



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 MAY 29 AM 10:10

Original Posting Number: T 402

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 JUN 02 PM 02:16
NANTUCKET TOWN CLERK
Posting Number: T 411

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, June 2, 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_dv9mKKD4TEO_rpHyYnXubA#/registration

To watch live feed, click here:

<https://www.youtube.com/live/t3tm4p6EUhk>

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. Maya Kearns 14516	30 Miacomet Av	Fence	67/195.3	Self	VO

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

III. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Nantucket Dreamland 14763	17 S Water St	NFF Temporary Sign	42.3./11.1	Nantucket Film Festival

- Sign Advisory Council recommends approval

2.	Methodist Church 14764	2 Center St	NFF Temporary Sign	42.3.1/199	Nantucket Film Festival
	• Sign Advisory Council recommends approval				
3.	19 Broad St LLC 14765	19 Broad St	NFF Temporary Sign	42.4.2/75	Nantucket Film Festival
	• Sign Advisory Council recommends approval				
4.	NPAC 14766	5 N Water St	NFF Temporary Sign	42.4.2/88	Nantucket Film Festival
	• Sign Advisory Council recommends approval				
5.	Ack East St LLC 14767	10 Easy St	NFF Temporary Sign	42.3.1/78	Nantucket Film Festival
	• Sign Advisory Council recommends to hold for revisions and further information.				

IV. 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.	2 Shore Nantucket 14069	2 Shore Rd	Additon to MH	55.1.4/4.1	JB Studio
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver				Last heard 03/17/2026
2.	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
3.	30 N. Beach St., LLC 13405	30 N. Beach St	Hardscape	29/130	M L+D
	• Held to track				
4.	Stephen W. Kidder Trst 14433	55 Baxter Rd	Addition	49/18	Catherine Truman
	• Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none				Last heard 04/07/2026
5.	Virginia Irwin 12621	115 Cliff Rd	Main house	41/7	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten. Alternates: none; Agent: Oliver				Last heard 03/31/2026
6.	10 Maxey Pond LLC 14227	10 Maxey Pond Rd	Guest house	40/100	CWA
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten				Last heard 04/14/2026
7.	58 Reedabon, LLC 14165	58 Nobadeer Av VIEW	Sports court	88/81	LFW
	• Hold until next Old Business meeting 6/16/26 per applicant's request				
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none				Last heard 02/17/2026
8.	Kim Glowacki 12388	5 Meader St	Second dwelling	42.2.3/40	LFW
	• Hold until next Old Business meeting 6/16/26 per applicant's request				
	• Commissioners: Pohl (Acting Chair), MacLeod, Thornewill, Patten, Payl; Alternates: none; Recused: Oliver				Last heard 07/29/2025
9.	44 Nonantum LLC 14428	44 Nonantum Av	New dwelling	87/33	Catalano Architects
	• Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none				Last heard 04/07/2026
10.	44 Nonantum LLC 14427	44 Nonantum Av	Guest house	87/33	Catalano Architects
	• Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none				Last heard 04/07/2026
11.	Tanner Powell 14267	Oliver's Way, Lot 31	New dwelling	49/166	Emeritus, LTD
	• Commissioners: Welch, Camp, MacLeod, Patten, Thornewill; Alternates: Paul; Recused Oliver				Last heard 04/14/2026
12.	7 Orange St. LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus, LTD
	• Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none; Recused; Thornewill				Last heard 04/14/2026
13.	28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
	• Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none				Last heard 03/31/2026
14.	BAG Nom Realty Tr 14087	9 New Jersey St	New dwelling	60.3.1/408	Shelter 7
	• Commissioners: Welch, Oliver, MacLeod, Paul, Patten; Alternates: none				Last heard 03/31/2026
15.	J.A.C. Devilleme Trst 12548	18 Gladlands Av	Relocate Driveway gate	80/221	LINK
	• Commissioners: Welch, Pohl, Camp, Oliver, Thornewill; Alternates: Patten, Paul				Last heard 12/09/2025

V. 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
	• Commissioners: Welch, MacLeod, Patten, Paul; Alternates: none				Last heard 09/29/2024
2.	Stephane LeCuyer 14225	Tuckernuck	Rev. 12850; dormer	93/3.3	Self
	• Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none				Last heard 04/07/2026
3.	Sarah Tamchin 14463	50 Burnell St	New dwelling	49/167	CWA
	• Commissioners: Pohl (Acting Chair); Oliver, MacLeod, Thornewill, Paul; Alternates: none; Walked away: Welch				Last heard 04/28/2026
4.	Beam & Beagle, LLC 14444	21 India St	Addition	42.3.4/21	Emeritus, LTD
	• Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternates: Thornewill				Last heard 04/28/2026
5.	22 N LP 14483	22 Nonantum Av VIEW	Pool-hardscape	87/19	LFW
	• Hold until next Old Business meeting 6/16/26 per applicant's request				
	• Commissioners: Welch, Oliver, MacLeod, Thornewill, Paul; Alternates: none; Recused: Pohl				Last heard 04/28/2026

VI. OLD BUSINESS 06/02/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Forty Four Easton St 14579	44 Easton St	New dwelling	42.4.1/22.1	Botticelli & Pohl
	• Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: Thornewill; Agent: Pohl				Last heard 05/12/2026

2. Callmoinanddadagain RT 14474 41A Cliff Rd **VIEW** Deck expansion 42.4.4/2 Emeritus, LTD
 • Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none Last heard 04/07/2026
3. Phyllis Greenberg 14680 50 Starbuck Rd New dwelling 60/29 Normand Residential
 • Commissioners: MacLeod (Acting Chair), Camp, Oliver, Paul, Thornewill; Alternates: Patten Last heard 05/12/2026
4. Phyllis Greenberg 14679 50 Starbuck Rd **VIEW** New garage 60/29 Normand Residential
 • Commissioners: MacLeod (Acting Chair), Camp, Oliver, Paul, Thornewill; Alternates: Patten Last heard 05/12/2026
5. 28 Lily, LLC 14331 28 Lily St Garage addition 42.4.3/92&94 Design Associates
 • Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none Last heard 04/07/2026
6. Andrew 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 05/19/2026
7. Andrew West 14363 118 Eel Point Rd Pool/hardscape 32/34 Atlantic Landscaping
 • Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten Last heard 05/19/2026
8. Susan Berman 14524 28 Miacomet Rd Garage apartment 67/336.6 Val Oliver Design
 • Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten, Paul; Alternates: Thornewill; Agent: Oliver Last heard 05/12/2026
9. Skirloff/Karlgerg 14582 1 Mothball Way New dwelling 83/42.4 Emeritus, LTD
 • Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul Last heard 05/12/2026
10. John Halliwell 14586 2 Webster Rd **VIEW** New dwelling 79/146 CWA
 • Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul Last heard 05/12/2026

VII. OTHER BUSINESS

Approve Minutes	May 12, 2026
	Next HDC Meeting June 9, 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