



HISTORIC DISTRICT COMMISSION
Minutes February 17, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business

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 and Fiona Johnson
Holly Backus left the meeting at 5:30 pm

In person Welch, Pohl, Oliver, and Patten
Zoom: Camp, MacLeod, and Paul
Absent- Thornewill
Camp arrived in person at 5:10 pm
Welch left at 8:00 pm
Paul left at 8:14pm

Meeting called to order at 4:07pm by Stephen Welch
Board: Welch, Oliver, Pohl and Patten
Oliver made the motion to approve the agenda
Motion carries unanimously

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
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
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

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28.	Nant Boys & Girls Club 14129	61 Sparks Av	Addition/vestibules	55/143	Emeritus, LTD	AC
29.	Vito Petruzzelh 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.	Sea Hero, LLC 14164	2 Bittersweet Ln	Cabana	56/104.2	GBDA	CP
42.	Robert Warren 14127	50 Ridge Ln	Shed	38/108	NAG	CP
43.	Tyrone Featherly 14156	209 Madaket Rd	Detached studio	59/48	Self	AC
44.	Christine Petrella 14142	16 Pequot St	Rev. 18829; dormer	80/320	Topham Design	AC
45.	4 Anns Ln Trst 14191	55 Sankaty Rd	Basement window	49/69	EMDA	SW
46.	Fox ACK, LLC 14190	16 Coffin St	Garage fenestration	73.4.1/20	Botticelli & Pohl	SW
47.	Reggie Bradford 14189	11 Hickory Meadow	Addition	41/903	Botticelli & Pohl	SW
48.	Lyon Hearted, LLC 14196	14 Lyon St	Hardscaping	55.4.1/114	Miroslava Land + Design	SW
49.	3 Sherburne Way N.T. 14075	3 Sherburne Way	Guest house	30/39	Botticelli & Pohl	SW
50.	NISHA 14202	25 Airport Rd	Rev. 13120; sidewall/fenest	68/727	Emeritus, LTD	SW
51.	Rosalie Maloney 14198	15 Old North Whf	Rev. 10913; stairs/egress	42.3.1/26	Val Oliver Design	SW

- **Board: Welch, Camp, MacLeod, Paul and Patten; Recused: Pohl, Oliver**
- **Patten made the motion to approve consents, minus 112 Wauwinet Rd**
- **Motion carries unanimously**

Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	Chip Webster	AM
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- **112 Wauwinet will be heard at the next New Business meeting March 10, 2026**

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
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	Cohen Trust 14141	80 Millbrook Rd	Padel Court	40/79.1	Edgewater	VO
	• Padel Court not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
9.	Bryce Angell 14102	47 W. Chester St.	Fenestration/color chg	41/227	Topham Design	AM
	• Date of construction clarified and added to the COA.					
10.	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.					
11.	Blue Sunday, LLC 14163	3 Nobadeer Av	Re-site shed	80/46	GBDA	CP
	• Add date of construction on the COA.					
12.	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.					
13.	New Warren, LLC	2 Warren St	Garage door change	55.4.1/43	Paul Goggins	SW
	• Correct map & parcel id's on COA.					
14.	White Elephant 14197	50 Easton St	Hardscaping	42.4.1/23	Miroslava Land + Design	SW

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- Subject to border planting (low 18"-24" evergreen) along exg lawn; up to (4) 48" openings for "walk-throughs" are acceptable.

15. Peter Sullivan Tr 14095	3 Academy Ln	Demo chimney	42.4.3/110	Tsvetenin Savon	SW
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- Replicate appearance of existing chimney
- Board: Welch, Camp, MacLeod, Patten and Paul
- Paul made the motion to approve the consents with conditions, minus 112 Wauwinet Rd
- Motion carries unanimously

Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	Chip Webster	AM
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- Add architect as the Acorn Deck Company on the COA & add historic information to the file.
- 112 Wauwinet will be heard at the next New Business meeting March 10, 2026

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.				
	• Board: Welch, Pohl, Oliver, Camp and Paul				
	• Pohl made the motion to accept the sign committee's recommendations				
	• Motion carries unanimously				

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly emphasized the importance of including the date of construction on applications, particularly for historic structures within the OHD. She encouraged commissioners to consider making that information a requirement in motions, offered to clarify what specific data is needed, and recommended that staff consistently collect and document the information in the project file, such as through applicant correspondence or file notes.

