



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 MAY 01 AM 10:03

Original Posting Number: T 324

RECEIVED

2026 MAY 04 AM 10:18
NANTUCKET TOWN CLERK
Posting Number: T 326

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) – Old Business
Day, Date, and Time	Tuesday, May 05, 2026, at 4:00pm – no later than 7:00 PM *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 Link below:

https://us06web.zoom.us/webinar/register/WN_7XbSW7VWRJS4ck9cU3VU8w

To watch live feed, click here:

<https://youtube.com/live/736LUPnNFT4>

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 Johnso, 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. RATIFY DISCUSSION OF PRELIMINARY AIRPORT MEETING SCHEDULED FOR 05/11/2026 FROM 4/28/2026 MEETING

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

III. SIGNS

	<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	OB- Freestanding sign	55.4.1/178	Marsha Fader
	• Hold for revisions and to be reviewed by the HDC.				
2.	22 Federal, LLC 14599	22 Federal St	Wall sign- Café 22	42.4.2/31	Jonas Baker
	•				
3.	Young, Robert 14544	28 Easy St	OB- Master Sign Plan	42.4.2/67	Sign Here Nantucket
	•				
4.	Susan Thurston 14569	8 Washington St	OB- Master Sign Plan	42.3.1/142.1	Sign Here Nantucket
	•				
5.	NIR Retail, LLC	14 Federal St	Relocate projecting sign	42.3.1/126	Nancy Lorenze
	•				

RATIFY VOTE FROM 4/28/26 MEETING "Not anticipated by the Chair within 24-48 hours"

6.	Young, Robert 14379	28B Easy St	Hanging sign- Julia Amory	42.4.2/67	Sign Here Nantucket
Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternates: Thornewill					
Motion to Approve made by Pohl.					
Carries unanimously.					

IV. OLD BUSINESS 3/31/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Cato Ln Prop Co. 14160	8 Cato Ln	Pool-hardscape	55/663	Ridgevale Development
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver				
	Last heard 03/17/2026				
2.	Cato Ln Prop Co. 14161	10 Cato Ln	Pool-hardscape	55/125	Ridgevale Development
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver				
	Last heard 03/17/2026				

V. OLD BUSINESS 04/14/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Allen Miller, Inc. 11963	1 Cherry St	New building	55/377.1	EMDA
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver; Mullin: Paul				
	Last heard 03/03/2026				
2.	Greco Qual. Pers. Res. Tr 13594	7 Maxey Pond Rd VIEW	New pool house	40/104	CWA
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul				
	Last heard 11/18/2025				
3.	Greco Qual. Pers. Res. Tr 13595	7 Maxey Pond Rd	Garage	40/104	CWA
	• Held to track				
4.	Greco Qual. Pers. Res. Tr 13593	7 Maxey Pond Rd	Open cabana	40/104	CWA
	• Held to track				
5.	Greco Qual. Pers. Res. Tr 13592	7 Maxey Pond Rd	Shed	40/104	CWA
	• Held to track				
6.	Adam West 14354	118 Eel Point Rd VIEW	New dwelling	32/34	Emeritus, LTD
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten				
	Last heard 03/24/2026				
7.	Richard Bellevue 14363	118 Eel Point Rd	Pool-hardscape	32/34	Atlantic Landscaping
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten				
	Last heard 03/24/2026				
8.	Starbuck Court, N.T. 14365	1 R Old North Whf	Rev. 8806; add shed drmr	42.3.1/80	Emeritus, LTD
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Paul				
	Last heard 03/24/2026				
9.	2 Shore Nantucket, LLC 14069	2 Shore Rd	Addition to MH	55.1.4/4.1	Warren Ard
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver				
	Last heard 03/17/2026				
10.	2 Shore Nantucket, LLC 14066	2 Shore Rd	In deck pool	55.1.4/4.1	Warren Ard
	• Held to track				

VI. OLD BUSINESS 05/05/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Vestal Nantucket, LLC 12439	85 Vestal St	Main dwelling	56/252	JB Studios
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Recused: Thornewill				
	Last heard 03/17/2026				
2.	Vestal Nantucket, LLC 12442	85 Vestal St	Guest house	56/252	JB Studios
	• Commissioners: Pohl (Acting Chair), Welch, Camp, MacLeod, Patten; Alternates: Paul; Recused: Thornewill				
	Last heard 03/17/2026				
3.	Vestal Nantucket, LLC 12440	85 Vestal St	Pool	56/252	JB Studios
	• Held to track				
4.	Canopache Nom Trust 14274	59 Baxter Rd	New cottage	49/20	Botticelli & Pohl
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten; Agent: Pohl				
	Last heard 03/24/2026				
5.	Nicholas Losurdo 14481	47 S. Cambridge VIEW	Deer Fence	59.3/103	Self
	• Commissioners: MacLeod (Acting Chair), Oliver, Patten, Paul; Alternates: none				
	Last heard 04/07/2026				
6.	30 N. Beach St., LLC 13432	30 N. Beach St	New hotel building	29/130	Emeritus, LTD
	• Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul				
	Last heard 04/14/2026				

7.	30 N. Beach St., LLC 13405	30 N. Beach St		29/130	Emeritus, LTD
	• <i>Held to track</i>				
8.	Stephen W. Kidder Trst 14433	55 Baxter Rd	Addition	49/18	Catherine Truman
	• <i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none</i>				
9.	Virginia Irwin 12621	115 Cliff Rd	Main house	41/7	Val Oliver Design
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten. Alternates: none; Agent: Oliver</i>				
10.	10 Maxey Pond LLC 14227	10 Maxey Pond Rd	Guest house	400/100	CWA
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten</i>				
11.	58 Reedabon, LLC 14165	58 Nobadeer Av	VIEW Sports court	88/81	LFW
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none</i>				
12.	Kim Glowacki 12388	5 Meader St	Second dwelling	42.2.3/40	LFW
	• <i>Commissioners: Pohl (Acting Chair), MacLeod, Thornewill, Patten, Payl; Alternates: none; Recused: Oliver</i>				
13.	44 Nonantum LLC 14428	44 Nonantum Av	New dwelling	87/33	Catalano Architects
	• <i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none</i>				
14.	44 Nonantum LLC 14427	44 Nonantum Av	Guest house	87/33	Catalano Architects
	• <i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none</i>				
15.	Tanner Powell 14267	Oliver's Way, Lot 31	New dwelling	49/166	Emeritus, LTD
	• <i>Commissioners: Welch, Camp, MacLeod, Patten, Thornewill; Alternates: Paul; Recused Oliver</i>				
16.	7 Orange St. LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus, LTD
	• <i>Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none; Recused: Thornewill</i>				
17.	28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
	• <i>Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none</i>				
18.	BAG Nom Realty Tr 14087	9 New Jersey St	New dwelling	60.3.1/408	Shelter 7
	• <i>Commissioners: Welch, Oliver, MacLeod, Paul, Patten; Alternates: none</i>				
19.	J.A.C. Devilleme Trst 12548	18 Gladlands Av	Relocate Driveway gate	80/221	LINK
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, Thornewill; Alternates: Patten, Paul</i>				

VII. OTHER BUSINESS

Approve Minutes	March 31, 2026
	Next HDC Meeting May 12, 2026- New 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

***II 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