



Updated Meeting Posting
MEETING POSTING
Original Posting Time 2026 JAN 15 PM 01:50
Original Posting Number T 050

RECEIVED

2026 JAN 20 PM 02:01
NANTUCKET TOWN CLERK
Posting Number:T 057

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, January 20, 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_QMcX1eclSGKMtPUEVZAt_g#/registration

To watch live feed, click here:

[Nantucket Historic District Commission - January 20, 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 AND/OR VOTE

- Change to Old Business meeting hours- 4pm – 7pm; effective next Old Business meeting- January 27, 2026.
- Nantucket Electric Company (HDC2025-06-12812) 5 Candle Street (42.3.1/91) Historical Renovation- review and approval of brick and mortar per the request of the Commission.
Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul- Approved with Conditions July 01, 2025
- Incomplete applications

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Michelle Whelan 14015	13B Mary Ann Dr	Skylight	68/222.2	Self	VO
2.	308 Madaket Holdings 13987	308 Madaket Rd	Rev 12569; pergola	60.2.1/67	LFW	JP

HDC Meeting January 20, 2026

3.	John Walsh Jr, etal 13990	3 Black Walnut	Rev. 13724; garage	48/1	LFW	JP
4.	100 Wauwinet Tr. 13989	100 Wauwinet Rd	Rev. 13005; barn fenestration	11/24.1	Botticelli & Pohl	JP
5.	100 Wauwinet Tr. 13988	100 Wauwinet Rd	Rev. 13007; fenestration	11/24.1	Botticelli & Pohl	JP
6.	Bart Grenier 13969	37 Eel Point Rd	Move off/demo garage apt	32/62	Gryphon Architects	AC
7.	Cononicus Partners, LLC 13970	46 Weweeder Av	Roof change/new windows	79/74	Val Oliver Design	AC
8.	Eric Harthun 13975	7 Swayze Dr	Shed	66/155	Val Oliver Design	AC
9.	Bill Toelsted 13986	26 Tashama Ln	Addition/fenestration	55/453	Thornewill Design	AC
10.	Bill Toelsted 13985	26 Tashama Ln	Move on shed	55/453	Thornewill Design	AC
11.	Tom Middleton 13998	28 Nonantum Av	Move garage on site	87/21.1	Normand Residential	AM
12.	Tom Middleton 14000	28 Nonantum Av	New cabana	87/21.1	Normand Residential	AM
13.	Tom Middleton 13999	28 Nonantum Av	New shed	87/21.1	Normand Residential	AM
14.	10 Meadowview, LLC 14001	10 Meadowview Dr	Hardscape	56/146	Atlantic Landscaping	AM
15.	Island Energy Services 13992	129 Orange St	Rooftop solar	55/147	ACK Smart	RP
16.	Nant Boys & Girls Club 13993	61 Sparks Av	Add 2 vestibule additions	55/143	Emeritus, LTD	RP
17.	Ellegance, LLC 13997	75 Pocomo Rd	Vehicular gate	15/7	Ahern, LLC	RP
18.	CNV Surf, LLC 13994	68 Shawkemo Rd	Rev 13396; MH	44/5	Emeritus, LTD	RP
19.	Serendipity, LLC 13996	77 Pocomo Rd	Vehicular gate	15/6	Ahern, LLC	RP
20.	23 Fairground Rd, LLC 13966	23 Fairgrounds Rd	Rmve garage door/add wind	67/152	Val Oliver Design	CT
21.	Brian Johnson 14004	5 Henderson Dr	Roof top solar	66/196	Sun Wind, LLC	SW
22.	Nant. Land Bank 14009	Lily Pond Park	Hardscaping	42.3.4/1	Eleanor Antoniette	SW
23.	3 Sherburne Way N.T 14010	3 Sherburne Way	Re-site addition-garage	30/39	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.	308 Madaket Holdings 13991	308 Madaket Rd	Rev 12570; pool	60.2.1/67	LFW	JP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	Stephen McBrady 13962	4 Brant Point Rd	Shed	29/145	Val Oliver Design	CT
	• No cupola. Dormers are approvable due to lack of visibility. Windows must match to be 6-light each.					
3.	Pence School, LLC 14018	8 Quince St	Rev. 66484; as-built chimney cap	42.3.4/163	Nils Van Vorst	SW
	• Surround with slightly oversized terra cotta flue liner x 6" tall.					
4.	Edward Sullivan 14005	16 Cannonbury Ln	Addition	74/12	CWA	SW
	• Without changing proposed roof pitches, lower proposed ridges and top plate 9".					
5.	David Jackson 14006	1 Gully Rd	Add deck, door	73.2.4/32.2	JB Studio	SW
	• If EXG fenestration is TDL, proposed to match.					
6.	Steven L Cohen Tr 14007	7 Primrose Ln	Rev. 12627; roof change	40/65	CWA	SW
	• Due to lack of visibility.					
7.	Steven L Cohen Tr 14008	7 Primrose Ln	Pergola	40/65	CWA	SW
	• Due to lack of visibility.					
8.	3 Sherburne Way N.T 14011	3 Sherburne Way	Demo/partial move	30/39	Botticelli & Pohl	SW
	• Portion of structure proposed for demo consentable as such subject to TON demo/move off By Law; partial move consentable as proposed.					
9.	3 Sherburne Way N.T 14012	3 Sherburne Way	New dwelling	30/39	Botticelli & Pohl	SW
	• Trim % Fenestration: Quaker Gray or Essex Green or White subject to scaling structure @ 96% proposed; notwithstanding the foregoing, NTW roof walk.					

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 13804	22 Federal St-	Projecting sign (Sign D)- Café 22- OB	42.4.2/31	Jonas Baker	
	• Motion to approve.					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

VI. NEW BUSINESS 01/06/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Policarpo Dacruz 13848	12 Pine Tree	Rooftop solar	68/223	Craig Orn	VO
2.	Mayflower Crescent LLC 13935	74 Monomoy Rd	New dwelling	43/151	WAPD	JP
3.	Courtney McKechnie 13972	14 Lyon St	Window/stairs	55.4.1/114	Self	JP
4.	Courtney McKechnie 13940	14 Lyon St	Historic determination	55.4.1/114	Self	JP
5.	100R Wauwinet Tr 13947	100R Wauwinet Rd	Rev 13204; rmve wind muntins	11/24.3	Botticelli & Pohl	SW

VII. NEW BUSINESS 01/20/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	27 Fairgrounds Rd, LLC 13974	27 Fairgrounds Rd	Hardscape	67/150	Val Oliver Design	CT

HDC Meeting January 20, 2026

2.	Andy MacIver 13973	68 Somerset Rd	Shed	66/477.1	Val Oliver Design	CT
3.	23 Orange St, LLC 13967	23 Orange St	Window/door rev	42.3.2/9	NAG	AC
4.	Robert Sarvis 14017	11 Vesper Ln	Addition	55/1.6	Self	VO

VIII. OTHER BUSINESS

Approve Minutes	January 6, 2026
	• Next HDC Meeting January 27, 2026 - 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 • Consents

***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