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
	• Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Patten, Paul				
	• Pohl made the motion to approve application through Exhibit A to show the dormer on the back rebated on either side by 18"				
	• Motion carries unanimously				

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
	• Hold No Show				
2.	Julianna Mackie 14023	26 Milk St- Lot 1	New driveway	42.3.3/37	Normand Residential
	• Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Patten, Paul				
	• Pohl made the motion to approve through Exhibit A holding the western edge and reducing the width of the driveway to 9' wide, moving away from existing building with running bond on the apron				
	• Motion carries unanimously				
3.	Six Corners LLC 14076	20 India St	Change shingle to clapboard	42.3.4/22	Micheal Freedman
	• Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Patten, Paul				
	• Oliver made to approve the 20 India Street application through staff review, with the clapboard to be a light gray contrasting with the trim, and authorized Holly to approve the final details administratively in the office.				
	• Motion carries unanimously				
4.	Tuckered Out, LLC 14047	133 Eel Pont Rd	As-Built Shed	33/13	Dorothy Hertz
	• Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Patten, Paul				
	• Pohl Made the motion to approve through Exhibit A showing the new locations and payment of the as-built fee.				
	• Motion carries unanimously				

5. 3 Sherburne Way N.T. 14042 **3 Sherburne Way** New dwelling 30/39 Botticelli & Pohl SW
- Board: Welch, Patten, Oliver, Camp and MacLeod; Alternates: none
 - Oliver made the motion to approve with the front door and shutters painted Essex Green and the roof walk natural to weather
 - Motion carries unanimously

6. BAG Nominee R. T. 14087 **9 New Jersey Av VIEW** New dwelling 60.3.1/408 Linda Williams RP
- Board: Welch, Pohl, Oliver, Paul and MacLeod Alt: Patten
 - The applicant explained that their intent had been to salvage and reuse existing historic fabric and reconstruct the building in accordance with the previously HDC-approved design; however, during construction the structure was found to be effectively demolished, resulting in substantial new construction, with some historic timbers salvaged and stored. Staff noted that the 2023 approval was for an addition and historic renovation—not selective demolition—and that because the contributing structure no longer exists, the project now reads as new construction rather than a renovated historic resource. A site inspection confirmed demolition had occurred and a letter of violation was issued. Commissioners raised concerns that, as new construction, the project may no longer qualify for historic or code exemptions and could require different wall and roof assemblies, insulation, and energy compliance measures, questioning whether the reconstructed exterior could replicate the approved design while meeting current building and energy codes. Enforcement authority, including potential fines, was referenced. The board voted to hold the matter and requested additional materials prior to further review, including Town Counsel's guidance on the definition of demolition as it applies to HDC enforcement; the original approved drawings and permit documents; a complete stamped drawing package showing the reconstructed exterior and documentation of salvaged materials to be reused; and a HERS-rated energy analysis identifying any required exterior equipment that could affect visibility. The accessory shed/track was also to be included in the resubmission, and the board emphasized the need for a clear, concise presentation, noting that additional regulatory review may be required if code-related changes alter the approved exterior or site plan.
 - Pohl made the motion to hold the 9 New Jersey matter, including the shed/track, pending submission of additional information. He directed the applicant to return with a concise presentation and requested materials including the original submitted drawings and permits, a replication/exterior package identifying what will be rebuilt and what historic fabric will be reused, HERS or energy-code documentation, and Town Counsel guidance regarding the HDC definition of "demolition."
 - Motion carries unanimously

