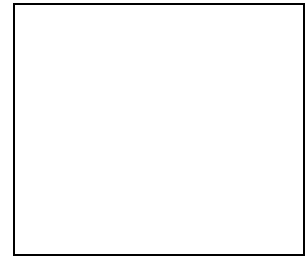




HISTORIC DISTRICT COMMISSION
Minutes May 12, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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 and Fiona Johnson

In person: MacLeod, Oliver, Patten and Camp

Zoom: Pohl, Paul and Thornewill

Welch was not present

Meeting called to order at 4:00 pm by Angus MacLeod

Board: Pohl, MacLeod, Oliver, Thornewill and Camp

MacLeod made the motion to approve the agenda

Motion carries unanimously

Backus left the meeting at 6:15pm

Pohl left the meeting at 6:58 pm

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
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

HDC New Business Meeting May 12, 2026

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

- **Board: MacLeod (Acting Chair), Camp, Patten and Paul; Alternates: none; Recused: Pohl, Oliver, Thornewill**
- **Motion to approve #1 - #6 and #8 - #32 made by Camp**
- **Motion carries unanimously**

Motion to move #7 - 10 Maxey Pond LLC Cabana for review made by Camp

Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten and Paul

Motion carries unanimously

10 Maxey Pond, LLC 14658	10 Maxey Pond Rd	Cabana	40/100	CWA	RP
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- **Board: Pohl (Acting Chair), Camp, MacLeod and Paul**
- **The board discussed and clarified any confusion.**
- **Camp made the motion to approve 10 Maxey Pond**
- **Motion carries unanimously**

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 to be visible at time of inspection and in perpetuity.					

Board: Pohl (Acting Chair), MacLeod, Camp, Thornewill and Patten; Alternates: Paul

- **Motion to approve #1 and #3 -#13 made by Camp.**
- **Motion carries unanimously**

Motion to move #2- 1 Farmer St for review made by Camp.

Board: Pohl (Acting Chair), MacLeod, Camp, Thornewill and Patten; Alternates: Paul

Motion carries unanimously

HDC New Business Meeting May 12, 2026

David Scott Sloan 14618	1 Farmer St	Trim and door color change	42.3.2/26	Mike Freedman	CP
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- Board: Pohl (Acting Chair), MacLeod, Camp, Thornewill and Patten; Alternates: Paul
- The board discussed and clarified any confusion.
- Patten approved the trim color change for 1 Farmer Street with the condition that the new color be limited to the front, street-facing elevation only and the date of construction to be added to the COA>
- Motion carries unanimously

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 exceed 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.				

Motion to approve #3 - #5 and #9 and motion to hold #2 - #6 -#8 for revisions per Sign Advisory Council recommendations made by Oliver.

- Board: Pohl (Acting Chair), MacLeod, Camp, Oliver and Paul; Alternates: Thornewill, Patten
- Motion carries unanimously

Motion to move #1 – 29 York Street- freestanding sign for discussion made by Oliver.

Board: Pohl (Acting Chair), MacLeod, Camp, Oliver and Thornewill; Alternates: Paul, Patten

Motion carries unanimously

Mus. Of African Am Hist 14486	29 York St	Freestanding sign	55.4.1/178	Marsha Fader
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- Board: Pohl (Acting Chair), MacLeod, Camp, Oliver and Thornewill; Alternates: Paul, Patten
- Oliver made the motion to approve Nantucket Blue for the sign
- Motion carries unanimously

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: Pohl (Acting Chair), Oliver, MacLeod, Paul and Thornewill; Alternates: Patten				
	• Oliver made the motion to ratify the motion				
	• Motion carries unanimously				

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

- Board: Pohl (Acting Chair), Camp, MacLeod, Oliver and Thornewill; Alternates: Patten, Paul
- Camp made the motion to ratify the discussion of preliminary airport meeting scheduled for 5/11/26 from 4/28/26 meeting
- Motion carries unanimously

VI. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- MacLeod asked for clarification on the approved driveway apron material for 16½–18 Williams, noting references to shell, asphalt, and Belgian block. Preservation Planner Backus explained that although Belgian block had originally been proposed, the Commission found it inappropriate for the neighborhood and approved an asphalt apron with shell; she added that brick would also be acceptable, but Belgian block would not.

