



HISTORIC DISTRICT COMMISSION

Minutes March 10, 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, Oliver, Camp, MacLeod and Patten
Pohl arrived at 4:05
Zoom: Thornewill and Paul

Meeting called to order at 4:02 pm by Stephen Welch
Board: Welch, Oliver MacLeod Camp and Patten
Oliver made the motion to approve the agenda
Motion carries unanimously

I. COMMISSIONER VOTE AND/OR DISCUSSION

- HDC Meeting and Deadline Schedule: May 12, 2026 – August 11, 2026
- Board:** Welch, Oliver MacLeod Camp and Patten; Alternates: Thornewill, Paul
- MacLeod made the motion to approve the HDC schedule.
- Motion carries unanimously.

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
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

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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

- Board: Welch, Oliver, Patten and Camp; Recused MacLeod
- Camp made the motion to approve Consents
- Motion carries unanimously

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; fences/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	400/100	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.					
	• Board: Welch, Oliver, Patten, Camp and MacLeod • Motion to approve #1- #12 and #13-#14 made by MacLeod. • Motion carries unanimously. • Board: Welch, Pohl, Camp, MacLeod and Thornewill • Motion to hold #13 - 10 Maxey Pond Guest House for representation made by MacLeod. • Motion carries unanimously.					

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.
 - The board discussed concerns about the guesthouse's visual prominence relative to the main house, noting it appears too tall and dominant and should read as clearly subordinate. Commissioners raised particular concern about the flush dormers on the north elevation facing the adjacent burial ground, as well as the eave line and overall massing, which make the structure appear imposing from the public trail and graveyard. The board requested revisions to reduce the visual impact, including lowering the building by approximately 1.5 feet, considering lowering, stepping back, or eliminating the north-facing flush dormers, and moving the structure forward away from the burial ground (discussion suggested 15–20 feet, though even 5 feet could help). The applicant was also asked to provide cross-section drawings from the burial-ground/property line across the site to the main house, including existing conditions, the reduced-height proposal, and any alternative options, to illustrate relative heights and visibility; commissioners noted that relocating the structure forward would also reduce its apparent height due to the grade change. Lucas Velle indicated he could provide the requested sections and is open to lowering and/or relocating the structure, noting that natural screening and site grading help conceal the building, and will submit revised drawings for further review before final approval.
 - Pohl made the motion to hold for revisions.
 - Motion carries unanimously.

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus reported that she sent an email to the NHC & HDC Chairs regarding availability for the Certified Local Government (CLG) meeting, which must be held before the end of June to meet the MOU/state requirement and is typically scheduled in June. She suggested scheduling the meeting sooner rather than later and noted a preference for holding it via Zoom due to the difficulty of coordinating an in-person meeting. Holly will follow up with both Chairs to determine a date. Holly is also awaiting a response from the Massachusetts Historical Commission (MHC) regarding the FY26 grant application.

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

- Did not show, they are withdrawing this application. Will come into office to office

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

- Board: Welch, Pohl, MacLeod, Camp and Thornewill; Alternates: Paul; Recused: Patten, Oliver
- Pohl made the motion to approve painting the visible southern roof plane black to match and blend with the solar panels, carrying forward the prior condition that the roof remain black. The black paint to be maintained until such point that the roof shingles require replacing, at which point they'd be replaced with black shingles.
- Motion carries unanimously.

2.	Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	Chip Webster	AM
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- Held per applicant's request

3.	Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	Chip Webster	AM
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- 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

- No show

2.	24 Nonantum Ave, LLC 14217	24 Nonantum Av	MH addition	87/157	Normand Residential	CT
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- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul
- Pohl made a motion to approve through Exhibit A with the roof walk to become 2' narrower on the length, NTW. Second floor deck above front door parapet versus open rail, setback from front face of porch which is now narrower. Align with the corner boards as per plans.
- Motion carries with Welch, Pohl, MacLeod and Camp Yay and Oliver is Nay

3.	24 Nonantum Ave, LLC 14218	24 Nonantum Av	Re-site garage/add balcony	87/157	Normand Residential	CT
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- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul
- MacLeod made a motion to approve as submitted.
- Motion carries unanimously.

