



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 FEB 12 PM 02:19

Original Posting Number: T 133

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)

RECEIVED

2026 FEB 17 PM 02:17
NANTUCKET TOWN CLERK
Posting Number: T 142

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, February 17, 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_44ZMQ4K_Qz-V-P9MAfbIAQ#/registration

To watch live feed, click here:

https://www.youtube.com/live/_zsCVlxFAhE

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

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	2 Longwood, LLC 14120	10 Tom Nevers Rd	Addition-sunroom	71/13.2	Val Oliver Design	CT
2.	Karen Nassif 14115	38 Wauwinet Rd	Barn windows	20/21	Val Oliver Design	CT
3.	Casey Neistat 14111	1 Ash St	Move off/demo shed	42.4.2/85	EMDA	CT
4.	Greg Glowacki 14116	22R Evergreen Wy	ADU	79/710.2	Val Oliver Design	CT
5.	ACK KODA, LLC 14114	42 Shimmo Pond Rd	Remove fake chimney	43/126	Botticelli & Pohl	CT
6.	1 N. Swift Rock R. T. 14155	1 N. Swift Rock	Rev. 10283; rake detail/posts	40/2	Emeritus, LTD	CT
7.	Eitan/Carr	2 E. Lincoln St	Solar array	42.4.1/50	R. Newman	CT
8.	Dean Lampe 14154	3 Manatook Wy	Driveway change	72/83	Self	CT

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9.	Harborview Nant. L. P. 14132	24 Washington St	Historic Determination	42.3.2/22	Robert Bates	HB
10.	Emilly Rubin 14169	20 Lyons Ln	Move off/demo MH	76/17	LFW	JP
11.	NT Property Owner 14185	3 Goldenrod Ct	Hardscape	68/866	LFW	JP
12.	NT Property Owner 14183	5 Goldenrod Ct	Hardscape	68/867	LFW	JP
13.	NT Property Owner 14179	13 Beachgrass Rd	Hardscape	68/854	LFW	JP
14.	NT Property Owner 14178	19 Beachgrass Rd	Hardscape	68/388	LFW	JP
15.	NT Property Owner 14187	14 Honeysuckle Ln	Hardscape	68/870	LFW	JP
16.	Triggers Paradise, LLC 14145	69 Hummock Pond Rd	Shed	56/320	Emeritus, LTD	VO
17.	Norris Feare 14157	20 Nanina Dr	Shed	67/513	Self	VO
18.	Linda Williams 14173	6 S. Pasture Ln	Move shed off to 86 Somerset	80/297.4	LFW	VO
19.	Mark Williams 14176	86 Somerset Rd	Move shed on from 6 S. Pasture	66/404	LFW	VO
20.	Linda Williams 14174	6 S. Pasture Ln	New shed	80/297.4	LFW	VO
21.	Nant Houseworks 14177	4 Spearhead Rd	Move shed off to 86 Somerset	69/331	LFW	VO
22.	Mark Willimas 14175	86 Somerset Rd	Move shed on from 4 Spearhead	66/404	LFW	VO
23.	Brian Gruber 14168	10 New Ln	Demo pool	41/401.2	LFW	VO
24.	Brian Gruber 14166	10 New Ln	Move off/demo MH	41/401.2	LFW	VO
25.	Brian Gruber 14167	10 New Ln	Move off/demo Garage	41/401.2	LFW	VO
26.	Nantucket Madha, LLC 14151	15 Swift Rock Rd	Porch/Rear deck/ODS	40/72	Jacob Lilley Architects	VO
27.	Nantucket Madha, LLC 14158	15 Swift Rock Rd	Hardscape	40/72	Jacob Lilley Architects	VO
28.	Nant Boys & Girls Club 14129	61 Sparks Av	Addition/vestibules	55/143	Emeritus, LTD	AC
29.	Vito Petruzzelz 14131	9 Nobadeer Wy	Garage	68/116	EMDA	AC
30.	Taylor Hughes 14143	20 Newtown Rd	Garage move off	55/72	Val Oliver Design	RP
31.	Catherine Summers 14137	88 Vestal St	Demo shed	56/271	Thornewill Design	RP
32.	Catherine Summers 14130	88 Vestal St	Demo/move partial shed	56/271	Thornewill Design	RP
33.	Catherine Summers 14139	88 Vestal St	New dwelling	56/271	Thornewill Design	RP
34.	HFR 19 ACK, LLC 14149	19 Hooper Farm Rd	Primary w/adu	55/200.3	Reid Yenor	RP
35.	HFR 19 ACK, LLC 14148	19 Hooper Farm Rd	2 nd dwelling	55/200.3	Reid Yenor	RP
36.	Great Point Asset Mgt 14134	25 Broadway	As-built copper leaders	73.1.3/108	J. Gardner	RP
37.	MND, LLC 14147	136 Old South Rd	Roof change	69/39	J. Lydon	RP
38.	Amy Finzi 14188	26 Pocomo Rd	New dwelling	14/74	Smith & Hutton	RP
39.	Dukes Road Trust 14112	2 Dukes Rd	Move off	41/187	Botticelli & Pohl	AM
40.	Chris Emery 14097	46 Tennessee Av	Elevate main house	59.4/89	Brook Meerbergen	AM
41.	Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	Chip Webster	AM
42.	Sea Hero, LLC 14164	2 Bittersweet Ln	Cabana	56/104.2	GBDA	CP
43.	Robert Warren 14127	50 Ridge Ln	Shed	38/108	NAG	CP
44.	Tyrone Featherly 14156	209 Madaket Rd	Detached studio	59/48	Self	AC
45.	Christine Petrella 14142	16 Pequot St	Rev. 18829; dormer	80/320	Topham Design	AC
46.	4 Anns Ln Trst 14191	55 Sankaty Rd	Basement window	49/69	EMDA	SW
47.	Fox ACK, LLC 14190	16 Coffin St	Garage fenestration	73.4.1/20	Botticelli & Pohl	SW
48.	Reggie Bradford 14189	11 Hickory Meadow	Addition	41/903	Botticelli & Pohl	SW
49.	Lyon Hearted, LLC 14196	14 Lyon St	Hardscaping	55.4.1/114	Miroslava Land + Design	SW
50.	3 Sherburne Way N.T. 14075	3 Sherburne Way	Guest house	30/39	Botticelli & Pohl	SW
51.	NISHA 14202	25 Airport Rd	Rev. 13120; sidewall/fenest	68/727	Emeritus, LTD	SW
52.	Rosalie Maloney 14198	15 Old North Whf	Rev. 10913; stairs/egress door	42.3.1/26	Val Oliver Design	SW

