



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 MAY 21 PM 01:53

Original Posting Number: T 390

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 26 PM 02:10
NANTUCKET TOWN CLERK
Posting Number:T 398

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday May 26, 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_uAO7gD2YRU-0RABxf7OXhQ#/registration

To watch live feed, click here:

<https://www.youtube.com/live/PBJ6erEf4aA>

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

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	NRTA 14701	91 Goldfinch Dr	Add window wells	68/579	Val Oliver Design	CT
2.	Casey Amy 14704	17 Chuck Holoow Rd	Cabana	75/1	Normand Residential	CT
3.	Jennie Greene 14746	35 Shell St Sias	Demo Shed	73.1.3/5.6	Alison MacDonald	VO
4.	C Thayer 14738	13 Kittiwake	Shed	68/646	LINK	VO
5.	Greg Raith 14743	5 Sheep Commons	Rev Garage Studio	54/278	LFW	VO
6.	J Strasburg & Toby Tr 14741	1 Olivers Wy	New Dwelling	49/166.1	K Megna	VO
7.	Krieger, Fred 14691	2 Towaddy Ln	Dormer	73.4.1/46	Normand Residential	AC
8.	Jeff Ment 14692	18 Gardner Rd	Fenestration Changes	43/135	Structures Unlimited LTD	AC

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9.	Ringer Randolph 14696	3 Chuck Hollow Rd	Rev. 14026; bulkhead/winds	72/36	Chuck Lenhart	AC
10.	Dan Platt 14697	26 N Cambridge St	Remove chimney revs	38/21	R Newman	AC
11.	Watts, Alexia & Brett 14492	33 Vesper Ln	Shed	55/126	Topham Design	CP
12.	Ed Metcalf 14695	61 Hummock Pond	Fence	56/217	Val Oliver Design	CP
13.	Kevin Smith 14725	2 Center St Sconset	HVAC	73.2.4/2	John Crowell	RP
14.	Kevin Smith 14622	2 Center St Sconset	Outdoor Shower	73.2.4/2	John Crowell	RP
15.	Ranke & Tamplin 14723	7 Miacomet Ave	Duplex	67/217	Reid Yenor	RP
16.	Kristina Kay Snyder 14740	6 Bittersweet Ln	New Dwelling	56/104.4	K Megna	RP
17.	Raith, Chris 14702	7 Milestone Crossing	Porch/windows	68/453	Thornewill Design	SW
18.	Marc Silver 14707	9 Lyons Lane	Fence	76/25	KMLD	SW
19.	Ann Mastain 14710	2 Hussey Farm Rd	Alt Fireplace enclosure	56/84.3	NAG	SW
20.	Diane Archer 14711	1 Weetamo	Add porch replace pergola	15/57	Thornewill Design	SW
21.	Diane Archer 14718	1 Weetamo	Doors windows	15/57	Thornewill Design	SW
22.	Richard Leider 14716	64 Sankaty Rd	Deck Modification	49/801	NAG	SW
23.	Erik Wendelken 14745	9 Alexandria Dr	Garage	67/415	Self	JP
24.	RH 26 Somerset Ack LLC 14727	26 Somerset Ln	Rev. 12636; MH	66/10	LFW	JP
25.	RH 26 Somerset Ack LLC 14726	26 Somerset Ln	Rev. 12642; garage	66/10	LFW	JP
26.	RH 26 Somerset Ack LLC 14728	26 Somerset Ln	Rev. 12644; cabana	66/10	LFW	JP
27.	RH 26 Somerset Ack LLC 14729	26 Somerset Ln	Rev. 10904; hardscape pool	66/10	LFW	JP
28.	RH 26 Somerset Ack LLC 14730	26 Somerset Ln	ADU	66/10	LFW	JP
29.	J Foster 14735	43 N Liberty St	Hardscape	41/153	LINK	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.	Barbara Trebbie 14706	17 Lily St	Color change	42.4.3/43	Chris Dalton	CT
	Date of construction to be added to the COA.					
2.	Casey Amy 14705	17 Chuck Holoow Rd	Pool	75/1	Normand Residential	CT
	Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Hakuna Matata RT 14737	6 Emily St	Deer fence gate Arbor	49.2.3/44	LINK	VO
	Fence cannot be on property line (2' setback minimum). And max 7' in height. Fence not to be seen at time of inspection and in perpetuity.					
4.	Rich Regina & George 14742	25C Pine St	Hardscape	42.3.2/48.1	Atlantic Landscaping	VO
	Firepit to be screened in perpetuity.					
5.	Michael Misurelli 14719	3 Surfside Rd	Add rear deck	67/252.1	SMRD	AM
	Reduce depth from 10' to 8' or provide year-round vegetative screening so that the deck isn't visible at time of inspection and in perpetuity.					
6.	Surfside Design LLC 14722	7 White St	Rev. 13676; modify massing	80/9	Emeritus, LTD	AM
	Lower ridge and eaves such that front facing dormer eave rests on window head casing (approximately 10").					
7.	Dolan, Shelly 14717	1 Pawgvet	Rev Height increase	30/129.1	Norman Residential	AM
	Provide updated elevation certificate.					
8.	23 Orange St LLC 14715	23 Orange St	Historic Determination	42.3.2/9	NAG	AM
	Provide photos of South, West, and North.					
9.	Diane Palmeri 14690	1 Copper Ln	Fence	41/457	NAG	AC
	The 5' board fence be NTW and that it be on the inside of the existing hedge along Copper Lane.					
10.	Sandra Maske 14685	34 W York	Roof	55.4.1/102	Jim Lydon	CP
	Date of construction to be added to the COA.					
11.	MAB LLC 14686	136 Old South Rd	Roof	69/39	Jim Lydon	CP
	Date of construction to be added to the COA.					
12.	Kevin Trust 14687	5 Fairfield St	Roof	76.4.1/370	Jim Lydon	CP
	Date of construction to be added to the COA.					
13.	Carol Moffit 14688	29 W Sankaty	Roof	73/424	Jim Lydon	CP
	Date of construction to be added to the COA.					
14.	LMB Rev Trust 14744	177 Eel Point Rd	Pool Hardscape	33/26	Atlantic Landscaping	RP
	Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
15.	23 Morey Ln LLC 14714	23 Morey Ln	Pool hardscape	73.3.2/2	Stephens & Company Inc	SW
	Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
16.	198 HP LLC 14193	198 Hummock Pond	New Garage	65/29	Emeritus, LTD	SW
	Due to limited visibility; acceptable, but not required, to add on additional person door on the South, East or West subject to it matching the #2 door.					

