historic determination	55.4.1/114	Self	JP
25.	100R Wauwinet Tr 13947	100R Wauwinet Rd	Rev 13204; rmve win muntins	11/24.3	Botticelli & Pohl	SW
26.	7 Orange Sr, LLC 13958	7 Orange St VIEW	New Dwelling	42.3.1/149.1	Emeritus, LTD	SW
27.	17 Sherburne Turnpike 13957	17 Sherburne Turnpike	Gate/ODS	30/172.1	LINK	VO

IX. OTHER BUSINESS

Approve Minutes	December 09, 2025; December 16, 2025
Future Discussion Topics	<i>Next HDC Meeting January 13, 2026 - Old Business</i> - 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 - Consents - Incomplete applications

***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.

Old Historic District Sconset Old Historic District Madaket

ADDITIONAL FUTURE ACTION ITEMS - NOT TO BE ACTED ON DURING CURRENT MEETING