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
	No show					

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
	- Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Patten; Alternates: Thornewill, Paul - MacLeod made a motion to approve through Exhibit A removing 5 panels on the Northeast side. - Motion carries unanimously					
2.	Watts, Alexia & Brett 14492	33 Vesper Ln	Shed	55/126	Topham Design	CP
	Hold					
3.	5B Step Ln LLC 14502	5 Step Ln	Gable porch over rear door	42.4.2/43	EMDA	AM
	- Board: Pohl (Acting Chair), MacLeod, Oliver Camp and Paul; Alternates: Thornewill, Patten - Oliver made the motion to approve option B - Motion carries unanimously					
4.	61 Cliff LLC 14501	61 Cliff Rd	Hardscape	30/247.1	Garden Group	AM
	- Board: Pohl (Acting Chair), MacLeod, Oliver Camp and Thornewill; Alternates: Patten, Paul - Oliver made the motion to approve through Exhibit A moving the wall 3' from the property line, maximum 18" in height. The fence moved back to align with the garage. - Motion carries 4-1 (MacLeod-nay)					
5.	Susan Berman 14524	28 Miacomet Rd	Garage appt	67/336.6	Val Oliver Design	CT
	- Board: Pohl (Acting Chair), MacLeod, Camp, Patten and Paul; Alternates: Thornewill; Agent: Oliver - Board members expressed concern that the proposed roof and breezeway connection appeared to "float" without visible structural support and recommended adding columns, beams, balustrades, or extending the deck/porch for visual continuity. Members also felt the garage was positioned too far forward and suggested setting it back if feasible. Additional comments included correcting the garage entry and cross-section drawings to better reflect the deck connection and preserving existing vegetation to reduce visual impact. - MacLeod made the motion to hold for revisions - Motion carries unanimously					
6.	Wise, John 14527	18 Williams St	Rev. 9850; driveway	55/371	Normand Residential	CT
	- Board: Pohl (Acting Chair), MacLeod, Camp, Patten and Paul; Alternates: Thornewill, Oliver - MacLeod made the motion to approve as submitted with brick and a running bond - Motion carries unanimously					
7.	Wise, John 14528	16.5 Williams St	Rev. 10324; driveway	55/372	Normand Residential	CT
	- Board: Pohl (Acting Chair), MacLeod, Camp, Patten and Paul; Alternates: Thornewill, Oliver - Camp made the motion to approve through Exhibit A with a brick apron, Belgium Block parking area with plantings between the driveways. - Motion carries unanimously					
8.	Wise, John 14526	16 Williams St	Rev. 10314; driveway	55/372	Normand Residential	CT
	- Board: Pohl (Acting Chair), MacLeod, Camp, Patten and Paul; Alternates: Thornewill, Oliver - MacLeod made the motion to approve with all brick - Motion carries unanimously					
9.	Nantucket Land Bank 14530	39 Prospect St	Additional parking	55.4.4/57	NLB	CT

HDC New Business Meeting May 12, 2026

- **Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Thornewill; Alternates:**
- **Oliver made the motion to approve as submitted**
- **Motion carries unanimously**

10.	Dennis Quandt 14555	16 Derrymore Rd	Window replacement	41/238	NAG	VO
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Patten; Alternates: Patten, Paul • Camp made the motion to approve as submitted • Motion carries unanimously					
11.	WEH NE Dev 14560	19 N Water St	Hardscape	42.4.2/3	Miroslava L & D	VO
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Paul; Alternates: Thorenwill, Patten • Oliver motion to approve with the pergola remaining natural to weather • Motion carries unanimously					
12.	WEH NE Dev 14562	3 White Elephant Way	Pool Spa	42.4.2/103	Miroslava L & D	VO
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Paul; Alternates: Thornewill, Patten • Oliver made the motion to approve as submitted • Motion carries unanimously					
13.	Oliver LaFarge 14567	9 Hawthorne Ln	Rooftop solar	56/262	ACK Smart	CP
	• Board: Pohl (Acting Chair), Camp, MacLeod, Paul and Patten; Alternates: Thornewill, Oliver • MacLeod made the motion to approve as submitted with the screening remaining • Motion carries unanimously					
14.	John Halliwell 14586	2 Webster Rd	New dwelling	79/146	CWA	RP
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Thornewill; Alternates: Patten, Paul • Board members expressed concern that the proposed house and roof walk appeared too tall for the neighborhood and suggested lowering the overall profile or reconsidering the roof walk. Members also noted that the house would be somewhat visible from the road and requested additional vegetation and screening details to demonstrate how visibility would be mitigated. Questions were raised regarding the orientation of the house and the balance of the façade fenestration, with concerns that some elevations appeared overly glazed or visually unbalanced. In response, the applicant agreed to provide additional neighborhood context photos, revised drawings, and updated site and planting plans clarifying screening, orientation, and height considerations. • Oliver made the motion to hold for revisions, more information and a view. • Motion carries unanimously					
15.	NIR LLC 14589	3 White Elephant Wy	Shed	42.4.2/104	Emeritus, LTD	RP
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Patten; Alternates: Thornewill, Paul • Motion to approve the shed with rakes/trim reduced from 1x10 to 1x8 and with the cupola removed. • Motion carries unanimously					
16.	88 Pocomo Trust 14592	88 Pocomo Rd	Rev. 13720; MH- color clarif	15/42	Emeritus, LTD	JP
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Paul; Alternates: Thornewill, Patten • MacLeod made the motion to approve as submitted • Motion carries unanimously					
17.	88 Pocomo Trust 14584	88 Pocomo Rd	Rev. 13712; ancillary-ch/drs/clr	15/42	Emeritus, LTD	JP
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Paul; Alternates: Thornewill, Patten • Oliver made the motion to approve as submitted • Motion carries unanimously					
18.	Tork Ack LLC 14582	1 Mothball Way	New Dwelling	83/42.4	Emeritus, LTD	JP
	• Board: Pohl (Acting Chair), MacLeod, Oliver, Camp and Thornewill; Alternates: • Board members generally appreciated the restrained, one-story approach but expressed concerns about the garage massing and placement, noting that it appeared too prominent, forward, and taller than the rest of the house. Members recommended making the garage more subordinate by reconsidering the door placement, reducing emphasis from the garage doors and pent roof, or recessing the structure if possible. Additional comments focused on improving the balance of the front façade, particularly the dormers and stepped ridge around the entry, so the central entrance reads more clearly as the primary focus. Concerns were also					

