



Updated Meeting Posting
MEETING POSTING
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NANTUCKET TOWN CLERK
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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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, March 10, 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_zyyouKm8Rx6Kso61egFftQ#/registration

To watch live feed, click here:

<https://www.youtube.com/live/dqOPRbyou5A>

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 VOTE AND/OR DISCUSSION

- HDC Meeting and Deadline Schedule: May 12, 2026 – August 11, 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.	5 Seas Investment 14204	5 Bank St	Historic Determination	73.2.4/8	Thornewill Design	HB
2.	17 N. Water Holdings 14233	17 N. Water St	Historical Determination	42.4.2/49	Emeritus, LTD	HB
3.	Erin Foley 14265	76 Orange St	Re-site shed	55.1.4/25	Self	VO
4.	Alexis Plokas, ETAL 14207	147 Wauwinet Rd	Driveway apron	11/6	LINK	VO

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5.	ACKReit 1865, LLC 13215	9 Hinsdale Rd	New dwelling	68/776	Kris Megna	VO
6.	Robert Powell 14241	58R Bartlett Rd	Garage move on from 78 Cliff	66-100.3	LFW	VO
7.	Michael Sweeney 14209	1 Longwood Dr	Addition	71/54	EMDA	VO
8.	WMASKCS, LLC 14282	113 Eel Point Rd	Replaced metal beach stairs	32/2	David Sobol/LFW	VO
9.	Sandy Paws Salty Knees 14258	3A Weweeder	New dwelling	80/102	Brook Meerbergen	AM
10.	Sandy Paws Salty Knees 14259	3A Weweeder	Garage/studio	80/102	Brook Meerbergen	AM
11.	Sandy Paws Salty Knees	3A Weweeder	Cabana	80/102	Brook Meerbergen	AM
12.	Sandy Paws Salty Knees 14261	3A Weweeder	Solar array	80/102	Brook Meerbergen	AM
13.	Leanne Bell 14220	34 Chuck Hollow Rd	Detached structure	75/67	Bentley & Churchill	CP
14.	Seven Pines LLC 14211	78 Pocomo Rd	Replace beach stairs	15/39	DTA	CP
15.	Jeffrey Rosenthal 14264	7 Wrights Landing	Shed	91/123	CWA	CP
16.	24 Masaquet LLC 14243	24 Masaquet Av	Bsmnt walkout/stairs/wind	80/265	EMDA	CP
17.	Adam Weigold 14205	3 Hummock Cir	Front porch	56/365	Thornewill Design	VO
18.	Tracy Root 14284	20 Broad St	Awning color change	42.4.2/33	Anna Worgess	RP
19.	Amy McKnight 14252	15 Pleasant St	Fenestration changes	42.3.3/123	Angus MacLeod	RP
20.	Denise Corson 14281	65B Surfside Rd	New dwelling	67/222.4	JB Studios	RP
21.	Tyr Bozzuto 14248	6 Nonantum Ave	Front door change	87/140	R. Newman	RP
22.	George Spencer 14250	3 Fulling Mill Rd	Demo shed	27/27	R. Newman	RP
23.	George Spencer 14251	3 Fulling Mill Rd	New shed	27/27	R. Newman	RP
24.	16 Squam Rd LLC 14263	16 Squam Rd	New second dwelling	21/147	Emeritus, LTD	JP
25.	Commerce Rd Terminal 14262	14 DavKim Rd	Demo storage bldg	68/60	Emeritus, LTD	JP
26.	Commerce Rd Terminal 14235	14 DavKim Rd	New multi family dwelling	68/60	Emeritus, LTD	JP
27.	CNV Surf, LLC 14268	68 Shawkemo Rd	Rev. 13285; cabana	44/5	Emeritus, LTD	JP
28.	Nant. Historical Assoc 14234	15 Broad St	Rev. 13705; windows	42.4.2/61	Emeritus, LTD	JP
29.	Canopache Nom Tr 14273	59 Baxter Rd	Demo move off garage	49/20	Botticelli & Pohl	JP
30.	Canopache Nom Tr 14272	59 Baxter Rd	Shed	49/20	Botticelli & Pohl	JP
31.	Wesco Place, LLC 14216	32A W. Chester	Windows/dormer	42.4.3/51.1	Normand Residential	CT
32.	Brett Watts 14214	5 Althea's Ln	Wind/doors/rmv bilco	67/282.2	Topham Design	CT
33.	Madaket Rd, LLC 14269	57 Madaket Rd	Rev. 13088; windows	41/201.2	Emeritus, LTD	AC
34.	Carry's Island 14276	47 Crooked Ln	Gate	41/200.1	Miroslava L+D	AC
35.	Thomas O'Reilly 14232	10 Maxey Pond Rd	Open air cabana	40/100	CWA	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.	Diann Graeber 14230	4 Ash Street	HVAC condensers	42.4.2/95	LINK	VO
	Condensers must be screened at time of inspection and in perpetuity or more screening will be necessary and add the HDC Survey to the file and the date of construction to the COA.					
2.	Deborah Anderson 14245	27 Mill St	Egress window	55.4.4/96	Tharon Anderson	VO
	Add date of construction to the COA.					
3.	Chris Vallett 14247	14 Sesapana Rd	ODS/fence	68/27	Self	VO
	Vegetation to be added to the fence facing Sesapana and add additional vegetation on proposed fencing on South to mitigate view from Sesapana and adjacent property.					
4.	Sandy Paws Salty Knees 14260	3A Weweeder	Pool-hardscape	80/102	Brook Meerbergen	AM
	Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. Hold fence back from property line 2' and plant something between property line and fence that will exceed 4' high. Provide minimum 4' high vegetation in front of east porch post, where vertical board fence dies into porch post. The depth and width of the driveway to be minimum required.					
5.	18 Creek Ln, LLC 14219	18 Creek Ln	Fence	38/101	LFW	CP
	Fence not to be on property line. Maintain existing vegetation.					
6.	David Webster 14226	11 S. Shore Rd	Rev. 11793; fenes/bsnmt walkout	67/468.1	CWA	CP
	Date of construction to be added to the COA.					
7.	1 N. Swift Rock Trst 14244	1 N. Swift Rock	Pool	40/2	Miroslava L+D	CP
	Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	22 Federal St, LLC 14246	22 Federal St	Door color change	42.4.2/31	Anne Dougherty	AM
	Proposed door color to match existing Essex Green shutters and window boxes.					
9.	New Warren, LLC 14283	2 Warren St.	Hardscape/arbor/gate	55.4.1/32	Self	SW
	Outdoor shower not visible at time of inspection and in perpetuity.					
10.	Northstar Dev, LLC 14231	2 Braeburn	Fence/arbors	39/41	Brook Meerbergen	SW
	Fencing not visible at time of inspection and in perpetuity.					
11.	Kerry Alan 14255	12 Oak Hollow	New dwelling	56/128	CWA	SW