7. BAG Nominee R. T. 14086 **9 New Jersey Av VIEW** New shed 60.3.1/408 Linda Williams RP
- Hold to follow Main House

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 |
| | <ul style="list-style-type: none"> • Board: Welch, Pohl, Patten, Camp and MacLeod; Alternates: Paul; Recused: Oliver • The board expressed concerns about the fence being located directly on the property line with interior planting, preferring exterior vegetation and requesting clarification on visibility from Cato Lane and Dead Horse Valley. Members noted the tight lot layout and extent of hardscape, encouraging opportunities to reduce paving where possible. Significant grade changes raised questions about fill and retaining walls, including durability, engineering requirements for walls over four feet, and impacts to the adjacent Land Bank property and drainage. The board requested clear existing and proposed topography plans with cross-sections, detailed retaining wall sections, clarification of fence location and planting, driveway/apron materials, and a concise exhibit showing the final terrace, pool, fence, and retaining configuration for further review. • Pohl moved to hold the applications for 8 and 10 Cato Lane pending revised submissions that include existing and proposed topography with contours, cross-sections through the pool and terrace at the points of greatest grade change, detailed retaining wall information (including heights, materials, and engineering where required), clarification of fence location and height with corresponding planting strategy, and specification of hardscape and driveway materials. • Pohl clarified that the motion requires sufficient cross-sections through the site—without limiting them to specific orientations—so the board can fully understand the grade changes. He indicated that multiple sections, both parallel and perpendicular as needed, should be provided to show the greatest grade differences, retaining wall details, and the fence relationship for both lots. • Motion carries unanimously | | | | |
| 2. | Cato Lane Prop Co., LLC 14161 | 10 Cato Ln | Pool-hardscape | 55/125 | Ridgevale Development AM |
| | <ul style="list-style-type: none"> • Board: Welch, Pohl, Patten, Camp and MacLeod; Alternates: Paul; Recused: Oliver • Pohl's motion was for both 8 and 10 Cato | | | | |

3.	Nessan Bermingham 14159	12 W. Sankaty Rd	Hardscape	73.4.2/82	Studio Viburnum	CT
	- Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Patten, Paul - MacLeod made a motion to approve through Exhibit A with Belgium block to be cobblestone and hedge along Lincoln St like the NW corner. (Pohl drew Exhibit A) - Motion carries unanimously					
4.	Matt Fee 14119	79 Orange St	Rev. 13887; paint roof shingles	55.4.1/89.1	ACK Smart	CT
	Hold					
5.	10 Meadowview Dr, LLC 14110	10 Meadowview Dr	Dormers, porch	56/146	Thornewill Design	AM
	- Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Patten, Paul - The board reviewed a proposal at 10 Meadowview for two front dormers, a small porch over the front door, and new garage doors. While the dormers were described as simple and flush with the eave and cheek lines, commissioners felt the double-window dormers appeared top-heavy and visually dominant on the façade. Members recommended revising each dormer to a single window and slightly reducing their widths, suggesting a reduction of approximately one foot per dormer to lessen their visual impact. The applicant noted constraints, including the client's preference not to expand the porch and the presence of solar panels on the rear roof limiting alternative dormer placement. The board reached consensus to hold the application for minor revisions to the dormer design and requested a prompt resubmission reflecting the changes. - MacLeod made the motion to hold for revisions to the front dormers, requiring that each dormer be reduced to a single window and narrowed by approximately one foot to lessen the top-heavy appearance, with revised drawings to be submitted for review. - Motion carries unanimously					
6.	Bozzoto R. T. 14124	6 Nonantum Ave	Rev. 13950; shed	87/80	R. Newman	CT
	- Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Patten, Paul - Oliver made a motion to approve as submitted - Motion carries unanimously					
7.	Fifty Seven Vestal, LLC 14113	57 Vestal St	Move on/addition	41/57	Botticelli & Pohl	AM
	- Board: Welch, Paul, Patten, MacLeod and Camp; Recused: Oliver; Agent: Pohl - Camp made the motion to approve the relocated barn at 57 Vestal with the condition that site lowering at the proposed barn location be limited to no more than two feet. - Motion carries unanimously					
8.	Harborvue, LLC 14121	94 Hulbert Av	MH addition	30/50	SMRD	AC
	- Board: Welch, Pohl, Paul, Camp and MacLeod; Alternates- Patten; Recused: Oliver - The Board were generally supportive and found the overall design and scope appropriate. The primary concern involved the wide north dormer with two windows, with suggestions to either add a third window or narrow the dormer to reduce large expanses of surrounding shingles. Staff requested that documentation such as the date of construction and relevant archival information be added to the file and noted that flood-related elevation data would be helpful. The applicant referenced concurrent Conservation Commission review; while one member preferred that approval occur prior to formal HDC action, others were comfortable proceeding concurrently. The board voted to hold the application for a minor revision to adjust the north dormer fenestration, with the remainder of the proposal considered approvable pending that change. - Pohl made the motion to hold for a minor revision to adjust the north dormer window spacing on the second-floor north elevation; otherwise, the drawings were considered approvable as submitted. - Motion carries unanimously					
9.	21A Pleasant St., LLC 14130	29 Fair St	Addition	42.3.2/192	EMDA	AC
	- Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Patten, Paul - Oliver made the motion to approve as submitted - Motion passes unanimously					
10.	Tharatani Patama Trs 14153	108.5 Old South Rd	Driveway/apron	68/491	Brook Meerbergen	AC
	- Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Patten, Paul - Oliver made the motion to approve as submitted - Motion carries unanimously					
11.	One Fifteen Surfside 14126	115 Surfside Rd	Fence-gates	80/71	Atlantic Landscaping	AC
	- Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Patten, Paul - MacLeod made a motion to approve through Exhibit A with fence 10' from Surfside Rd, 7' from the other property lines; preserve the vegetation on the West side on driveway side; vegetation to be maintained in perpetuity. Pohl drew Exhibit A - Motion carries unanimously					

