



Updated Meeting Posting
MEETING POSTING
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NANTUCKET TOWN CLERK
Posting Number: T 229

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 24, 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_3UZKQSnDQ0uos8HnWolQEA#/registration

To watch live feed, click here:
<https://www.youtube.com/live/PtyiiPF9zew>

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
<http://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. RATIFY COMMISSIONER VOTE AND/OR DISCUSSION FROM MARCH 17, 2026

- Definition of demolition (inclusive levels of demolition)
- Unapproved demolitions & fines

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Thomas Kasza 14316	1 Wherowhero Ln	New dwelling	67/471	EMDA	VO
2.	ACK Reit 1865, LLC 14315	9 Hinsdale Rd- Lot 2	New dwelling	68/776	Kris Megna	VO
3.	PKKM, LLC 14206	11 Perry Ln	As-built shed	67/112.6	John Brescher	VO

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4.	Steven Cohen Tr 14361	39 Monomoy Rd	Rev.10629; accessory structure	54/79	WAPD	VO
5.	Steven Cohen Tr 14360	39 Monomoy Rd	Rev. 10628; shed	54/79	WAPD	VO
6.	3 Pochick Surfside, LLC 14356	3 Pochick Av	Rev. 12453; win/drs/deck mod	80/323	WAPD	VO
7.	Jonathan Owsley 14296	2 Maxey Pond Rd	Hardscape	40/96	Jardins International	JP
8.	5 Step LLC 14291	5 Step Ln	Rev. 6963; add bay window	42.4.2/43	EMDA	JP
9.	Steven Garfinkel 14305	13 Starbuck Rd	As-Built door change	60/113	Thornewill Design	JP
10.	Justin Lindsay 14357	5 Fawn Ln	Fence	68/970	LFW	JP
11.	3 Fawn Ln, LLC 14359	3 Fawn Ln	Rev- fence	68/971	LFW	JP
12.	Bo Blair 14358	16 Swift Rock Rd	Rev. 9138; cottage	40/39	LFW	JP
13.	Christopher Bell 14333	6 Paul Jones Rd	Move on from 10 New Ln	41/119.4	LFW	JP
14.	David Gregory 14300	53 Nobadeer Ave	Shed	88/54.1	WAPD	CT
15.	Town of Nantucket 14280	20 S. Water St	Door replacement	42.4.2/29	SMRT	CT
16.	Town of Nantucket 14278	1 Folgers Ct	Alterations	73.1.3/77	SMRT	CT
17.	Town of Nantucket 14279	34 Washington St.	HVAC/louvers	42.2.3/2	SMRT	CT
18.	Finilly, LLC 14325	2A Longwood Dr	Rev. 12275; add spa/pergola	71/13.3	SMRD	VO
19.	Moby ACK, LLC 14349	5 Cherry St	Shed	55/375	Structures Unltd	VO
20.	Maeve Harrington 14310	12 Evergreen Way	Remove window	68/705	Self	RP
21.	Kimberly Taylor 14309	76 Easton St	Generator	42.4.1/33	Marko Durdevic	RP
22.	TicTac Toe, LLC 14312	7 Fawn Ln	Rev. 7117; remove chimney	68/979	Brook Meerbergen	RP
23.	TicTac Toe, LLC 14313	13 Fawn Ln	Rev. 7127; remove chimney	68/976	Brook Meerbergen	RP
24.	Marine Home Center 14324	134 Orange St	Change brick stairs to wood	55/49	Gerardo Nolasto	RP
25.	Town of Nantucket 14375	48 Sparks Av	New concession/booster bldg.	55/242	Chip Clunie	SW
26.	Town of Nantucket 14373	48 Sparks Av	Hardscape/landscape	55/242	Chip Clunie	SW
27.	3 Sherburne Way NT 14367	3 Sherburne Way	Hardscaping	30/39	Botticelli & Pohl	CP
28.	Erik Beucler 14295	8 Weymouth St	Color change	55.4.1/85.1	Aiden Bourke	AC
29.	Aleksandar Popnikolov 14266	2 Quail Rd	Addition	67/255.1	Self	AC
30.	11 Cannonbury Holdings 14362	11 Cannonbury Ln	Fence/gates	74/22	Atlantic Landscaping	RP