raised about the extensive glazing on the water-facing elevation and the potential visual impact of reflections, as well as the use of a small pediment over the entry, which some felt appeared overly trendy. The board requested revised drawings addressing garage massing, façade balance, dormer and ridge treatment, and overall visual context.

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| 19. | Forty-Four Easton St Tr 14579 | 44 Easton St | New dwelling | 42.4.1/22.1 | Botticelli & Pohl | JP |
| <ul style="list-style-type: none"> • Board: MacLeod (Acting Chair), Camp, Oliver, Patten and Paul; Alternates: Thornewill; Agent: Pohl • Board members generally agreed that the proposed design appropriately referenced the historic house and was compatible in style and detail, but requested revisions to improve the entry orientation, façade balance, and relationship to the street. Concerns included the stair and entry configuration appearing to turn away from the road, dormers positioned too close to exterior corners, and a utility door disrupting the continuity of the north elevation. Members also requested additional elevations and landscape context showing how the proposed structure relates to the existing buildings and streetscape, including vegetation and screening from Eastern Street. The applicant noted that the building footprint and placement are constrained by the coastal setback and resource line. Additional comments included refining pier details and improving the overall cohesiveness of the elevations. • Paul made the motion to hold for revisions • Motion carries unanimously | | | | | | |

	<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
	• Board: MacLeod (Acting Chair), Oliver, Camp, Patten and Paul; Alternates: Thornewill • Oliver made the motion to approve as submitted with brick • Motion carries unanimously					

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|----|---|-------------|-----------------|------------|-------------------|----|
| 2. | Nant. Land Bank 14603 | 106 Main St | Hardscape/fence | 42.3.3/179 | Eleanor Antonetti | AM |
| | <ul style="list-style-type: none"> • Board: MacLeod (Acting Chair), Oliver, Camp and Thornewill; Alternates: Patten, Paul • The proposal included extending the brick path, adding a hexagonal brick pad and bench, relocating an existing bench farther into the park, and installing a low natural-finish picket fence along the Martin property line to replace the overgrown hedge. Board members expressed concern that a continuous fence along the narrow lot could create a wall effect and requested additional planting to soften its appearance while preserving views of the neighboring Martin Building. Members also requested a more detailed landscape and planting plan showing vegetation types, heights, placement, bench location, circulation, and visibility from Main and Milk Streets, as well as clearer site plan dimensions and identification of existing fences and hedges to remain. The application was continued pending submission of revised landscape and visibility drawings. • Camp made the motion to hold for revisions and more information about plantings (type and height) and a detailed landscape plan. • Motion carries unanimously | | | | | |

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|----|---|----------------|----------------------------|--------|--------------|----|
| 3. | John Daly 14608 | 6 Nobadeer Way | Rooftop solar- front house | 68/172 | Cotuit Solar | AM |
| | <ul style="list-style-type: none"> Board: MacLeod (Acting Chair), Oliver, Camp, Patten and Thornewill; Alternates: Oliver made the motion to approve as submitted with the condition that the proposed vegetative screening be maintained in perpetuity to mitigate visibility. As part of the approval, the board also recommended that the roof be changed to black if it needs a new roof in the future. Motion carries 4-1 (Patten- nay) | | | | | |