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| 12. | Catherine Summers 14136 | 88 Vestal St | Cottage | 56/271 | Thornewill Design | RP |
| | <ul style="list-style-type: none"> Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Patten, Paul Oliver made the motion to approve as submitted Motion carries unanimously | | | | | |
| 13. | 17 Eat Fire Spring, LLC 14144 | 17 Eat Fire Spring Rd | Add posts at deck/roof chg | 20/58 | EMDA | RP |
| | <ul style="list-style-type: none"> Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Patten, Paul Oliver made the motion to approve as submitted Motion carries unanimously | | | | | |
| 14. | NT Property Owner 14184 | 4 Goldenrod Ct | Hardscape | 68/868 | LFW | JP |
| | <ul style="list-style-type: none"> Board: Welch, Pohl, Paul, Camp and MacLeod; Paul made the motion to approve as Exhibit A with 4' NTW fence, adding climbing hydrangea 5' behind driveway with a soled board gate. (Exh A drawn by AC) Motion carries unanimously | | | | | |
| 15. | 2 Shore Nantucket, LLC 14069 | 2 Shore Rd | Addition/renovation | 55.1.4/4.1 | LINK | JP |
| | <ul style="list-style-type: none"> Board: Welch, Pohl, Paul, Camp and MacLeod; Alternates: Patten; Recused: Oliver The board reviewed the proposal at 2 Shore Road to relocate and repurpose the house from 92 Washington, trimming portions to fit the new lot, attaching elements to the receiving structure, elevating the building to meet flood requirements, and adding a pool with a raised deck. Major concerns centered on clarity and documentation, with members requesting plans that clearly distinguish what is existing (the relocated structure) versus what is new, including an overlay of the original massing onto the proposed plan. Commissioners also requested a clearer roof plan differentiating existing and proposed roof planes and indicated that the proposed roof walk was oversized and inaccurately rendered for Nantucket, requiring redesign. Given the north elevation's exposure to the Saltmarsh Center parking lot, the board emphasized the need to understand visibility from that public edge. Because the project involves elevating the structure and altering grades, members requested detailed topography and cross-sections showing how the building relates to neighboring properties. The board further requested high-pole stakes or similar on-site markers to represent the proposed roofline for a field review of visual impact. Commissioners asked for a concise resubmission package including clarified plans, roof details, topography, sections, and documentation of salvaged materials, so the HDC can more fully evaluate visibility, context, and code-related implications at the next review. Pohl made the motion to hold the 2 Shore Road for additional information, including a clear existing-versus-proposed overlay with differentiated roof plains, a revised roof walk design, full topography and cross-sections, clarification of visibility with a view with on-site high-pole markers at the structure's extremes, and a concise resubmission identifying salvaged materials to be reused. Motion carries unanimously | | | | | |
| 16. | 2 Shore Nantucket, LLC 14066 | 2 Shore Rd | In deck pool | 55.1.4/4.1 | LINK | JP |
| | <ul style="list-style-type: none"> Board: Welch, Pohl, Paul, Camp and MacLeod Camp made a motion to Track this application Motion carries unanimously | | | | | |
| 17. | Andres Recoder 14199 | 22 Bassett Rd | Window/door revisions | 26/46 | Botticelli & Pohl | SW |
| | <ul style="list-style-type: none"> Board: Welch, Oliver, Camp, Patten and MacLeod; Alternates: Paul; Agent: Pohl Camp made the motion to approve through Exhibit A reducing the roofwalk 2' on either side, NTW; with platinum grey Motion carries unanimously | | | | | |
| 18. | 198 HP LLC 14203 | 198 Hummock Pond Rd | New dwelling | 65/29 | Emeritus, LTD | SW |
| | <ul style="list-style-type: none"> Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Patten, Paul The board reviewed the proposed new dwelling at 198 Hummock Pond Road and, while acknowledging the design was well drawn, raised concerns about its height, vertical emphasis, and overall massing in a rural setting. Members suggested lowering the flanking gables, reducing or eliminating the cupola, and further subordinating or lowering the garage and breezeway so the house reads less dominant in the landscape. A preference was expressed for more muted, natural exterior colors rather than stark white. Given questions about visibility from Hummock Pond Road and neighboring properties, the board requested context drawings and/or on-site visibility markers to confirm sightlines. The applicant agreed to return with revisions addressing height, massing, color, and visibility. Camp made the motion to hold for revisions. Specifically requested revisions to include lowering the flanking gable ridges to reduce vertical emphasis, removing or significantly reducing the cupola, and lowering, subordinating, or disconnecting the garage and breezeway so the structure does not read as one continuous mass. Members also asked for a more muted, non- | | | | | |