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.	Debbie Wasil 14348	51 Pleasant St	Raise roof	55/32.3	Structures Unltd	VO
	• Date of construction to be added to the COA.					
2.	66 Union St., LLC	66 Union St	Replace fence	55.1.4/67	Boris Braun	VO
	• Fence to be natural to weather. 5/1 fence lattice to be horizontal/vertical. Plant vegetation on the neighbor's side, every other panel.					
3.	Olympic Equity Holdings 14297	91 Main St	Condensers	42.3.3/18	NAG	CT
	• Screening to be maintained at time of inspection and in perpetuity.					
4.	Jen-Eric, LLC 14338	26 N. Water St	Condensers	42.4.3/23	Brant Point Building	VO
	• Due to lack of visibility.					
5.	60 Burnell, LLC 14351	60 Burnell St	Pool-hardscape	49.3.2/18	Julie Jordin	VO
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application					
6.	Bridges Family, LLC 14293	6 Ishmael Rd	Pool-hardscape	82/91	Jardins International	RP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	Nant. Land Bank 14342	159 Hummock Pond Rd	Mve on Bldg 2 Unit 4 frm 41 Jefferson	65/28	SMRT	SW
	• If the other structures are to have solar panels, black asphalt roof shingles.					
8.	Nant. Land Bank 14341	159 Hummock Pond Rd	Move on Bldg 3 frm 41 Jefferson	65/28	SMRT	SW
	• If the other structures are to have solar panels, black asphalt roof shingles.					
9.	Nant. Housing Auth 14343	158 Madaket Rd	Move on Bldg 1frm 41 Jefferson	39/13.5	SMRT	SW
	• If the structure is to have solar panels, black asphalt roof shingles.					
10.	Nant. Housing Auth 14344	158 Madaket Rd	Mve on Blg2 Unit2 frm41 Jefferson	39/13.5	SMRT	SW
	• If the structure is to have solar panels, black asphalt roof shingles.					
11.	Nant. Housing Auth 14345	158 Madaket Rd	Move on Bldg 2 Unit 1frm 41 Jefferson	39/13.5	SMRT	SW
	• If the structure is to have solar panels, black asphalt roof shingles.					
12.	Town of Nantucket 14369	48 Sparks Av	Demo grandstand	55/242	Chip Clunie	SW
	• To reasonable extent, offer up for local use.					
13.	Town of Nantucket 14370	48 Sparks Av	Demo fieldhouse	55/242	Chip Clunie	SW
	• To reasonable extent, consider deconstruction for re-use.					
14.	Town of Nantucket 14374	48 Sparks Av	Demo boosters building	55/242	Chip Clunie	SW
	• To reasonable extent, consider deconstruction for re-use.					
15.	Town of Nantucket 14371	48 Sparks Av	Team Room Building	55/242	Chip Clunie	SW
	• Convert horizontal screening (boards) to vertical, spacing is okay.					

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16.	Chris Wofford 14311	20 Madequesham Vly Rd	Rev. 13556; re-site/add porch	89/16	Thornewill Design	CP
	• Date of construction to be added to the COA.					
17.	Robert Whalen 14364	2 S. Cambridge St	288 sf addition	59.4/16	Val Oliver Design	CP
	• Date of construction to be added to the COA.					
18.	3 Washaman Ave, LLC 14332	3 Washaman Ave	Addition/window wells	55/536	Shelter 7	CP
	• Date of construction to be added to the COA.					
19.	3 Sherburne Way NT 14368	3 Sherburne Way	Pool	30/39	Botticelli & Pohl	CP
	• Pool to move 5' closer to the MH. Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
20.	First Congreg Church 14314	62 Center St	Fenestration changes	42.4.3/75	Angus MacLeod	AC
	• With written approval from Nantucket Preservation Trust (NPT)- holder of the preservation easement.					
21.	1&3 Back St, LLC 14317	3 Back St	Walk-out stairs	55/348	EMDA	AC
	• Railing to be NTW. Name and date to be added to the COA- "Back a Bit" c. 1955, alt 1998.					
22.	Janet Simon Canning 14366	5 Nichols Rd	Cabana	92.4/46	Emertius, LTD	AC
	• Add vegetation to the North side of the building.					
23.	32 W Chester ACK, LLC	32A+32B W. Chester St	Hardscape/driveway	42.4.3/51+51.1	Julie Jordin	AC
	• Add the construction for both structures on the site to the COA.					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NISHA 14287	1 Evergreen Wy	Wall sign- NISHA	68/727	Jardins International
	• Held for representation.				
2.	29 Center St, LLC 14320	29 Center St	Projecting sign	42.3.1/122.2	Brad Guidi
	• Motion to approve with reducing to 5 sf.				
3.	29 Center St, LLC 14321	29 Center St	Rev. 4166; master sign plan	42.3.1/122.2	Brad Guidi
	• Motion to approve through staff amending to allow for a projecting sign in that location at the takeout window.				
4.	NIR Retail 14322	12 Old South Wharf	Wall sign- Legit	42.2.4/2	The Sign Lady
	• Hold for revisions.				
5.	NIR Retail 14323	12 Old South Wharf	Projecting sign- Legit	42.2.4/2	The Sign Lady
	• Hold for revisions.				
6.	VTT Moby Dick, LLC 14328	2 Union St	Wall sign	42.3.1/186	Terrance Ruggiero
	• Motion to approve.				
7.	CLACK, LLC 14336	33 Main St	Projecting sign- TWP	42.3.1/211	Sign Here Nantucket
	• Motion to approve.				
8.	Susan Thurston 14334	8 Washington St	Wall sign- The Makery (Candle St)	42.3.1/142.1	Sign Here Nantucket
	• Hold for revisions.				
9.	Susan Thurston 14335	8 Washington St	Wall sign-The Makery(Washington St)	42.3.1/142.1	Sign Here Nantucket
	• Hold for revisions.				

