



Updated Meeting Posting
MEETING POSTING
Original Posting Time: 2026 JAN 30 PM 02:09
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NANTUCKET TOWN CLERK
Posting Number:T 095

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, February 03, 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_M3JmmirQS8ql903H7eCN0Q#/registration

To watch live feed, click here:

<https://www.youtube.com/live/mDDZP6jzyOw>

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. Stacey Farlie 14057	6 Giny Ln	Windows, outdr kitchen	41/234	Sanne Payne	VO
2. Nant. Land Bank 14077	19 Boynton Ln	Addition	67/14.6 & 14.7	Emeritus, LTD	VO
3. 51 WW LLC 14067	53 Wanoma Wy	Replace staircase	92.4/320	Shelter 7	VO
4. John Schaeffer 14089	54 Lovers Ln	Cabana	77/80	Thornewill Design	VO
5. Dean Lampe 14029	5A Gray Ave- Lot 5A	Shed	67/320.2	Self	VO
6. 57 Somerset Rd, LLC 14032	57 Somerset Rd	Cabana	66/91	Atlantic Landscaping	RP
7. Randolph Ringer 14026	3 Chuck Hollow Rd	Addition	72/36	Chuck Lenhart	RP
8. 198 HP, LLC 14041	198 Hummock Pond Rd	Move off/demo MH	65/29	Hanley Development	RP

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9.	198 HP, LLC 14043	198 Hummock Pond Rd	Move off/demo GH	65/29	Hanley Development	RP
10.	198 HP, LLC 14042	198 Hummock Pond Rd	Move off/demo shed	65/29	Hanley Development	RP
11.	Charles Schwarzapfel 14016	9 Maine Av	Roof change	60.3.1/425	NAG	CP
12.	Robert Andrew 14019	16 Allens Ln	Roof change	55/92	Jim Lydon	CP
13.	Pop & Lollo, LLC 14021	32 Hooper Farm Rd	Window change	67/25	EMDA	CP
14.	Island Lumber 14037	1 Polpis Rd	Window/door changes	59/121	Val Oliver Design	CP
15.	Andrew Arnott 14035	4 Manchester Cir	62.5 sf addition	56/463	Val Oliver Design	CP
16.	Hughes Landscaping 14038	13 Nancy Ann Ln	Move on green house	68/137	Val Oliver Design	CP
17.	Hughes Landscaping 14039	13 Nancy Ann Ln	Move on garage	68/137	Val Oliver Design	CP
18.	Westmoor Club, LLC 14030	W. Chester	Rev. 7526; MH win/chm/drmrs	41/809	Adam Davis	CT
19.	Westmoor Club, LLC 14036	W. Chester	Rev. 9935; garage	41/809	Adam Davis	CT
20.	5 Hollister Rd Trust 14081	5 Hollister Rd	Fenestration/extend stairs	92.4/263	JB Studio	CT
21.	New Island Prop, LLC 14085	6 Daisy Wy	Rev. 7517; fenestration	68/241	JB Studio	CT
22.	Stephen Meister 14080	17 Lauretta Ln	Addition	14/10.2	Emeritus. LTD	CT
23.	Ralph Lauren 14088	16 Main St	Historic Determination	42.3.1/179	Linda Williams	HB
24.	SLKJ North Pasture LLC 14062	13 N. Pasture Ln	Addition	44/70	Emeritus, LTD	AM
25.	Richard Bellevue 14050	118 Eel Point Rd	Demo/move	32/34	Emeritus, LTD	AM
26.	3 Thurston's Way R.T 14064	3 Thurston's Wy	Addition	66/32	Emeritus, LTD	AM

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.	Craig Corots-Pearce 14058	43A Massachusetts Av	Raise house	60.3.1/1.1	Sanne Payne	VO
	• Date of construction added to the COA. Elevation certificate is required.					
2.	Dean Lampe 14027	5A Gray Ave- Lot 5A	Main House	67/320.2	Self	VO
	• Cardinal points to be corrected on plans.					
3.	Dean Lampe 14028	5A Gray Ave- Lot 5A	Pool	67/320.2	Self	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	John Schaeffer 14074	54 Lovers Ln	Hardscape-pool/fence	79/80	Julie Jordin	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
5.	5 Rose Bud Nant LLC 14020	5 Rose Bud Ln	Rev. 12716; rmv cup and bsmnt entry	66/703.1	Normand Residential	CP
	• Date of construction added to the COA.					
6.	Madaket Land Tr 13897	3 Baltimore St	Hardscape	60/19	Tony Butler	AM
	• Three rows of Belgium block. Not three feet.					
7.	Guy Maddolone 14063	14 Western Av	Addition/fenestration	87/71	Emeritus. LTD	AM
	• Add NAN. 2875 HDC survey to the file.					
8.	32 West Chesters ACK. 14013	32B W. Chester St	Roof change	42.4.3/51	Normand Residential	AM
	• Add HDC Survey NAN. 1568 to the file and date (c. 1952) on the COA.					
9.	Okay Okay House, LLC 14045	8R Union St	Fenestration	42.3.1/100.1	BPC	AC
	• Date of construction, c. 1820's Greek Revival.					
10.	Lindsay Curry 14073	3B Marsh Hawk Ln	Pool	56/109.2	Miroslava Land + Design	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
11.	Thomas Middleton 14034	28 Nonantum Av	Hardscape- fence/pool	87/21.1	Studio Viburnum	AM
	• Fence posts to be noted on the COA as NTW. Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
12.	2 Shore Nant LLC 14068	2 Shore Rd	MH move on from 92 Washington St	55.1.4/4.1	LINK	JP
	• Move on only. The applicant must submit for the addition COA.					
13.	Fox ACK, LLC 14090	14&16 Coffin St	Hardscape-fence	73.4.1/19 &20	Jardins International	JP
	• Date of the structure to be written on the COA.					
14.	19 ALW N.T 14078	19 Austine Locke Wy	Fire pit	82/57	Atlantic Landscaping	JP
	• Fire pit not to be seen at time of inspection and in perpetuity.					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	NIR Retail, LLC 14048	25 Center St	Projecting sign- Marissa Collections	42.3.1/166	The Sign Lady	
	• Motion to approve.					
2.	Luis Diazgranados 14052	25B Washington St	Projecting sign- HART	42.3.2/21.2	Sign Here Nantucket	
	• Hold for revisions.					