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.	Scimone, Branden, Haley 14123	4 Wood Hollow Rd	Re-site cabana	72/16	R. Newman	CT
	• Due to lack of visibility.					
2.	NT Property Owner 14186	2 Goldenrod Ct	Hardscape	68/869	LFW	JP
	• Patio should align with the side of the house and not extend to corner of lot					
3.	NT Property Owner 14182	18 Honeysuckle Ln	Hardscape/pool	68/865	LFW	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	NT Property Owner 14181	20 Honeysuckle Ln	Hardscape/pool	68/399	LFW	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
5.	NT Property Owner 14180	22 Honeysuckle Ln	Hardscape/pool	68/391	LFW	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Joshua Byrne 14146	7 Chase Links Cir	Add spa	30/613	Alasanolr Arashonkau	VO
	• Spa not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	Pride Foundation, II 14162	166 Cliff Rd	Pool-hardscape	41/69	Edgewater	VO

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8.	Cohen Trust 14141	80 Millbrook Rd	Padel Court	40/79.1	Edgewater	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
9.	Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	Chip Webster	AM
	• Padel Court not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
	• Add architect as the Acorn Deck Company on the COA & add historic information to the file.					
10.	Bryce Angell 14102	47 W. Chester St.	Fenestration/color chg	41/227	Topham Design	AM
	• Date of construction clarified and added to the COA.					
11.	Bryce Angell 14099	47 W. Chester St.	Pool	41/227	Topham Design	AM
	• Provide photos of the property from the public way and not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
12.	Blue Sunday, LLC 14163	3 Nobadeer Av	Re-site shed	80/46	GBDA	CP
	• Add date of construction on the COA.					
13.	New Warren, LLC	2 Warren St	Color chg, copper gutters	55.4.1/43	Paul Goggins	SW
	• Entry door proportions to align with BWNIM detail, page 166; correct map and parcel id's on COA.					
14.	New Warren, LLC	2 Warren St	Garage door change	55.4.1/43	Paul Goggins	SW
	• Correct map & parcel id's on COA.					
15.	White Elephant 14197	50 Easton St	Hardscaping	42.4.1/23	Miroslava Land + Design	SW
	• Subject to border planting (low 18"-24" evergreen) along exg lawn; up to (4) 48" openings for "walk-throughs" are acceptable.					
16.	Peter Sullivan Tr 14095	3 Academy Ln	Demo/replace chimney	42.4.3/110	Tsvetenin Savon	SW
	• Replicate appearance of existing chimney					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nant. Land Bank 14171	31B New St.	Freestanding sign- Public Park Rules	73.4.2/120	Land Bank	
	• Hold for revisions.					
2.	Nant. Land Bank 14170	9 W. Sankaty	Freestanding sign- Public Park Rules	73.4.2/119.2	Land Bank	
	• Hold for revisions.					
3.	Luis DiazGrandados 14052	25B Washington St	(OB) Projecting sign- HART	42.3.2/21.2	Sign Here Nantucket	
	• Motion to approve increasing thickness and adding frame.					
4.	29 Center St, LLC 14172	29 Center St	Projecting sign- STEPLANE	42.3.1/122.2	Annie Davidson Watson	
	• Motion to approve confirming location matches Master Sign Plan.					

