



Updated Meeting Posting
MEETING POSTING
Original Posting Time: 2026 APR 24 PM 02:
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2026 APR 28 PM 02:07
NANTUCKET TOWN CLERK
Posting Number: T 317

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 28, 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_i9Pk7YKZRG-hkyK5Xv09RQ

To watch live feed, click here:

https://youtube.com/live/11PVvcMAN_0

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 and 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

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	138 Miacomet Rd, LLC 14406	138 Miacomet Rd	Open air structure	81/6.2	Thornewill Design	AC
2.	NHA Properties Inc 14533	75B Old South Rd	New Dwelling	68/999.1	K Megna	CT
3.	Baybutt, Marylou 14536	33 Dartmouth Rd	Replace doors	76.4.2/378	Val Oliver Design	CT
4.	Bernard, Alfred 14535	74 Orange St	Parking fence	55.4.1/26	Val Oliver Design	CT
5.	Faros Properties 14529	23 Madaket Rd	Roof change	41/303	T&T Roofing	CT
6.	John Lineman 14564	7 Pine Grove Rd	Window replacement	67/244	Greg Mazares	CT
7.	26 Pine Crest LLC 14532	26 Pine Crest	Fence	68/426	EMDA	CT

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8.	11 Nancy Ann Ln LLC 14534	11 Nancy Ann Ln	Windows	68/136	EMDA	CT
9.	DSM Surfside LLC 14531	137 Surfside Rd	Addition & windows	80/251	EMDA	CT
10.	27 OSR LLC 14495	27 Old South Rd #3	Remove shutters	68/2	Doug Carlson	CP
11.	27 OSR LLC 14494	27 Old South Rd # 6	Remove shutters	68/2	Doug Carlson	CP
12.	Jones, Reg 14503	24 Meadow View Dr	Gate Fence	56/139	Waterscapes	CP
13.	Glowacki, Greg 14500	22R Evergreen Wy	Rev to COA	79/710.2	Val Oliver Design	CP
14.	Herr, Matt/ Riley, Tara 14498	64 S Shore Rd	Add windows	80/111	Val Oliver Design	CP
15.	NIR LLC 14587	19 N Water St	Door change	42.4.2/3	Emeritus, LTD	JP
16.	John Wise 14577	36 Tennessee Ave	Rev. 13536; fenes/drmer	59.4/79	Emeritus, LTD	JP
17.	Starboard and Port LLC 14583	12 Baltimore Ave	Rev. 12011; GH-red porch width	60.2.4/75	Emeritus, LTD	JP
18.	2 Shore Nantucket LLC 14593	2 Shore Rd	Raise building	55.1.4/4.1	JB Studio	SW
19.	Carrie & Sandra Slosek 14588	2 Gardner Rd	Move on from 44 Nonantum	43/10	EMDA	JP
20.	Richard McMorow 14594	19 Hummock Pond Rd	Door change @ shed	56/12	EMDA	JP
21.	The Peterson Trust 14578	8 Jefferson Ave	Pergola	29/49	Jardins Intl	JP
22.	Nant Land Bank 14574	160 Hummock Pond Rd	Move on Shed	65/13.2	LFW	JP
23.	West Dan 14576	2 McKinley Av	Change roof	73.3.1/76	Patrick Taaffe	JP
24.	Bill Waldorf 14565	50 Madequecham Vlly Rd	Shed	88/74	Structures Unlimited	RP
25.	44 Nonantum LLC 14591	44 Nonantum Ave	Move off MH to 2 Gardner St	87/33	Catalano Architects	RP
26.	44 Nonantum LLC 14581	44 Nonantum Ave	Move off GH	87/33	Catalano Architects	RP
27.	Ennismore Mews LLC 14575	3 Hickory Meadow	Deer Fence	41/73.1	Atlantic Landscaping	RP
28.	Randy Battat 14580	6 New Hummock Cir	Additions	56/362	SMRD	RP
29.	30 Nom Trust 14496	3 Davis Ln	Reno	82/71	Todd Elliot	VO
30.	Whyte, Aphniel 14537	14 Nanina Dr	Roof over deck	67/579	Self	VO
31.	Spencer 14539	3 Fulling Mill	Shed revs	27/27	R. Newman	VO
32.	Christine Carey Trust 14540	123 Orange St A	New Dwelling	55/389.1	K Megna	VO
33.	CAVU Monomoy LLC 14548	41 Monomoy Rd	Fenestration	54/79.1	Emeritus, LTD	VO
34.	Six Square Rigger LLC 14551	6 Square Rigger	New Commercial Bldg	69/42	Emeritus, LTD	VO
35.	67 Vestal LLC 14557	67 Vestal St	Fenestration	41/59	Emeritus LTD	VO
36.	60 Burnell LLC 14566	60 Burnell St	New garage	49.3.2/18	Botticelli & Pohl	VO
37.	Robin & Ken Kencel 14506	14 Bassett Rd	House/alter	26/41	EMDA	SW
38.	Robin & Ken Kencel 14505	14 Bassett Rd	Small building/alter	26/41	EMDA	SW
39.	Robin & Ken Kencel 14493	14 Bassett Rd	Shed/alter	26/41	EMDA	SW
40.	Robin & Ken Kencel 14510	14 Bassett Rd	Garage/alter	26/41	EMDA	SW
41.	Robin & Ken Kencel 14509	14 Bassett Rd	Guest/alter	26/41	EMDA	SW
42.	Robin & Ken Kencel 14541	14 Bassett Rd	Pool	26/41	EMDA	SW
43.	Robin & Ken Kencel 14538	14 Bassett Rd	Hardscape	26/41	EMDA	SW
44.	Fox Ack LLC 14513	14 Coffin St	Fenestration	73.4.1 19	Botticelli & Pohl	AM
45.	Theall, Dayton 14517	24 Nanina Dr	Hardscape	67/513.5	Self	AM
46.	Riverview Crossing LLC 14519	38A Hooper Farm Rd	Change window to door	67/129.2	JB Studio	AM
47.	Seven Dials Nant LLC 14518	25 Nobadeer Ave	Move off/demo	80/14	Shelter 7	AM
48.	Triple T Farms 14511	1 W Chester St Ext	Rev. 13290; addition	41/480	Gryphon Architects	AM
49.	Michelle Kalman 14488	19 Pine Crest Dr	Move on	68/963	Structures Unlimited	VO