IV. PUBLIC HEARING – CODIFICATION OF CHAPTER 340 SIGN REGULATIONS, §340-19- Construction and Site Signs

• Public Hearing: Chapter 340 Sign Regulations, §340-19- Construction and Site Signs as an update to the Code of Nantucket regulations involving technical and clarifying changes to the existing language. The proposed amendments are intended to update, refine and clarify the current provisions without altering the overall intent of the regulations.

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

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. Robert Sarvis 14017	11 Vesper Ln	Addition	55/1.6	Self	VO

VIII. NEW BUSINESS 02/03/2026

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Charles Sayle 14014	103 Washington St	Rev. 9946; alterations	55.1.4/37	Topham Design	AM
2. 5 Seas Invest LLC 14022	5 Bank St	Extend roof/porch	73.2.4/8	Thornewill Design	AM
3. 57 Somerset Rd, LLC 14033	57 Somerset Rd	Shed	66/91	Atlantic Landscaping	RP
4. 13 Commercial 14025	13 Commercial Whf	Move shed on from 92 Washington	42.2.4/10	JB Builders	RP
5. Julianna Mackie 14023	26 Milk St- Lot 1	New driveway	42.3.3/37	Normand Residential	RP
• Hold until 2/17/26 per applicant					
6. Fox ACK, LLC 14031	14 Coffin St	Addition/fenestration	73.4.1/19	Botticelli & Pohl	VO
7. Town of Nantucket 14040	83 Washington St	Addition	42.2.3/23	Val Oliver Design	AC
8. Six Corners LLC 14076	20 India St	Change shingle to clapboard	42.3.4/22	Micheal Freedman	AC
9. 85 Pleasant St, LLC 14046	85 Pleasant St	Hoop tent	55/416&417	DTA	AC
10. Baker-Bassett 14059	9 Pine Grove Ln	Demo MH- fire	67/243	Normand Residential	AC
11. Baker-Bassett 14060	9 Pine Grove Ln	New dwelling	67/243	Normand Residential	AC
12. 20 Cliff Rd, LLCb14049	20 Cliff Rd	Hardscape	42.4.4/52	Matthew Palka	SW
13. Tuckered Out, LLC 14047	133 Eel Pont Rd	As-Built Shed	33/13	Dorothy Hertz	SW
14. Blue Sunday, LLC 14061	3 Nobadeer Av	New cabana	80/46	Gerge Berg	SW
15. Seamac ACK, LLC 14055	4 Westerwick Rd	Shed	73/32	Structures Unltd	SW
16. West Ashored, LLC 14053	62 Wanoma Wy	Cabana	92/16	Atlantic Landscaping	SW
17. West Ashored, LLC 14054	62 Wanoma Wy	Hardscaping/spa	92/16	Atlantic Landscaping	SW
18. Wade Cottages, N.T. 14051	35 Shell St	Fence	73.1.3/5.6	Atlantic Landscaping	SW
19. Nant Land Bank 14082	41 Jefferson Av	Move off Building 1	30/45	SMRT	SW
20. Nant Land Bank 14091	41 Jefferson Av	Move off/partial demo building 2	30/45	SMRT	SW
21. Nant Land Bank 14083	41 Jefferson Av	Move off Building 3	30/45	SMRT	SW
22. Nant Land Bank 14084	41 Jefferson Av	Historic Determination Building 3	30/45	SMRT	SW
23. 3 Sherburne Way N.T. 14042	3 Sherburne Way	New dwelling	30/39	Botticelli & Pohl	SW
• Commissioners: Welch, Camp, MacLeod, Patten; Alternates: none; Recused: Oliver				Last heard 1/20/2026	
24. 3 Sherburne Way N.T. 14075	3 Sherburne Way	Guest house	30/39	Botticelli & Pohl	SW
25. Ramos Family R.T. 14094	20 S. Shore Rd	New dwelling	80/218	Topham Design	CT
26. North Water Holdings 14079	17 N. Water St	Addition	42.4.2/49	Emeritus, LTD	CT
27. St. Paul's Episcopal 14071	18 Fair St	Fence	42.3.2/6	Emeritus, LTD	CT
28. 69 Monamour, LLC 14104	69 Monomoy Rd	Vehicular gate	43/102	Miroslava Land + Design	JP
29. White Elephant Hotel 14105	60 & 64 Easton St	Hardscape	42.4.1/60&61	Miroslava Land + Design	JP
30. BAG Nominee R. T. 14087	9 New Jersey Av VIEW	New dwelling	60.3.1/408	Linda Williams	RP
31. BAG Nominee R. T. 14086	9 New Jersey Av VIEW	New shed	60.3.1/408	Linda Williams	RP
32. Ralph Lauren 14072	16 Main St	Window replacement	42.3.1/179	Linda Williams	JP
33. Ralph Lauren 14070	16 Main St	Renew COA #47890	42.3.1/179	Linda Williams	JP

IX. OTHER BUSINESS

Approve Minutes	January 13, 2026; January 20, 2026
	• Next HDC Meeting February 10, 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
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***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