



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 MAY 15 PM 02:04

Original Posting Number: T 371

Original Posting Time: 2026 MAY 18 AM 11:02

Original Posting Number: T 375

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)

RECEIVED

2026 MAY 19 PM 01:44
NANTUCKET TOWN CLERK
Posting Number: T 382

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, May 19, 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_Q0w2PN9RQ4-MSJw9TFMQ9w#/registration

To watch live feed, click here:

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

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. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Frank Hanlon 14668	64 Fairgrounds Rd	Move on from 44 Nonantum	67/492	Self	VO
2.	Sylvia R. Griggs 14610	2 Magnolia Av	Addition to deck	73.3.1/55	David Cokonis	VO

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.	FC Mac Corp 14652	9 S. Water St	Projecting sign- Bloom Bar	42.3.1/131	Cara Marquis
	• Motion to approve with size reduced to 24" x 32" and the yellow noted on the application to be a "muted" yellow.				
2.	Michael Cotton 14671	1 Cambridge St	Projecting sign	42.3.1/130.2	Patrick Broemmel
	• Motion to approve.				
3.	Michael Cotton 14703	1 Cambridge St	Wall sign	42.3.1/130.2	Patrick Broemmel
	• Motion to hold for revisions.				
4.	N/A 14709	Various locations	Temporary sign- Nantucket Saves	N/A	Tom McCann
	• Motion to approve 12 temporary signs.				
5.	Town of Nantucket 14721	Sparks Ave Rotary	Temp. sign-Thermometer sign	N/A	Tom McCann
	• Motion to approve.				

IV. AMEND PREVIOUS MOTION ADOPTED AT 5/12/26 MEETING

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	EMMA, LLC 14639	46 Center St	Proj sign- Love, Celene Boutique	42.3.1/2	Sign Here Nantucket
	<i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod; Alternates: Thornewill, Patten</i>				
	Original Motion: Motion to hold for revisions per Sign Advisory Council recommendations.				
	Amended Motion: Motion to approve per Sign Advisory Council recommendations.				

V. 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
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i>				
	<i>Last heard 03/17/2026</i>				
2.	Cato Ln Prop Co. 14161	10 Cato Ln	Pool-hardscape	55/125	Ridgevale Development
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i>				
	<i>Last heard 03/17/2026</i>				

VI. 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
	• <i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver: Mullin: Paul</i>				
	<i>Last heard 03/03/2026</i>				
2.	Greco Qual. Pers. Res. Tr 13594	7 Maxey Pond Rd VIEW	New pool house	40/104	CWA
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul</i>				
	<i>Last heard 11/18/2025</i>				
3.	Greco Qual. Pers. Res. Tr 13595	7 Maxey Pond Rd	Garage	40/104	CWA
	• <i>Held to track</i>				
4.	Greco Qual. Pers. Res. Tr 13593	7 Maxey Pond Rd	Open cabana	40/104	CWA
	• <i>Held to track</i>				
5.	Greco Qual. Pers. Res. Tr 13592	7 Maxey Pond Rd	Shed	40/104	CWA
	• <i>Held to track</i>				
6.	Adam West 14354	118 Eel Point Rd VIEW	New dwelling	32/34	Emeritus, LTD
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten</i>				
	<i>Last heard 03/24/2026</i>				
7.	Richard Bellevue 14363	118 Eel Point Rd	Pool-hardscape	32/34	Atlantic Landscaping
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten</i>				
	<i>Last heard 03/24/2026</i>				
8.	Starbuck Court, N.T. 14365	1 R Old North Whf	Rev. 8806; add shed drmr	42.3.1/80	Emeritus, LTD
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Paul</i>				
	<i>Last heard 03/24/2026</i>				

VII. 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
	• <i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Recused: Thornewill</i>				
	<i>Last heard 03/17/2026</i>				
2.	Vestal Nantucket, LLC 12442	85 Vestal St	Guest house	56/252	JB Studios
	• <i>Commissioners: Pohl (Acting Chair), Welch, Camp, MacLeod, Patten; Alternates: Paul; Recused: Thornewill</i>				
	<i>Last heard 03/17/2026</i>				
3.	Vestal Nantucket, LLC 12440	85 Vestal St	Pool	56/252	JB Studios
	• <i>Held to track</i>				
4.	Canopache Nom Trust 14274	59 Baxter Rd	New cottage	49/20	Botticelli & Pohl
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten; Agent: Pohl</i>				
	<i>Last heard 03/24/2026</i>				
5.	Nicholas Losurdo 14481	47 S. Cambridge VIEW	Deer Fence	59.3/103	Self
	• <i>Commissioners: MacLeod (Acting Chair), Oliver, Patten, Paul; Alternates: none</i>				
	<i>Last heard 04/07/2026</i>				
6.	30 N. Beach St., LLC 13432	30 N. Beach St	New hotel building	29/130	Emeritus, LTD
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				
	<i>Last heard 04/14/2026</i>				
7.	30 N. Beach St., LLC 13405	30 N. Beach St	Hardscape	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>	<i>Last heard 04/07/2026</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>	<i>Last heard 03/31/2026</i>
10.	10 Maxey Pond LLC 14227	10 Maxey Pond Rd	Guest house	40/100	CWA
				<i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten</i>	<i>Last heard 04/14/2026</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>	<i>Last heard 02/17/2026</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>	<i>Last heard 07/29/2025</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>	<i>Last heard 04/07/2026</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>	<i>Last heard 04/07/2026</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>	<i>Last heard 04/14/2026</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>	<i>Last heard 04/14/2026</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>	<i>Last heard 03/31/2026</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>	<i>Last heard 03/31/2026</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>	<i>Last heard 12/09/2025</i>

VIII. OLD BUSINESS 05/19/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Bill Jennings 10977	2 Marion Av VIEW	Pool-hardscape	82/402	Waterscapes
					<i>Commissioners: Welch, MacLeod, Patten, Paul; Alternates: none</i>
2.	Stephane LeCuyer 14225	Tuckernuck	Rev. 12850; dormer	93/3.3	Self
					<i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none</i>
3.	Sarah Tamchin 14463	50 Burnell St	New dwelling	49/167	CWA
					<i>Commissioners: Pohl (Acting Chair); Oliver, MacLeod, Thornewill, Paul; Alternates: none; Walked away: Welch</i>
4.	2 Shore Nantucket, LLC 14069	2 Shore Rd	Addition to MH	55.1.4/4.1	JB Studio
					<i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver</i>
5.	2 Shore Nantucket, LLC 14066	2 Shore Rd	In deck pool	55.1.4/4.1	JB Studio
					<i>Held to track</i>
6.	Beam & Beagle, LLC 14444	21 India St	Addition	42.3.4/21	Emeritus, LTD
					<i>Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternates: Thornewill</i>
7.	22 N LP 14483	22 Nonantum Av VIEW	Pool-hardscape	87/19	LFW
					<i>Commissioners: Welch, Oliver, MacLeod, Thornewill, Paul; Alternates: none; Recused: Pohl</i>

IX. OTHER BUSINESS

Approve Minutes	March 24, 2026; March 31, 2026
	Next HDC Meeting May 26, 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