



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 JUN 05 PM 02:21
Original Posting Number: T 427

RECEIVED

2026 JUN 09 PM 01:55
NANTUCKET TOWN CLERK
Posting Number: T 431

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 June 09, 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_uXmM_mrNS5CiZt4ug22VyQ#/registration

To watch live feed, click here:
https://www.youtube.com/live/o8zL755X_68

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. ELECTION OF OFFICETS

1. Election of Officers
2. Appointment of CPC Representative

II. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1. Robert Sarvis 14776	11 Vesper Ln	Rev. 14017; 69 sf addition	55/1.6	Self	VO
2. Brad & Corinne Muffly 14792	1 Sea Fox Cir	Addition	55/107.6	BPC Architecture	VO
3. Amanda Cross 14794	9 Wauwinet Rd	Addition	20/44	Emeritus, LTD	VO

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4.	Solomon, Neal 14757	17 Gay St	Hardscape	42.4.3/37	Bill Liddle	RP
5.	Catherine Westbury 14762	8 Pine Tree Rd	New shed	68/218	Self	RP
6.	Cornelia Hallinan 14770	3 Moby Way	Addition	65/58	Val Oliver Design	AC
7.	S & C Cordts Pearce 14791	76 Pleasant St	New shed	55/367	Sanne Payne	AC
8.	16 Greglen Ave LLC 14747	16 Greglen Ave	Rooftop Solar	68/183	Sun Wind LLC	SW
9.	Sea Hero LLC 14748	1 Pinkham Cir	Garage	56/159	EMDA	SW
10.	Sea Hero LLC 14749	1 Pinkham Cir	Move Building	56/159	EMDA	SW
11.	Matt Reinemo 14760	55 Tennessee Ave	Door Revs	59.4/363	Self	CP

III. 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.	Lyle Howland 14752	17 Pleasant St	Replace front stoop	42.3.3/77	Self	AM
	Replace stair treads and porch decking with natural to weather Mahogany, and supplement application with additional historical information and photos from Nantucket Preservation Planner, Holly Backus					
2.	Changying & Huizhen 14758	19A Waydale Rd	Add Porch Roof	67/866	D Carlson	AM
	Match rake and soffit details of approved front porch roof, lower beam to top of door head casing, and increase wall bracket size by 75%.					
3.	Maxwell House LLC 14761	15 Cliff Rd	Fence	42.4.4/56	MCA +	VO
	5/1 fence cut back 10' from the street for visibility of traffic and add date of construction to the COA.					
4.	ACK Reward LLC 14796	149 Main St	Revs	41/169	BPC Architects	VO
	Date of construction to be added to the COA.					
5.	Dream North LLC 14768	28 Shimmo Pond	Hardscape revs	43/167	Ridgeveiw Development	CP
	Date of construction to be added to the COA.					
6.	Canopache Nom Trust 14798	59 Baxter Rd	Pool hardscape	49/20	Jardins Intl	CP
	Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	Meghann Valero 14797	8 Gold Star Dr	Replace Fence	55/187	Self	CP
	Date of construction to be added to the COA.					
8.	Cohen Dukes Rd Trust 14775	2 Dukes Rd	Fence	41/187	Miroslava L&D	CT
	Due to lack of visibility					
9.	Jeremy Morgado 14806	5 Cathcart Ln	Sauna	67/860	Self	CT
	Due to limited visibility					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	22 Fed LLC 14769	22 Federal St	Projecting Sign	42.4.2/31	Anne Dougherty	
	Sign Advisory Council recommends approval.					
2.	Nourish Nantucket 14777	19 Boynton Ln	Master Sign Plan	67/14.6	Brooke Mohr	
	Sign Advisory Council recommends holding for revisions and a view.					
3.	Nourish Nantucket 14778	19 Boynton Ln	Wall Sign B	67/14.6	Brooke Mohr	
	Sign Advisory Council recommends holding for revisions and a view.					
4.	Nourish Nantucket 14779	19 Boynton Ln	Wall Sign D	67/14.6	Brooke Mohr	
	Sign Advisory Council recommends holding for revisions and a view.					
5.	Nourish Nantucket 14780	19 Boynton Ln	Wall Sign B	67/14.6	Brooke Mohr	
	Sign Advisory Council recommends holding for revisions and a view.					
6.	Nourish Nantucket 14771	19 Boynton Ln	Bollard Sign	67/14.6	Brooke Mohr	
	Sign Advisory Council recommends holding for revisions and a view.					
7.	NIR 14783	9 Old South Wharf	Nantucket Crisp- Proj. sign	42.2.4/2	Kelly Emery	
	Sign Advisory Council recommends approval.					
8.	NIR 14784	9 Old South Wharf	Nantucket Crisp quarter board	42.2.4/2	Kelly Emery	
	Sign Advisory Council recommends approval with the size changed from 4'x 6'x1" to 4'x 6"x1".					
9.	NIR 14785	23A Old South Wharf	Seasonal Resident- quarter board	42.2.4/2	Kelly Emery	
	Sign Advisory Council recommends approval with the spelling correction.					
10.	ACK East St 14767	10 Easy St	OB- NFF temp sign	42.3.1/78	Jacyln Rose Wohl	
	Sign Advisory Council recommends approving Option B-1 with the caveat that this is not a blanket approval for permanent signage for this building.					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