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

VI. ROLLED OVER FROM 03/10/2026- HELD FOR ADDITIONAL INFORMATION AND A VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Greenstick, LLC 14239	16.5 Williams St VIEW	Rev. 11990; add panels	55/372	ACK Smart
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul				Last heard 03/10/2026

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.	Canopache Nom Tr 14271	59 Baxter Rd	MH addition	49/20	Botticelli & Pohl	JP
2.	Canopache Nom Tr 14274	59 Baxter Rd	New cottage	49/20	Botticelli & Pohl	JP

VIII. NEW BUSINESS 03/24/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Keith Blossie 14301	13 Parker Ln	Parking spot	67/173.3	Self	RP
2.	Servents Heart 14286	42 Monohansett Rd	Rev. 10186	79/55	Val Oliver Design	JP
3.	5 Orange St, LLC 14302	5 Orange St	Garage doors/wind/deck	42.3.1/149	Thornewill Design	JP
4.	Jeanette & Bob, LLC 14308	43 Kendrick St	Tennis court	76.4.3/31	LFW	JP
5.	S&J Minella 14319	5 Giny Ln	New dwelling	41/852	R. Newman	AM
6.	28 Lily St., LLC 14331	28 Lily St.	Garage addition	42.4.3/92&94	Design Associates	AM
7.	22 Walsh St. R. T. 14326	22 Walsh St	Shed	29/36	Val Oliver Design	AM
8.	ACK Northstar Dev 14327	2 Braeburn	ADU	39/41	Brook Meerbergen	AM
9.	Michael MacDonald 14329	177 Eel Point Rd	Deck replacement	33/26	Sanne Payne	AM
10.	Julia Meade 14339	8 Bayberry Ln (Sconset)	Rooftop solar	49/92.1	ACK Smart	AM

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11. Chris Powers 14340	21 Clarendon St	Rooftop solar	76.1.3/106	ACK Smart	AM
12. Starbuck Court NT 14365	1R Old North Whf	Rev. 8806; add shed drmr	42.3.1/80	Emeritus, LTD	AC
13. Andrew West 14354	118 Eel Point Rd	New dwelling	32/34	Emeritus, LTD	VO
14. Richard/Edith Bellevue Tr 14363	118 Eel Point Rd	Pool-hardscape	32/34	Atlantic Landscaping	VO
15. Pineally Ours 14350	49 Pine St	Pergola	55.4.1/183	Kevin Stutz	VO
16. Mary Bruggar 14346	50 Kendrick St	Rev. 13053; stairs/wind/ODS	76.4.1/610	JB Studio	CT
17. Westmoor, LLC 14347	10 Westmoor Ln	Addition	41/91	Goldsmith/Davis	CT
18. Bart Grenier 14353	37 Eel Point Rd	Garage apartment	32/62	Gryphon Architects	CT
19. Nant. Land Bank 14372	16 & 19 E. Creek Rd	Hardscaping	55/58&60	Eleanor Antonetti	CT

- Hold until 4/7/2026 per applicant's request

IX. OTHER BUSINESS

Approve Minutes	March 3, 2026, and March 10, 2026
	• Next HDC Meeting March 31, 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