							Rear fenestration is not visible at time of inspection and in perpetuity.
12.	Michele Velle 14253	160 Madaket Rd	Addition	34/13.6	CWA	SW	
							Rear fenestration is not visible at time of inspection and in perpetuity.
13.	Thomas O'Reilly 14227	10 Maxey Pond Rd	Guest house	40/100	CWA	SW	
							First floor reduction of 1'6"; no change to 2nd floor top plate/rafters orientation and roof slopes.
14.	3 Fawn Lane, LLC 14256	3 Fawn Ln	Fence	68/971	LFW	CT	
							Fence moved 3' off property line and add vegetation to mitigate visual impact as seen from Old South Road.
15.	David Gregory 14270	53 Nobadeer Av	Pool	88/54.1	Miroslava L+D	CT	
							Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER**V. 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

VI. 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.	Matt Fee 14119	79 Orange St	Rev. 13887; paint roof shingles	55.4.1/89.1	ACK Smart	CT
2.	Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	Chip Webster	AM
						Held per applicant's request
3.	Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	Chip Webster	AM
						Held per applicant's request

VII. NEW BUSINESS 03/10/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	PKKM, LLC 14206	11 Perry Ln	As-built shed	67/112.6	John Brescher	VO
2.	24 Nonantum Ave, LLC 14217	24 Nonantum Av	MH addition	87/157	Normand Residential	CT
3.	24 Nonantum Ave, LLC 14218	24 Nonantum Av	Re-site garage/add balcony	87/157	Normand Residential	CT
4.	N. Liberty St, LLC 14238	13 N. Liberty St	Hardscape	42.3.4/3	SMRD	CT
5.	Lori Meinke 14237	17 Ames Av	As-Built Rev. 12035; door to window	60.2.4/17	Twig Perkins	CT
6.	Lori Meinke 14236	17 Ames Av	Historic Determination	60.2.4/17	Twig Perkins	CT
7.	Harry Pinson 14249	3 Elbow Ln	Rev. 13351; push wall in 8"	73.2.4/44.1	Val Oliver Design	AC
8.	7 Maple Ln, LLC 14229	7 Maple Ln	Rev. 13918; hardscape	67/303.6	Emeritus, LTD	AC
9.	7 Maple Ln, LLC 14254	7 Maple Ln	Open structure	67/303.6	Emeritus, LTD	AC
10.	Alek Popnikolov 14266	2 Quail Ln	Move on dwelling from 1 Pawguvet	67/255.1	Thornewill Design	AM
11.	159 Orange St, LP 14242	159 Orange St	New building	55/169+170	Val Oliver Design	RP
12.	Tanner Powell 14267	Oliver's Way-Lot 31	New dwelling	49/166	Emeritus, LTD	JP
13.	Greenstick, LLC 14239	16.5 Williams St VIEW	Rev. 11990; add panels	55/372	ACK Smart	JP
14.	Canopache Nom Tr 14271	59 Baxter Rd	MH addition	49/20	Botticelli & Pohl	JP
15.	Canopache Nom Tr 14274	59 Baxter Rd	New cottage	49/20	Botticelli & Pohl	JP
16.	David Gregory 14275	53 Nobadeer Av	Hardscape	88/54.1	Miroslava L+D	CT

VIII. OTHER BUSINESS

Approve Minutes	
	Next HDC Meeting March 17, 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