white exterior color and for contextual information—such as visibility markers or a site view—to confirm how visible the house will be from Hummock Pond Road and neighboring properties.

- Motion carries unanimously

19. 198 HP LLC 14193 198 Hummock Pond Rd Garage 65/29 Emeritus, LTD SW

- To Track Dwelling

20. FP 4 North Water. LLC 14194 4 N. Water St Rev. 13315; fenest/chimney 42.4.2/90 Emeritus, LTD SW

- Board: Pohl (Acting Chair), Oliver, MacLeod, Camp and Patten; Alternates: Paul
- The board's discussion included new rear fenestration and a proposed chimney/chase. Commissioners were generally comfortable with the additional windows and reconfiguration on the west/rear elevation, raising no significant concerns about the fenestration changes. However, several members felt the proposed chimney/chase was disproportionately large for the small rear mass, particularly given that it serves a gas vent and does not require substantial masonry. The board requested that the chimney be significantly reduced in scale to more typical vent dimensions and that revised drawings be submitted showing smaller chase dimensions and updated cap/termination details
- Camp made the motion to hold for revisions
- Motion carries unanimously

21. NIR LLC 14195 19 N. Water St- Lot 8 **VIEW** Rev. 10112; add chimney 42.4.2/3 Emeritus, LTD SW

- Board: Pohl (Acting Chair), Oliver, MacLeod, Camp and Paul; Alternates: Patten
- The board's primary concern was that the proposed chimney appeared too large and bulky for the small one-story rear element, with several members requesting it be narrowed and the shoulders lowered to better match the proportions of an existing slimmer chimney on the building. Commissioners also sought clarification on visibility from nearby streets, including Sea Street, and asked that the site plan show the chimney footprint relative to the parking area to assess visual impact and potential screening. Suggestions included reducing the chimney cross-section to more typical stove-pipe dimensions, matching existing details, and considering minor parking or landscape adjustments, such as a trellis, to soften its appearance.
- Oliver made the motion to hold for revisions
- Motion carries unanimously

22. 58 Reedabon LLC 14165 58 Nobadeer Ave Sports Court 88/81 LFW SW

- Board: Pohl (Acting Chair), Oliver, MacLeod, Camp and Patten; Alternates: none
- The board expressed significant concerns regarding its size and overall appropriateness within the neighborhood, finding it out of scale with the lot and surrounding properties. Members questioned the adequacy of existing and proposed screening, noting limited vegetation and increased public visibility from nearby roads and a walking trail. The application was found to contain inconsistent dimensions and lacked sufficient detail regarding grading, topography, landscaping, screening, and lighting. While the applicant stated the court would be sunken approximately three feet and surfaced with a quiet, rubberized material, commissioners felt the proposed screening remained insufficient. Abutters voiced concerns about visual impact and precedent; while noise was acknowledged as largely outside HDC jurisdiction, it was noted as a neighborhood concern. The board requested revised, consistent documentation including accurate dimensions, grading and topography plans, a detailed landscape and screening plan, and clarification of lighting, and recommended considering downsizing or design modifications to reduce visual impact.
- Camp made the motion to hold the application for revisions and additional information and a view. The motion specified that the applicant return with a corrected and consistent submission, including accurate dimensions, grading and topography details, a comprehensive landscape and screening plan, and clear lighting information, prior to further review.
- Motion carries unanimously

- Adjournment at 8:37pm
- Board: Pohl, Camp Oliver, MacLeod and Patten
- Patten made the motion to adjourn
- Motion carries unanimously