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.	Stacey & Craig Farlie 14585	6 Giny Ln	Hardscape fence	41/234	Sanne Payne	RP
	• Revise drawings with voids and boards reversed.					
2.	Nantucket Hist Assoc 14590	15 Broad St	HVAC Enclosure	42.4.2/61	Emeritus, LTD	RP
	• No panels, just vertical boards.					
3.	Robinson West Trust 14553	23 New St	Covered patio	73.4.2/77	Marty McGowan	VO
	• Add date of construction to COA.					
4.	Harford Suni William B 14561	60 Wanoma Wy	Fence	92/13	Miroslava L & D	VO
	• Fence not to be visible at time of inspection and in perpetuity.					
5.	240 Polpis LLC 14563	240 Polpis Rd	Pool	26/23	Miroslava L & D	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Aurora Heights LLC 14508	21 Coffin St	Rooftop Solar	73.4.1/26	ACK Smart	AM
	• Must maintain existing vegetation in perpetuity.					
7.	Joel & Nicole Whidden 14523	11 Davis Ln	Solar Ground Array	82/75	ACK Smart	AM
	• Solar array not to be visible at time of inspection and in perpetuity.					

III. SIGNS

- Ratify HDC meeting schedule 5/12/26 – 8/11/26 to reflect the Sign Advisory Council weekly summer meeting schedule starting 4/28/26.

