



Updated Meeting Posting

MEETING POSTING

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NANTUCKET TOWN CLERK
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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, May 12, 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_h7wxmGL2SL2br1B06ATQgw#/registration

To watch live feed, click here:

<https://www.youtube.com/live/Afy59fFqR0I>

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.	Nant. Land Bank 14647	41 Jefferson Av	Garage move on site	30/45	Eleanor Antionetti	
2.	Dan Gault 14664	17 Ridge Ln	Addition/new foundation	38/78	Self	RP
3.	Michelle Garfinkel 14672	13 Starbuck Rd	Fence-hardscape	60/113	Thornewill Design	RP
4.	Nant. Land Bank 14677	159 Hummock Pond Rd	Storage shed demo	65/28	Eleanor Antionetti	RP
5.	Jordan Tamchin 14674	50 Burnell ST	New guest house	49/167	CWA	RP
6.	Jordan Tamchin 14675	50 Burnell ST	New garage	49/167	CWA	RP
7.	10 Maxey Pond, LLC 14658	10 Maxey Pond Rd	Cabana	40/100	CWA	RP

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8.	Judith Brownell 14633	38 Monohansett	Fence	79/60	Val Oliver Design	CP
9.	Robert Hatcher 14632	72 Baxter Rd	Hardscape/fence	49/44	Julie Jordin Design	CP
10.	Jeff Coakley 14661	13 Maclean Ln	Window replacement	55/483	Greg Mazares	CP
11.	7 White St, LLC 14630	7 White St	Cabana	80/9	Emeritus, LTD	CP
12.	Shawn Bristow 14619	31 Exeter St	Demo garage	76.4.2/285	Thornewill Design	VO
13.	Shawn Bristow 14620	31 Exeter St	New garage studio	76.4.2/285	Thornewill Design	VO
14.	Shawn Bristow 14611	31 Exeter St	Addition	76.4.2/285	Thornewill Design	VO
15.	James and Laura Bessey 14626	9 Correia Ln	Rev. 10196; 2 nd flr addition	80/58.2	Brook Meerbergen	VO
16.	James and Laura Bessey 14621	9 Correia Ln	Rev. 11659; shed dormer	80/58.2	Brook Meerbergen	VO
17.	Carrie Phillips 14656	1 Sheep Commons Ln	MH- fenestration	54/280	JB Studio	VO
18.	Irina Dalgaard 14676	4 Miacomet Av	Addition	67/223.3	Hans Dalgaard	VO
19.	Terry Norton 14659	5B Mary Ann Dr	Rooftop solar	68/215.2	ACK Smart	VO
20.	33 Cliff Rd, LLC 14657	33 Cliff Rd	Gate	42.4.4/5	Miroslava L+D	VO
21.	Steven Stockigt 14645	36 Meadowview Dr	As-built window wells	56/135	Self	VO
22.	Andres Recorder 14637	22 Bassett Rd	Rev. 14199; Fenestration	26/46	Botticelli & Pohl	VO
23.	Gray Ave, LLC 14624	5 Gray Ave- Lot 1	Rev. 12960; MH porch	67/320	Normand Residential	CT
24.	Sea Hero, LLC 14607	1 Pinkham Ci	Remove clapboard/dormer	56/159	EMDA	SW
25.	Anne Robinson 14601	4 Clara Dr	Roof change	66/282	T&T Roofing	SW
26.	Tallon & Nelson Tr 14613	7 Doc Ryder Dr	Move/rotate/modify cabana	66/212	Brook Meerbergen	SW
27.	Tallon & Nelson Tr 14614	7 Doc Ryder Dr	Modif/win/drs MH	66/212	Brook Meerbergen	SW
28.	Tallon & Nelson Tr 14612	9 Doc Ryder Dr	Rev. 12080; rmv gar wart	66/213	Brook Meerbergen	SW
29.	NIR LLC 14655	4 White Elephant Wy	Rev. fenestration	42.4.2/3	Emeritus, LTD	JP
30.	RH 15 Deer Run ACK 14642	15 Deer Run Rd	Rev. 13732; dwelling	57/22	LFW	JP
31.	Robert Finzi 14606	26 Pocomo	Rev. 14188; roofwalk	14/74	Smith & Hutton	AM
32.	DKE Realty Tr 14602	2 Francis St	Roof change	55.1.4/4	Jay Lovering	AM
33.	240 Polpis LLC 14665	240 Polpis Rd	MH Renovations/move on	26/23 & 23.1	WAPD	RP