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. 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

VI. 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.	13 Commercial 14025	13 Commercial Whf	Move shed on from 92 Washington	42.2.4/10	JB Builders	RP
2.	Julianna Mackie 14023	26 Milk St- Lot 1	New driveway	42.3.3/37	Normand Residential	RP
	• Hold until 2/17/26 per applicant					
3.	Six Corners LLC 14076	20 India St	Change shingle to clapboard	42.3.4/22	Micheal Freedman	AC
4.	Tuckered Out, LLC 14047	133 Eel Pont Rd	As-Built Shed	33/13	Dorothy Hertz	SW
5.	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
6.	BAG Nominee R. T. 14087	9 New Jersey Av VIEW	New dwelling	60.3.1/408	Linda Williams	RP
7.	BAG Nominee R. T. 14086	9 New Jersey Av VIEW	New shed	60.3.1/408	Linda Williams	RP

VII. NEW BUSINESS 02/17/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Cato Lane Prop Co., LLC 14160	8 Cato Ln	Pool-hardscape	55/663	Ridgevale Development	AM
2.	Cato Lane Prop Co., LLC 14161	10 Cato Ln	Pool-hardscape	55/125	Ridgevale Development	AM
3.	Nessan Bermingham 14159	12 W. Sankaty Rd	Hardscape	73.4.2/82	Studio Viburnum	CT
4.	Matt Fee 14119	79 Orange St	Rev. 13887; paint roof shingles	55.4.1/89.1	ACK Smart	CT
5.	10 Meadowview Dr, LLC 14110	10 Meadowview Dr	Dormers, porch	56/146	Thornewill Design	AM
6.	Bozzoto R. T. 14124	6 Nonantum Ave	Rev. 13950; shed	87/80	R. Newman	CT
7.	Fifty Seven Vestal, LLC 14113	57 Vestal St	Move on/addition	41/57	Botticelli & Pohl	AM
8.	Harborvue, LLC 14121	94 Hulbert Av	MH addition	30/50	SMRD	AC
9.	21A Pleasant St., LLC 14130	29 Fair St	Addition	42.3.2/192	EMDA	AC
10.	Tharatani Patama Trs 14153	108.5 Old South Rd	Driveway/apron	68/491	Brook Meerbergen	AC
11.	One Fifteen Surfside 14126	115 Surfside Rd	Fence-gates	80/71	Atlantic Landscaping	AC

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12. Catherine Summers 14136	88 Vestal St	Cottage	56/271	Thornewill Design	RP
13. 17 Eat Fire Spring, LLC 14144	17 Eat Fire Spring Rd	Add posts at deck/roof chg	20/58	EMDA	RP
14. NT Property Owner 14184	4 Goldenrod Ct	Hardscape	68/868	LFW	JP
15. 2 Shore Nantucket, LLC 14069	2 Shore Rd	Addition/renovation	55.1.4/4.1	LINK	JP
16. 2 Shore Nantucket, LLC 14066	2 Shore Rd	In deck pool	55.1.4/4.1	LINK	JP
17. Andres Recoder 14199	22 Bassett Rd	Window/door revisions	26/46	Botticelli & Pohl	SW
18. 198 HP LLC 14203	198 Hummock Pond Rd	New dwelling	65/29	Emeritus, LTD	SW
19. 198 HP LLC 14193	198 Hummock Pond Rd	Garage	65/29	Emeritus, LTD	SW
20. FP 4 North Water, LLC 14194	4 N. Water St	Rev. 13315; fenest/chimney	42.4.2/90	Emeritus, LTD	SW
21. NIR LLC 14195	19 N. Water St- Lot 8 VIEW	Rev. 10112; add chimney	42.4.2/3	Emeritus, LTD	SW
22. 58 Reedabon LLC 14165	58 Nobadeer Farm Rd	Sports Court	88/51	LFW	SW

VIII. OTHER BUSINESS

Approve Minutes	
	• No HDC meeting February 24, 2026- school break • Next HDC Meeting March 3, 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

***IV 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