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mus. Of African Am Hist 14486	29 York St	Freestanding sign	55.4.1/178	Marsha Fader
	• Hold for revisions and to be reviewed by the HDC at a future meeting.				
2.	NIR Retail LLC 14504	23 & 25 Center St	Projecting sign	42.3.1/166	Emily Engebretson/DTA
	• Motion to approve				
3.	Young, Robert 14546	28B Easy St	New sign door vinyl	42.4.2/67	Sign Here Nantucket
	• Withdrawn				
4.	Young, Robert 14545	28B Easy St	New sign window vinyl	42.4.2/67	Sign Here Nantucket
	• Withdrawn				
5.	Young, Robert 14544	28 Easy St	Master sign	42.4.2/67	Sign Here Nantucket
	• Hold for revisions				
6.	Bell, Allan 14543	45 Main St	Proj/hanging sign- The Luncheonette	42.4.2/207	Sign Here Nantucket
	• Motion to hold per applicant's request				
7.	Susan Thurston 14334	8 Washington St	OB- Sign Rev's Candle St side	42.3.1/142.1	Sign Here Nantucket
	• Motion to approve per Sign Advisory comments				
8.	Susan Thurston 14335	8 Washington St	Sign Rev's Washington St side	42.3.1/142.1	Sign Here Nantucket
	• Motion to approve				
9.	Susan Thurston 14569	8 Washington St	Master Sign Plan	42.3.1/142.1	Sign Here Nantucket
	• Hold for revisions				
10.	NIR Retail LLC 14570	16 Straight Wharf	Master sign Plan	42.3.1/139	Sign Here Nantucket
	• Motion to hold for a view				
11.	NIR Retail LLC 14571	16 Straight Wharf	Projecting sign- Grace Geier	42.3.1/139	Sign Here Nantucket
	• Hold for further review with Master Sign Plan				
12.	Dudley Melissa 14573	10 Main St Sias	Projecting sign	73.2.4/32	Self
	• Motion to approve				
13.	Georgine Anton 14572	118 Orange St	Wall sign	55/301	Cara Marquis
	• Motion to approve				
14.	Young, Robert 14379	28B Easy St	Hanging sign- Julia Amory	42.4.2/67	Sign Here Nantucket
	• Not Anticipated by the Chair within 24-48 hours.				
	• Motion to approve				

IV. COMMISSIONER DISCUSSION

- Discussion: ATM Citizen Article 72: Changing the Quantum of votes for Demo Permits (as HDC Rule)

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**VI. 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.	Liberty Ladies, LLC 14397	40 Liberty St	Fence	42.3.4/121	Champoux Landscaping	AM
2.	Policarpo Dacruz 14476	12 Pine Tree Rd	Roof top solar	68/223	Sunwind, LLC	VO
3.	VBDC 14459	116 Polpis Rd	Multisport Court	44/4	Miroslava L+D	CP
4.	Jordan Tamchin 14463	50 Burnell St	New dwelling	49/167	CWA	RP
5.	Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	CWA	RP
6.	Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	CWA	RP
7.	Jon Walker 14443	112 Wauwinet Rd	Re-site cabana	11/20	CWA	RP
8.	Beam & Beagle, LLC 14444	21 India St VIEW	Additon/alterations	42.3.4/21	Emeritus, LTD	SW
9.	NISHA 14435	25 Airport Rd	Main building rooftop solar	68/727	ACK Smart	SW
10.	22 N, LLP 14483	22 Nonantum Av	Hardscape	87/19	Linda Williams	JP
11.	190 Cliff Rd., NT 14429	190 Cliff Rd	Hardscape- cattle grate	40/23	Linda Williams	JP
12.	34 Easton R.T. 14442	34 Easton St	Rev. 8961;hardscape- generator	42.1.4/18	Linda Williams	JP
13.	Amy Flinn 14469	35 Morey Ln	New cottage	73.3.2/37.1	Sanne Payne	AM
14.	Richmond Grt Pt 14485	6 Honeysuckle Dr	New Dwelling	68/888	Dinah Klamert	SW
15.	Nant. Cottage Hospital 14468	1 Surfside Rd	As-Built windows, trim, skirt	55/131	Devon Murphy	VO

VII. NEW BUSINESS 04/28/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Zach Read 14499	24 Fair St	Chimney	42.3.2/131	Eric Hallin	VO

