



Updated Meeting Posting MEETING POSTING

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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, April 7, 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_CjmFpwcMQASY_KLr47TZ1g

To watch live feed, click here:

<https://youtube.com/live/5tDKuVEgfol>

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.	Nant. Island Resorts 14385	6 White Elephant Wy	Rev- color clarification	42.4.2/3.3	Emeritus, LTD	AM
2.	32 Flintlock Rd, LLC 14398	32 Flintlock Rd	Rev. 11644; windowchanges	75/77	Emeritus, LTD	AM
3.	Elizabeth Whelden 14410	2 Fishers Landing	Fence	38/154	Alex Whelden	VO
4.	WETU Real Estate 14480	83 Squam Rd	Addition	13/5	Studio Ppark	VO
5.	Charles Paget 14482	33 Millbrook Rd	Rev. 13414; new entry enclosur	56/316	DTA	VO
6.	Kian Ross 14448	16 Trotters Ln	Move on garage frm 10 New Ln	67/140	Self	VO
7.	Berkeley Heights, LLC 14455	6 Berkeley Av	Move/demo MH	54/150	Self	VO

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8.	Wiggins Family Tr 14478	22 Berkley St	Addition/rear staircase	76.1.3/214	LINK	VO
9.	Karl Phillips 14298	19 Folger Av	280 sf addition	80/110	Self	VO
10.	Dan West 14390	9 Towaddy	Shed	49.2.3/14.4	Thornewill Design	CP
11.	Illya Kagan 14472	30 W. Chester St	Patio door replacement	42.4.3/52	Southern NE Windows	CP
12.	Alexander Kihiczak 14400	2 L Street	Roof change	59.4/261	Val Oliver Design	CP
13.	Mark Yacong 14392	42 Friendship Ln	Re-site shed	56/330	DTA	CP
14.	Francie Baskett 14458	2 Charter St	Fence/arbor	42.3.2/147	Val Oliver Design	CP
15.	Seventy-Eight Cliff Rd 14404	78 Cliff Rd	New garage	30/71	Sophie Metz	RP
16.	Seventy-Eight Cliff Rd 14405	78 Cliff Rd	New guest house	30/71	Sophie Metz	RP
17.	159 Orange, LP 14411	159 Orange St	Basement stairs/railings	55/170 +55/169	Val Oliver Design	RP
18.	WSTT Holdings, LLC 14466	9 Miller Ln	Rev. 13598; pent roof/add stairs	68/123	Emeritus, LTD	RP
19.	Island Den, LLC 14445	4 Goose Cove Wy	Shed	59.4/30	Structures Unltd	RP
20.	Cheryl Creighton 14425	9 Folger Av	Windows, doors	80/163	Self	RP
21.	Jeannie Esti 14426	6 Goldfinch Dr	Dec/windows/fireplce bumpout	68/599	Emeritus, LTD	SW
22.	Michael J. Warren etal 14417	12 Madaquecham Valley Rd	Guest house	89/12	Emeritus, LTD	SW
23.	Mid Island Service LP 14460	41 Sparks Av	186sf Addition	55/267.4	Val Oliver Design	AC
24.	OSR, LLC 14415	2A Forrest Av	Mixed Use building	68/10.1	Linda Williams	JP
25.	Gary Winn 14414	2B Forrest Av	Mixed Use building	68/10.2	Linda Williams	JP
26.	Anna Joy 14441	7 Back St	Shed	55/346	Linda Williams	JP
27.	Brian Nester 14440	33 Walsh St	Roof change	29/111.1	Linda Williams	JP
28.	RH Deer Run ACK, LLC 14431	15 Deer Run Rd	Rev.13732;windwell/perg/ODS	57/55	Linda Williams	JP
29.	7 Brewster, NT, LLC 14432	7 Brewster Rd	Rev. 12525; MH	54/286	Linda Williams	JP
30.	7 Brewster, NT, LLC 14479	7 Brewster Rd	Rev. 11959; GH	54/286	Linda Williams	JP
31.	Theresa Kashuluk 14462	9 Van Glider Av	Move off dwelling	68/419.5	Structures Unltd	JP
32.	Warren Roberts 14407	50 Ridge Ln	New shed	38/108	NAG	AC