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.	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					

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2.	Town of Nantucket 14649	34 Washington St	New harbormaster building	42.2.3/2	Charles Gibson	SW
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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.	Five New St LLC 14724	5 New St	Renovation	55.4.1/36	WAPD	RP

- Hold until 6/9/26 per applicant

2.	Amy & Ian Flynn 14739	35 Morey Ln	New Cottage/garage	73.3.2/37.1	Sanne Payne	JP
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VIII. NEW BUSINESS 06/09/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Susan Parkin David Barry 14751	2 Cabot Ln Un 1	Addition	30/254.3	EMDA	SW
2.	Robin & Ken Kencel 14750	14 Basset Rd	Fence / gate	26/41	EMDA	SW
3.	Gruber, Brian, Nancy 14754	10 New Ln	New Dwelling	41/401.2	Sophie Metz	RP
4.	Berkeley Heights LLC 14753	6 Berkeley Ave	New Dwelling	54/150	Sophie Metz	RP
5.	Shaefer, John 14755	54 Lovers Ln	New garage	79/80	Luke Thornewill	RP
6.	Leonie White 14800	17 Cynthia Ln	Roof top solar	67/462	Suncoria LLC	AC
7.	Vincent Clark 14801	4 Hull Ln	Roof top solar	67/278.1	Suncoria LLC	AC
8.	4 South Mill LLC 14774	4 S Mill St	Main House Fenestration	55.4.1/59	Normand Residential	CT
9.	4 South Mill LLC 14773	4 S Mill St	Garage re-site	55.4.1/59	Normand Residential	CT
10.	Ainslie 14772	9 Howard St	Alteration	42.3.3/54	Mike Freedman	CT
11.	Amanda McGovern 14790	26 Lincoln St Sias	Hardscape	73.4.2/132	Rob Anderson	AC
12.	5 Martins LLC 14799	5 Martins Ln	Addition/Deck	42.3.2/123	Emeritus, LTD	AM
13.	NIR LLC 14802	4 Sea St Lot 13	New Dwelling	42.4.2/3.7	Emeritus, LTD	AM
14.	NIR LLC 14795	6 Sea St Lot 12	New Dwelling	42.4.2/3.6	Emeritus, LTD	AM
15.	HFR 19R ACK LLC 14782	19R Hooper Farm Rd	New Dwelling	55/220	Reid Yenor	SW
16.	Natalie Cowger 14759	27 Ridge Ln	Cedar Fence	38/73	Natalie Cowger	VO

IX. 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.	Steven Stockogt	36 Meadowview Dr	Relocate driveway	56/135	Self	
3.	Shack View LLC 14787	5 Nonantum Ave	New Dwelling	87/111	LINK	
4.	Shack View LLC 14789	5 Nonantum Ave	New Cabana	87/111	LINK	
5.	Shack View LLC 14788	5 Nonantum Ave	New Shed	87/111	LINK	
6.	Shack View LLC 14786	5 Nonantum Ave	New Pool Spa	87/111	LINK	

X. OTHER BUSINESS

Approve Minutes	May 19, 2026, and May 26, 2026
	• Next HDC Meeting June 16, 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

*V 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