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.	Andrew Perlman 14467	17 Sherburne Turnpike	Gate/deer fence	30/172.1	LINK	SW
	Deer fence (adjacent to gate, and sections parallel to Sherburne Turnpike) not visible at time of inspection or thereafter; gate located on prior existing grade that is materially, if not fully, level to the sides and towards the house, in the location shown. If the existing grade diverges from these conditions of approval, the presence of the gate and its approval are required to be resubmitted to HDC for its additional review and determination.					
2.	David Scott Sloan 14618	1 Farmer St	Trim and door color change	42.3.2/26	Mike Freedman	CP
	Date of construction to be added to the COA.					
3.	Lisa Wisentaner 14634	25&27 Youngs Wy	Fence	67/688	Self	VO
	Fence not to be on the property line. Plant vining material every 3rd section on the side of the fence that faces Jones Way.					
4.	New Island Properties 14666	6 Daisy Way	Fence	68/241	JB Studio	VO
	Fence not to be on the property line. Plant vining material every 3rd section on the side of the fence that faces the neighbor.					
5.	Carrie Phillips 14669	1 Sheep Commons Ln	New garage/ADU	54/280	JB Studio	VO
	Windows should match house in grille pattern.					
6.	Gray Ave, LLC 14625	5 Gray Ave- Lot 1	Rev. shed redesign	67/320	Normand Residential	CT
	Door facing the street to be natural to weather.					
7.	Gray Ave, LLC 14623	5 Gray Ave- Lot 1	Pergola	67/320	Normand Residential	CT
	Natural to weather and minimum visibility hidden behind garage.					
8.	David Connolly 14627	6 Jonathan Way	Move/addition	75/46	Brook Meerbergen	CT
	Due to lack of visibility.					
9.	Nant. Land Bank 14646	41 Jefferson Av	Rev. 14091; hardscaping	30/45	Eleanor Antionetti	SW
	Sheet A-206 only.					
10.	Bill Hourihan 14651	16 Hawthorne Ln	Cottage- rooftop solar	56/226	Cotuit Solar	SW
	Solar panels not to be visible at time of inspection and in perpetuity.					
11.	Stephen Mailloux 14615	13A Hawthorne Ln	New dwelling	56/264.1	Kris Megna	SW
	Add 2' of depth (not width) to the front covered porch, lowering the beam fascia as a result- not raising the roof termination at the building.					
12.	Wayne Viera 14600	57 Cato Ln	Addition	56/47	Val Oliver Design	SW
	Front (East) install a 9" O.C. ¾" strip NTW red cedar lattice at/around the leftmost existing wing, around the new window; start from 2nd course from bottom of wall to 2nd course of top of wall, inset 6" from corner board to left and 6" from the inside corner to the right.					
13.	John Daly 14609	6 Nobadeer Way	Rooftop solar- back house	68/172	Cotuit Solar	AM
	Maintenance vegetation and add as needed. Solar panels not be visible at time of inspection and in perpetuity.					