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.	Cordts-Pearce 14384	43A Massachusetts Av	Historic Determination	60.3.1/1.1	Sanne Payne	HB
	• Pursuant to HDC2026-01-14058.					
2.	Nant. Island Resorts 14386	4 White Elephant Wy	Rev- color clarification	42.4.2/3.2	Emeritus, LTD	AM
	• Porch skirt to be Puritan Gray.					
3.	Melissa Twomey 14387	24 Flintlock	Rev- add spa	75-80/24	Waterscapes	AM
	• The spa is located within the existing pool perimeter, as noted and that if not be visible at time of inspection and in perpetuity.					
4.	Amy Flinn 14471	35 Morey Ln	Move/demo garage	73.3.2/37.1	Sanne Payne	AM
	• Date of construction to be added to the COA.					
5.	Tony Kilbourne 14470	1 S. Cambridge St	Wind/deck/trim	59.4/132.1	Seth Collette	VO
	• Deck to remain natural to weather. Date of construction to be added to the COA.					
6.	Nant. Isl. Land Bank 14475	1 Meader St	Roof change	42.2.3/39.1	Tom Geras	CP
	• Date of construction to be added to the COA.					
7.	Mark Yacong 14393	42 Friendship Ln	New shed	56/330	DTA	CP
	• Trim colors etc. to match zoning shed and house.					
8.	Todd Norman 14477	63 Tom Nevers Rd	Window changes	76/54	South NE Windows	CP
	• Date of construction to be added to the COA.					
9.	James Urhausen 14399	5 Copper Ln	Fence/gate/arbor	42.3.3/91	KMLD	AM
	• • Date of construction to be added to the COA.					
10.	Town of Nantucket 14450	11 Waitt Dr	Building #1, B-type	67/923	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
11.	Town of Nantucket 14451	11 Waitt Dr	Building #2, A-type	67/923	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
12.	Town of Nantucket 14453	13 Waitt Dr	Building #3, AA-type	67/924	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
13.	Town of Nantucket 14454	13 Waitt Dr	Building #4, AA-type	67/924	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
14.	Town of Nantucket 14456	15 Waitt Dr	Building #5, A-type	67/925	SMRT	SW

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11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
15.	Town of Nantucket 14457	15 Waitt Dr	Building #6, B-type	67/925	SMRT SW
11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
16.	Frank Viano 14430	7A Crooked Ln	Pool	41/80 + 80.1	Val Oliver Design RP
Pool not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
17.	Town of Nantucket 14449	11, 13, 15 Waitt Dr	Hardscape	67/923-925	SMRT SW
Approved though Exhibit A with Zelkova S. Musashino trees or similar noted at 7 different locations.					
18.	Nant. R.E. Investors 14402	21 Lincoln Ave	Hardscape	30/43	Miroslava L+D AC
Existing vegetation to remain and/or added to as to screen generator from below and from either side.					
19.	Robert Reid J. Jr Tr 14446	16 King St	Hardscaping	73.4.2/64	Miroslava L+D SW
Mixed, natural color Belgium Block w/same colored Native stone.					
20.	16 Squam Rd, LLC 14422	16 Squam Rd	Garage	21/147	Emeritus, LTD SW
Lower to 24' main ridge, remainder of structure proportionality lower too; fenestration proportions downsized as applicable; mudsill okay.					
21.	NISHA 14434	1 Evergreen Wy	Duplex- rooftop solar	68/727.1	ACK Smart SW
Due to dormer location, all black roof.					
22.	Kevin Bates 14473	28 Wiltshire Av	New dwelling	71.3./103.1	BPC SW
Barn-lie structure in a rural setting- nicely done.					
23.	Jeanette and Bob, LLC 14307	43 Kendrick St	Cottage	76.4.3/31	LFW JP
Add gable roof over the flat roof mass; match pitch of main mass. Minor visibility.					