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2.	Eugene Shubin 14487	48 Bartlett Rd	Rooftop solar	66/524	Cotuit Solar	VO
3.	Watts, Alexia & Brett 14492	33 Vesper Ln	Shed	55/126	Topham Design	CP
4.	Nant Public School 14497	48 Sparks Ave	Press Box	55/242	Chip Clunie	SW
5.	5B Step Ln LLC 14502	5 Step Ln	Gable porch over rear door	42.4.2/43	EMDA	AM
6.	61 Cliff LLC 14501	61 Cliff Rd	Hardscape	30/247.1	Garden Group	AM
7.	Corson, Denise 14520	65B Surfside Rd	Rooftop Solar	67/222.4	JB Studio	AM
8.	19 Washington LLC 14521	19 Washington St	Roof change	42.3.1/95	T&T Roofing	AM
9.	Nicole & Joel Whidden 14507	11 Davis Ln	Rev Fenestration	82/75	Emeritus LTD	AM
10.	Susan Berman 14524	28 Miacomet Rd	Garage appt	67/336.6	Val Oliver Design	CT
11.	Wise, John 14527	18 Williams St	Rev. 9850; driveway	55/371	Normand Residential	CT
12.	Wise, John 14528	16.5 Williams St	Rev. 10324; driveway	55/372	Normand Residential	CT
13.	Wise, John 14526	16 Williams St	Rev. 10314; driveway	55/372	Normand Residential	CT
14.	Nantucket Land Bank 14530	39 Prospect St	Additional parking	55.4.4/57	NLB	CT
15.	Kleinfield 14568	13 Hawks Cir	New patio/ walkway	73/49.1	George Berg	CT
16.	Kleinfield 14542	13 Hawks Cir	Eliminate deck	73/49.1	George Berg	CT
17.	198 HP LLC 14549	198 Hummock Pond	Cabana	65/29	Emeritus, LTD	VO
18.	198 HP LLC 14550	198 Hummock Pond	Guest House	65/29	Emeritus, LTD	VO
19.	Ruddick, Girard 14552	6 Bayberry Ln	Add/ Move on site	49/92	Thornewill Design	VO
20.	Robinson West Trust 14554	23 New St	Add lattice	73.4.2/77	Marty McGowan	VO
21.	Dennis Quandt 14555	16 Derrymore Rd	Window replacement	41/238	NAG	VO
22.	WEH NE Dev 14560	19 N Water St	Hardscape	42.4.2/3	Miroslava L & D	VO
23.	WEH NE Dev 14562	3 White Elephant Way	Pool Spa	42.4.2/103	Miroslava L & D	VO
24.	Oliver LaFarge 14567	9 Hawthorne Ln	Rooftop solar	56/262	ACK Smart	VO
25.	John Halliwell 14586	2 Webster Rd	New dwelling	79/146	CWA	RP
26.	NIR LLC 14589	3 White Elephant Wy	Shed	42.4.2/104	Emeritus, LTD	RP
27.	88 Pocomo Trust 14592	88 Pocomo Rd	Rev. 13720; MH- color clarif	15/42	Emeritus, LTD	JP
28.	88 Pocomo Trust 14584	88 Pocomo Rd	Rev. 13712; ancillary-ch/drs/clr	15/42	Emeritus, LTD	JP
29.	Tork Ack LLC 14582	1 Mothball Way	New Dwelling	83/42.4	Emeritus, LTD	JP
30.	Land Bank 14595	41 Jefferson Ave	Rev 14091; part demo	30/45	SMRT	JP
31.	Forty-Four Easton St Tr 14579	44 Easton St	New dwelling	42.4.1/22.1	Botticelli & Pohl	JP

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.	Kelly Hanlon 14522	34 Pleasant St	Shed	55.4.1/115	Murtagh Landscaping	
3.	Seth & Maya Kearns 14516	30 Miacomet Ave	Fence	67/195.3	Self	AM

IX. OTHER BUSINESS

Approve Minutes	N/A
	11, 13, 17 and 21 Nonantum Ave HDC Appeal with Select Board 4/29/26 continued from 2/18/26. - ATM Monday May 04, 2026. - Next HDC Meeting May 05, 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