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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	Freestanding sign	55.4.1/178	Marsha Fader
	• Motion to approve Option 3 with Folger Blue background.				
2.	22 Federal, LLC 14599	22 Federal St	Wall sign- Café 22	42.4.2/31	Jonas Baker
	• Hold for revisions.				
3.	Young, Robert 14544	28 Easy St	OB- Master sign plan	42.4.2/67	Sign Here Nantucket
	• Motion to approve.				
4.	Susan Thurston 14569	8 Washington St	OB- Master Sign Plan	42.3.1142.1	Sign Here Nantucket
	• Motion to approve.				
5.	NIR Retail, LLC 14599	14 Federal St	Relocate projecting sign	42.3.1/126	Nancy Lorenze
	• Motion to approve with proposed lighting to be used during business hours and the wattage not to excess 15 watts.				
6.	EMMA LLC 14640	46 Center St	Projecting sign- Haye Haverdashery	42.3.1/2	Sign Here Nantucket
	• Hold for revisions.				
7.	EMMA LLC 14639	46 Center St	Projecting sign- Love, Celeine Boutique	42.3.1/2	Sign Here Nantucket
	• Hold for revisions.				
8.	27 Fairgrounds, LLC 14641	27 Fairgrounds Rd	Projecting sign	67/150	Sign Here Nantucket
	• Hold for revisions.				
9.	Jen Kipp 14598	5 Baltimore St	Little Free Library	60.2.1/62	Self
	• Motion to approve.				

IV. RATIFY MOTION ON ITEM NOT ANTICIPATED BY CHAIR FROM 4/28/26 MEETING

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	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				

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

VI. COMMISSIONER Q & A WITH PRESERVATION PLANNER

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.	Liberty Ladies, LLC 14397	40 Liberty St	Fence	42.3.4/121	Champoux Landscaping AM

VIII. 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.	Eugene Shubin 14487	48 Bartlett Rd	Rooftop solar	66/524	Cotuit Solar	VO
2.	Watts, Alexia & Brett 14492	33 Vesper Ln	Shed	55/126	Topham Design	CP
3.	5B Step Ln LLC 14502	5 Step Ln	Gable porch over rear door	42.4.2/43	EMDA	AM
4.	61 Cliff LLC 14501	61 Cliff Rd	Hardscape	30/247.1	Garden Group	AM
5.	Susan Berman 14524	28 Miacomet Rd	Garage appt	67/336.6	Val Oliver Design	CT
6.	Wise, John 14527	18 Williams St	Rev. 9850; driveway	55/371	Normand Residential	CT
7.	Wise, John 14528	16.5 Williams St	Rev. 10324; driveway	55/372	Normand Residential	CT
8.	Wise, John 14526	16 Williams St	Rev. 10314; driveway	55/372	Normand Residential	CT
9.	Nantucket Land Bank 14530	39 Prospect St	Additional parking	55.4.4/57	NLB	CT
10.	Dennis Quandt 14555	16 Derrymore Rd	Window replacement	41/238	NAG	VO
11.	WEH NE Dev 14560	19 N Water St	Hardscape	42.4.2/3	Miroslava L & D	VO
12.	WEH NE Dev 14562	3 White Elephant Way	Pool Spa	42.4.2/103	Miroslava L & D	VO
13.	Oliver LaFarge 14567	9 Hawthorne Ln	Rooftop solar	56/262	ACK Smart	CP
14.	John Halliwell 14586	2 Webster Rd	New dwelling	79/146	CWA	RP
15.	NIR LLC 14589	3 White Elephant Wy	Shed	42.4.2/104	Emeritus, LTD	RP
16.	88 Pocomo Trust 14592	88 Pocomo Rd	Rev. 13720; MH- color clarif	15/42	Emeritus, LTD	JP
17.	88 Pocomo Trust 14584	88 Pocomo Rd	Rev. 13712; ancillary-ch/drs/clr	15/42	Emeritus, LTD	JP
18.	Tork Ack LLC 14582	1 Mothball Way	New Dwelling	83/42.4	Emeritus, LTD	JP
19.	Forty-Four Easton St Tr 14579	44 Easton St	New dwelling	42.4.1/22.1	Botticelli & Pohl	JP