4.	N. Liberty St, LLC 14238	13 N. Liberty St	Hardscape	42.3.4/3	SMRD	CT
	- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul - Oliver made a motion to approve as submitted. - Motion carries unanimously.					
5.	Lori Meinke 14237	17 Ames Av	As-Built Rev. 12035; door to window	60.2.4/17	Twig Perkins	CT
	- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul - MacLeod made the motion to approve as submitted with the condition that existing vegetation be retained in perpetuity and that the outstanding \$500.00 as-built fee be paid within 90 days. - Motion carries unanimously.					
6.	Lori Meinke 14236	17 Ames Av	Historic Determination	60.2.4/17	Twig Perkins	CT
	- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul - Camp made the motion to approve as submitted. - Motion carries unanimously.					
7.	Harry Pinson 14249	3 Elbow Ln	Rev. 13351; push wall in 8"	73.2.4/44.1	Val Oliver Design	AC
	- Board: Welch, Pohl, MacLeod, Patten and Camp; Alternates: Thornewill, Paul; Agent: Oliver - Pohl made the motion to approve as submitted (approval subject to lack of visibility). - Motion carries unanimously.					
8.	7 Maple Ln, LLC 14229	7 Maple Ln	Rev. 13918; hardscape	67/303.6	Emeritus, LTD	AC
	- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul - Oliver made the motion to approve as submitted. - Motion carries unanimously.					
9.	7 Maple Ln, LLC 14254	7 Maple Ln	Open structure	67/303.6	Emeritus, LTD	AC
	- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul - Welch made a motion to approve as submitted. - Motion carries unanimously.					
10.	Alek Popnikolov 14266	2 Quail Ln	Move on dwelling from 1 Pawgvet	67/255.1	Thornewill Design	AM
	- Board: Welch, Pohl, MacLeod, Paul and Camp; Alternates: Thornewill, Patten; Recused: Oliver - Camp made the motion to approve with conditions to maintain the building height at 24'6" and additional landscaping per Exhibit A. - Motion carries unanimously.					
11.	159 Orange St, LP 14242	159 Orange St	New building	55/169+170	Val Oliver Design	RP
	- Board: Welch, Pohl, MacLeod, Thornewill and Camp; Alternates: Patten, Paul; Agent: Oliver - The applicant presented a mixed-use redevelopment project with commercial space at the ground level and residential units above, facing Orange Street and West Creek, with a proposed height of 30'-7". Commissioners discussed the scale and context, noting the building is larger than the existing structure and some neighboring one-story buildings, though others observed the zoning anticipates larger mixed-use development. The board requested design refinements, particularly on the Orange Street façade, including reducing the visual weight of the second-floor porch, reconsidering window proportions and muntin patterns, and correcting post spacing and railing returns. Concerns were also raised about the West Creek/rear elevations, which were described as somewhat utilitarian, with suggestions to improve residential character and adjust dormer proportions and sill heights. The applicant was asked to provide revised drawings showing alternate fenestration and trim options, corrected porch details, and dormer revisions, along with a consolidated landscape and hardscape plan showing existing and proposed trees, utilities, and screening. Additional context information, visible mechanical or egress elements, and material details were also requested. The board expressed general support for the mixed-use concept but asked the applicant to return with revisions to refine the design and better align it with the character of the district. - Pohl made the motion to hold for revisions; options and hardscape/ landscape plans with trees; add condenser locations and fencing. - Motion carries unanimously.					
12.	Tanner Powell 14267	Oliver's Way-Lot 31	New dwelling	49/166	Emeritus, LTD	JP
	- Board: Welch, Pohl, MacLeod, Patten and Camp; Alternates: Thornewill, Paul; Recused: Oliver - The board reviewed the Oliver's Way ('Sconset) proposal, a stepped house with a front porch and second-floor deck/pergola, and discussed concerns related to scale, massing, and site organization. Commissioners felt the porch and particularly the second-floor deck/pergola were oversized for the streetscape and should be simplified or reduced. The large, shed dormer on the right elevation was also viewed as awkward and overly prominent, and the board suggested considering a gable dormer or revised roofline to better integrate the massing. Commissioners noted disjointed roof and eave transitions and asked for a more unified composition. The drawings also contained conflicting elevation labels relative to the site plan that must be corrected. A shed proposed in the front yard was deemed unacceptable, and alternatives were requested if a covered access element is					

needed. The board requested revised elevations, dormer and roof adjustments, corrected drawings, and a landscaping and screening plan, and asked the applicant to return with revisions for further review prior to final approval.

- Pohl made the motion to hold for revisions and more information.
- Motion carries unanimously.

13.	Greenstick, LLC 14239	16.5 Williams St	VIEW	Rev. 11990; add panels	55/372	ACK Smart	JP
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- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul
- The applicant requested approval to add solar panels on a lower roof plane in addition to two roof planes previously approved. Commissioners noted the building is newly constructed and that a one-story structure being built in front of the lower roof plane will affect visibility from the public way; at the time of review, the foundation of that structure was in place but framing was not yet complete. The board expressed concern about potential visibility of the proposed panels from nearby streets and parking areas and requested updated photos showing the completed front structure and any proposed screening so actual visibility can be evaluated. The Chair requested this application be rolled over to the next meeting in two weeks.
- Pohl made the motion to hold for more information and a view.
- Motion carries unanimously.

14.	Canopache Nom Tr 14271	59 Baxter Rd		MH addition	49/20	Botticelli & Pohl	JP
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- Held per applicant's request

15.	Canopache Nom Tr 14274	59 Baxter Rd		New cottage	49/20	Botticelli & Pohl	JP
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- Held per applicant's request

16.	David Gregory 14275	53 Nobadeer Av		Hardscape	88/54.1	Miroslava L+D	CT
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- Board: Welch, Pohl, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul
- Pohl made a motion to approve through Exhibit A with a 6' vertical board fence with plantings every 8'.
- Welch and Pohl with Yay MacLeod, Oliver and Camp Nay
- Motion does not carry.
- Pohl made the motion to approve the application without the fence.
- Motion carries unanimously.

- Board: Welch, Pohl, Oliver, MacLeod and Camp
- Pohl made the motion to adjourn at 7:06pm.
- Motion carries unanimously.