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|---|---------------------|-----------|-------|-----|----|
| 17. 2 SHL Trust 14644 | 2 Shawkemo Hills Rd | Hardscape | 27/38 | LFW | JP |
| <ul style="list-style-type: none"> • Gate NTW in location indicated on the site plan in black and on Exhibit A. Fence setbacks as indicated on site plan and annotated in Exhibit A. | | | | | |

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	EMMA LLC 14640	46 Center St	OB- Sign Rev	42.3.1/2	Sign Here Nantucket
	• Motion to approve changing the location to the corner board side of the window.				
2.	27 Fairgrounds LLC 14641	27 Fairgrounds Rd	OB- projecting sign	67/150	Sign Here Nantucket
	• Motion to approve with a beveled border.				
3.	19 Washington St LLC 14720	19 Washington St.	Projecting sign- Be Ack	42.3.1/95	Sign Here Nantucket
	• Hold for revisions.				
4.	44 Centre St Holdings 14733	44 Center St	Projecting sign rev- Roller Rabbit	42.3.1/63.1	LINK
	• Motion to approve removing existing window decal.				
5.	Linda Loring Nat Found 14381	110 Eel Point	OB- Quarter board sign #1	32/33	Kelly Emery
	• Motion to deny as it doesn't meet the guidelines.				
6.	Linda Loring Nat Found 14416	110 Eel Point	OB- Quarter board sign #2	32/33	Kelly Emery
	• Hold for revisions.				
7.	Linda Loring Nat Found 14418	110 Eel Point	OB- Quarter board sign at entrance	32/33	Kelly Emery
	• Hold for revisions.				
8.	Linda Loring Nat Found 14419	90 Eel Point	OB- Quarter board sign along road	39/2	Kelly Emery
	• Motion to deny as it is a freestanding sign.				
9.	Michael Cotton 14703	1 Cambridge St	OB- Quarter board sign	42.3.1/130.2	Patrick Broemmel
	• Motion to approve the lower version.				