III. 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
Motion to approve.					
2.	Nant Historical Assoc. 14378	15 Broad St	Banner sign- 1	42.4.2/61	Ashley Santos
Motion to approve through Staff confirming the sign material should match previous years.					
3.	Nant Historical Assoc. 14377	15 Broad St	Banner sign- 2	42.4.2/61	Ashley Santos
Motion to approve through Staff confirming the sign material should match previous years.					
4.	Robert Young 14380	28B Easy St	Quarter Board- Julia Amory	42.4.2/67	Sign Here Nantucket
Motion to hold for the Master Sign Plan.					
5.	Robert Young 14379	28B Easy St	Hanging sign- Julia Amory	42.4.2/67	Sign Here Nantucket
Motion to hold for the Master Sign Plan.					
6.	NIR Retail, LLC 14383	14 Federal St	Projecting sign- Dairy Boy	42.3.1/126	Nancy Lorenze
Motion to approve.					
7.	NIR Retail, LLC 14382	14 Federal St	Quarter Board- Dairy Boy	42.3.1/126	Nancy Lorenze
Motion to approve.					
8.	ACK 60 Main LLC 14401	58A Main St	Projecting sign- Clorinda Antinori	42.3.1/219.1	Antonia Aransaenz
Motion to approve.					
9.	Yuletide Holdings 14423	28 Center/8 India	Projecting sign- Patina	42.3.1/164	DTA
Motion to approve.					
10.	Linda Loring Found 14381	110 Eel Point Rd	Quarter Board Sign- Building#1	32/33	Seth Engelbourg
Motion to hold for revisions.					
11.	Linda Loring Found 14416	110 Eel Point Rd	Quarter Board Sign- Building#2	32/33	Seth Engelbourg
Motion to hold for revisions.					
12.	Linda Loring Found 14418	110 Eel Point Rd	Quarter Board Sign- at Entrance	32/33	Seth Engelbourg
Motion to hold for revisions					
13.	Linda Loring Found 14419	90 Eel Point Rd	Quarter Board Sign- along roadside	39/2	Seth Engelbourg
Motion to hold for revisions.					
14.	40 Center St, LLC 14413	40A Center St	Projecting sign- Via Coquina	42.3.1/64	The Sign Lady
Motion to approve.					
15.	Matt Reinemo 14420	5 W. Creek Rd	Projecting sign- the Little Farm Store	55/289	The Sign Lady
Motion to approve.					
16.	Matt Reinemo 14421	5 W. Creek Rd	Wall sign- the Little Farm Store	55/289	The Sign Lady
Motion to approve.					
17.	Nant. Land & Water 14424	Various locations	Temporary sign- May1- May 30, 2026	N/A	Willa Arsenault

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- Motion to approve through Staff removing QR code and logos at bottom.
- 18. 30 N Beach St, LLC **14438** 30 N. Beach St Directional sign- Entry #1 29/130 Gary McCoy
- Motion to hold for revisions.
- 19. 30 N Beach St, LLC **14439** 30 N. Beach St Directional sign- Entry #2 29/130 Gary McCoy
- Motion to hold for revisions.
- 20. 30 N Beach St, LLC **14437** 30 N. Beach St Directional sign- Do Not Enter #1 29/130 Gary McCoy
- Motion to hold for revisions.
- 21. 30 N Beach St, LLC **14436** 30 N. Beach St Directional sign- Do Not Enter #2 29/130 Gary McCoy
- Motion to hold for revisions.
- 22. 30 N Beach St, LLC **14447** 30 N. Beach St Master Sign Plan 29/130 Gary McCoy
- Motion to hold for revisions.
- 23. NIR Retail **14323** 12 Old South Whf OB- Projecting sign- Legit 42.2.4/2 The Sign Lady
- Motion to approve.
- 24. NIR Retail **14322** 12 Old South Whf OB- Wall sign- Legit 42.2.4/2 The Sign Lady
- Motion to approve.
- 25. Sconset Trust- **14171** 31B New St OB-FreestandingSign-PublicPark Rules 73.4.2/120 Land Bank
- Motion to approve.
- 26. Nant. Land Bank **14170** 9 W. Sankaty Rd OB-FreestandingSign-PublicPark Rules 73.4.2/119.2 Land Bank
- Motion to approve.
- 27. VTT Management **13620** 12A Oak St OB- Wall sign 42.4.2/27 Cara Scotto
- Motion to approve with a cream-like background color instead of white background color.
- 28. VTT Management **13619** 12A Oak St OB- Projecting sign 42.4.2/27 Cara Scotto
- Motion to hold for revisions.

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. HELD FOR A VIEW FROM 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.	Julia Meade 14339	8 Bayberry Ln (Sconset)	Rooftop solar	49/92.1	ACK Smart
	• Commissioners: Pohl, (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Paul				
2.	Chris Powers 14340	21 Clarendon St	Rooftop solar	76.1.3/106	ACK Smart
	• Commissioners: Pohl, (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten				

VI. 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.	28 Lily St., LLC 14331	28 Lily St.	Garage addition	42.4.3/92&94	Design Associates	AM
2.	ACK Northstar Dev 14327	2 Braeburn	ADU	39/41	Brook Meerbergen	AM
3.	Pineally Ours 14350	49 Pine St	Pergola	55.4.1/183	Kevin Stutz	VO
4.	Nant. Land Bank 14372	16 & 19 E. Creek Rd	Hardscaping	55/58&60	Eleanor Antonetti	CT
	• Held until 4/7/2026 per applicant's request					