IX. NEW BUSINESS 05/12/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Eileen Ouellette 14604	10 New St	Patio	55/341	KMLD	AM
2.	Nant. Land Bank 14603	106 Main St	Hardscape/fence	42.3.3/179	Eleanor Antonetti	AM
3.	John Daly 14608	6 Nobadeer Way	Rooftop solar- front house	68/172	Cotuit Solar	AM
4.	Wade Cottages N.T. 14662	35 Shell St	Pool-patio	73.1.3/5.6	Atlantic Landscaping	AM
5.	Far East Nantucket 14605	47 Warrens Landing Rd VIEW	New dwelling	68/54	EMDA	SW

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6.	ACK Koda, LLC 14617	42 Shimmo Pond Rd	Rev. 14114; deck/windows	43/126	Botticelli & Pohl	SW
7.	School Street Tr 14631	4 School St	Remove chim/deck/porch roof	49.3.2/127	Botticelli & Pohl	AM
8.	David Folger 14643	3 Station St	Window replacement	87/149	Greg Mazares	CP
9.	David Folger 14648	3 Station St	Historic Determination	87/149	Greg Mazares	CP
10.	Tracy Root 14654	20 Broad St	As-built Awning	42.4.2/33	Emeritus, LTD	JP
11.	Phyllis Greenberg 14681	50 Starbuck Rd	Move off/demo	60/29	Normand Residential	JP
12.	Phyllis Greenberg 14680	50 Starbuck Rd	New dwelling	60/29	Normand Residential	JP
13.	Phyllis Greenberg 14679	50 Starbuck Rd	New garage	60/29	Normand Residential	JP
14.	Phyllis Greenberg 14682	50 Starbuck Rd	New shed	60/29	Normand Residential	JP
15.	2 SHL Trust 14644	2 Shawkemo Hills Rd	Hardscape	27/38	LFW	JP
16.	450 Green Park LLC 1465	2 Stone Alley	Rev. 8882; add railing	42.3.1/102	LFW	JP
17.	Peter Park 14678	14 Hussey St	Rev. 13382; hardscape	42.3.4/132	LFW	JP
18.	11 Trotts Hill, LLC 14635	12 Trotts Hill Rd	New dwelling	40/6	Botticelli & Pohl	VO
19.	11 Trotts Hill, LLC 14636	12 Trotts Hill Rd	Guest/pool house	40/6	Botticelli & Pohl	VO
20.	N. Water Holdings, LLC 14667	17 N. Water St.	ADA access ramp	42.4.2/49	Emeritus, LTD	RP
21.	Christine Carey Tr 14650	123 Orange St	New dwelling (B)	55/389.4	Kris Megna	RP
22.	John Keefe 14670	36 Ridge Ln	New dwelling	38/112	Kris Megna	RP
23.	Town of Nantucket 14649	34 Washington St	New harbormaster building	42.2.3/2	Charles Gibson	SW
24.	Sconset Partners, LLC 14673	8 Lily St (Sconset) VIEW	Rev. 1327; fenestration	73.3.1/110	Emeritus, LTD	SW
25.	7A Gardner St, LLC 14660	7A Gardner St VIEW	As-built apron	42.3.3/58.1	Kate Dellas	SW

X. INCOMPLETE APPLICATIONS/PENDING REVIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Kelly Hanlon 14522	34 Pleasant St	Shed	55.4.1/115	Murtagh Landscaping	
2.	Seth & Maya Kearns 14516	30 Miacomet Ave	Fence	67/195.3	Self	AM
3.	Sylvia R. Griggs 14610	2 Magnolia Av	Addition to deck	73.3.1/55	David Cokonis	
4.	Kevin Smith 14622	2 Center St Sconset	ODS/HVAC	73.2.4/2	John Crowell	
5.	Erik Webdelken	9 Alexandria Dr	Garage	67/415	Self	
6.	Steven Stockogt	36 Meadowview Dr	Relocate driveway	56/135	Self	
7.	Bruce Davis 14628	11 Baxter Rd	Historical renovation	73.1.4/8	Stephens & Company	

XI. OTHER BUSINESS

Approve Minutes	March 31, 2026
	• Next HDC Meeting May 19, 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

***VI 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