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| 4. | Wade Cottages N.T. 14662 | 35 Shell St | Pool-patio | 73.1.3/5.6 | Atlantic Landscaping | AM |
| | <ul style="list-style-type: none"> No show | | | | | |

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|----|--|----------------------------|--------------|-------|------|----|
| 5. | Far East Nantucket 14605 | 47 Warrens Landing Rd VIEW | New dwelling | 68/54 | EMDA | SW |
| | <ul style="list-style-type: none"> No show | | | | | |

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|----|---|-------------------|--------------------------|--------|-------------------|----|
| 6. | ACK Koda, LLC 14617 | 42 Shimmo Pond Rd | Rev. 14114; deck/windows | 43/126 | Botticelli & Pohl | SW |
| | <ul style="list-style-type: none"> • Board: Camp (Acting Chair), MacLeod, Oliver, Paul and Thornewill; Alternates: Patten • Paul made a motion to approve as submitted • Motion carries unanimously | | | | | |

HDC New Business Meeting May 12, 2026

7.	School Street Tr 14631	4 School St	Remove chim/deck/porch roof	49.3.2/127	Botticelli & Pohl	AM
	• Board: Camp (Acting Chair), MacLeod, Oliver, Thornewill and Paul; Alternates: Patten • MacLeod made the motion to approve with the condition that the French/porch doors have a kick panel and the chimney remain. • Motion carries unanimously					
8.	David Folger 14643	3 Station St	Window replacement	87/149	Greg Mazares	CP
	• No show					
9.	David Folger 14648	3 Station St	Historic Determination	87/149	Greg Mazares	CP
	• No show					
10.	Tracy Root 14654	20 Broad St	As-built Awning	42.4.2/33	Emeritus, LTD	JP
	• Board: MacLeod (Acting Chair), Camp, Oliver, Patten and Paul; Alternates: Thornewill • Oliver made the motion to approve as submitted NTW and pay the as-built fee. • Motion carries unanimously					
11.	Phyllis Greenberg 14681	50 Starbuck Rd	Move off/demo	60/29	Normand Residential	JP
	• Board: MacLeod (Acting Chair), Camp, Oliver, Paul and Thornewill; Alternates: Patten • Oliver made a motion to approve a move off demo • Motion carries unanimously					
12.	Phyllis Greenberg 14680	50 Starbuck Rd	New dwelling	60/29	Normand Residential	JP
	• Board: MacLeod (Acting Chair), Camp, Oliver, Paul and Thornewill; Alternates: Patten • Board members expressed concerns about the front porch and exterior fireplace arrangement, noting that the fireplace and porch projection weakened the front façade and appeared awkward from the driveway and street. Suggestions included screening or partially enclosing the porch, simplifying the massing by bringing the living-room gable forward so the chimney reads as part of the gable, and refining chimney materials and detailing. Additional concerns focused on the second-floor deck, where members felt the multiple French doors and balcony were too visually dominant and recommended reducing the number of openings or minimizing the balcony's visibility. Comments were also made regarding roof, trim, and finish materials, with suggestions that more natural or weathered finishes would help the structure blend into its surroundings. • Camp made the motion to hold for revisions • Motion carries unanimously					
13.	Phyllis Greenberg 14679	50 Starbuck Rd	New garage	60/29	Normand Residential	JP
	• Board: MacLeod (Acting Chair), Camp, Oliver, Paul and Thornewill; Alternates: Patten • Board members expressed concerns regarding the garage siting, visibility, and driveway configuration at 50 Starbuck, noting that the structure appeared taller than anticipated and was prominently located near the exit curb cut, increasing visibility from the road. Members requested clarification on the relationship between the garage, main house, and porch areas, particularly how the entry sequence into the property would read visually. Concerns were also raised that the pull-through driveway configuration reduced privacy and exposed the garage unnecessarily, with suggestions to reconsider the second curb cut or reconfigure the driveway to create a more private yard area. Additional comments included relocating the exterior stair away from the public approach, reducing the prominence of the north elevation balustrade, and conducting a site visit to better assess visibility and the screening effect of existing vegetation • Oliver made the motion to hold for revisions and a view • Motion carries unanimously					
14.	Phyllis Greenberg 14682	50 Starbuck Rd	New shed	60/29	Normand Residential	JP
	• Track					

Motion to hold the minutes from 3/31/2026 made by Oliver.

Board: MacLeod (Acting Chair), Oliver, Camp, Patten and Paul
 Motion to adjourn at 8:11pm made by Oliver
 Motion carries unanimously