VII. NEW BUSINESS 04/07/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	12 W. Sankaty, LLC 14396	12 West Sankaty Rd	Shed	73.4.2/82	EMDA	AM
2.	12 W. Sankaty, LLC 14395	12 West Sankaty Rd	Front door change	73.4.2/82	EMDA	AM
3.	Seven Pleasant, LLC 14388	7 Pleasant St.	Carriage house- porch	42.3.3/156	Normand Residential	AM
4.	NIR, LLC 14391	29 Broad St	Patio bar revision	42.4.2/38	Paul Beaulieu	AM
5.	Susan Thurston 14409	8 Washington St	Awning color change	42.3.1/142.1	Aiden Bourke	AC
6.	Liberty Ladies, LLC 14397	40 Liberty St	Fence	42.3.4/121	Champoux Landscaping	AM
7.	27 Fairgrounds Rd, LLC 14394	27 Fairgrounds Rd	Rev. hardscape	67/150	Val Oliver Design	AC
8.	Stephane LeCuyer 14225	Tuckernuck	Rev. 12850; alterations	96/3.3	Self	AC
9.	138 Miacomet Rd, LLC 14406	138 Miacomet Rd	Open air structure	81/6.2	Thornewill Design	AC
10.	Joshua Hebert 14412	13R Evergreen Wy	Addition	68/718.1	Reid Yenor	AC
11.	Policarpo Dacruz 14476	12 Pine Tree Rd	Roof top solar	68/223	Sunwind, LLC	VO
12.	VBDC 14459	116 Polpis Rd	Multisport Court	44/4	Miroslava L+D	CP
13.	Stephen Kidder 14433	55 Baxter Rd	Addition	49/18	Nate Barber	VO
14.	Okay Okay House, LLC 14461	8R Union St	Hardscape	42.3.1/100.1	BPC	VO
15.	Callmoinanddagain RT	41A Cliff Rd	Deck Alteration	42.4.4/2	Emeritus, LTD	RP
16.	Steven Weber 14428	44 Nonantum Av	New dwelling	87/33	Catalano Architects	RP
17.	Steven Weber 14427	44 Nonantum Av	New guest house	87/33	Catalano Architects	RP
18.	Jordan Tamchin 14463	50 Burnell St	New dwelling	49/167	CWA	RP
19.	Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	CWA	RP

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20. Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	CWA	RP
21. Jon Walker 14443	112 Wauwinet Rd	Re-site cabana	11/20	CWA	RP
22. 3 Washaman Av, LLC 14465	3 Washaman Av	Hardscape	55/536	Shelter 7	AC
23. 51 WW, LLC 14464	53 Wanoma Wy	Change stair layout	92.4/320	Shelter 7	AC
24. Nant AGS on Orange 14452	55 Orange St	Back-up generator	42.3.2/98	JB Studio	AC
25. Beam & Beagle, LLC 14444	21 India St VIEW	Additon/alterations	42.3.4/21	Emeritus, LTD	SW
26. NISHA 14435	25 Airport Rd	Main building rooftop solar	68/727	ACK Smart	SW
27. 22 N, LLP 14483	22 Nonantum Av	Hardscape	87/19	Linda Williams	JP
28. 190 Cliff Rd., NT 14429	190 Cliff Rd	Hardscape- cattle grate	40/23	Linda Williams	JP
29. 34 Easton R.T. 14442	34 Easton St	Rev. 8961;hardscape- generator	42.1.4/18	Linda Williams	JP
30. Amy Flinn 14469	35 Morey Ln	New cottage	73.3.2/37.1	Sanne Payne	AM
31. Nicholas Losurdo 14481	47 S. Cambridge St VIEW	Fence/gate	59.3/103	Self	VO
32. Richmond Grt Pt	6 Honeysuckle Dr	New Dwelling	68/888	Dinah Klamert	SW

VIII. INCOMPLETE APPLICATIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Andrew Perlman 14467	17 Sherburne Turnpike	Gate/deer fence	30/172.1	LINK	SW
2. Nant. Cottage Hospital 14468	1 Surfside Rd	As-Built windows, trim, skirt	55/131	Devon Murphy	VO

IX. OTHER BUSINESS

Approve Minutes	
	• Next HDC Meeting April 14, 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