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

V. 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

VI. 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.	Wade Cottages N.T. 14662	35 Shell St	Pool-patio	73.1.3/5.6	Atlantic Landscaping AM
2.	Far East Nantucket 14605	47 Warrens Landing Rd VIEW	New dwelling	68/54	EMDA SW
3.	David Folger 14643	3 Station St	Window replacement	87/149	Greg Mazares CP
4.	David Folger 14648	3 Station St	Historic Determination	87/149	Greg Mazares CP
5.	450 Green Park LLC 1465	2 Stone Alley	Rev. 8882; add railing	42.3.1/102	LFW JP
6.	Peter Park 14678	14 Hussey St	Rev. 13382; hardscape	42.3.4/132	LFW JP
7.	11 Trotts Hill, LLC 14635	12 Trotts Hill Rd	New dwelling	40/6	Botticelli & Pohl VO
8.	11 Trotts Hill, LLC 14636	12 Trotts Hill Rd	Guest/pool house	40/6	Botticelli & Pohl VO
9.	240 Polpis Rd, LLC 14556	240 Polpis Rd	MH Renovations/move on	56/23 & 23.1	WAPD RP
	• Hold until 6/9/26 per applicant				
10.	Christine Carey Tr 14650	123 Orange St	New dwelling (B)	55/389.4	Kris Megna RP
11.	John Keefe 14670	36 Ridge Ln	New dwelling	38/112	Kris Megna RP
12.	Town of Nantucket 14649	34 Washington St	New harbor master building	42.2.3/2	Charles Gibson SW
13.	Sconset Partners, LLC 14673	8 Lily St (Sconset) VIEW	Rev. 1327; fenestration	73.3.1/110	Emeritus, LTD SW
14.	7A Gardner St, LLC 14660	7A Gardner St VIEW	As-built apron	42.3.3/58.1	Kate Dellas SW

VII. NEW BUSINESS 05/26/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Julie Meade 14694	8 Bayberry Ln MH	Roof solar	49/92.1	ACK Smart AC
2.	Julie Meade 14693	8 Bayberry Ln Garage	Roof solar	49/92.1	ACK Smart AC
3.	Sunny Side Holdings 14699	7 Shady Ln	Shed	30/171	CWA CT
4.	Sunny Side Holdings 14700	7 Shady Ln	fence	30/171	CWA CT
5.	Sunny Side Holdings 14698	7 Shady Ln	Modify porch dormer	30/171	CWA CT
6.	N Water Holding LLC 14667	17 N Water St	ADA Ramp	42.4.2/49	Emeritus, LTD AM
7.	Five New St LLC 14724	5 New St	Renovation	55.4.1/36	WAPD RP
	• Hold until 6/9/26 per applicant				
8.	Casino Partners II LLC 14732	126 Main St	Driveway wall	42.3.3/98	Don Bracken RP
9.	Summer Daze 25 14731	25 Hooper Farm Rd	Pool Fence	55/216	Val Oliver Design RP
10.	J Brescher Trust 14736	32 Hulbert Ave	Gate Revs	29/72	LINK VO

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11. Amy & Ian Flynn 14739	35 Morey Ln	New Cottage/garage	73.3.2/37.1	Sanne Payne	JP
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VIII. 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.	Steven Stockogt	36 Meadowview Dr	Relocate driveway	56/135	Self
4.	Neal Soloman	17 Gay St	Driveway	42.4.3/37	Bill Liddle

IX. OTHER BUSINESS

Approve Minutes	April 7, 2026; April 14, 2026; April 28, 2026
	• Next HDC Meeting June 2, 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