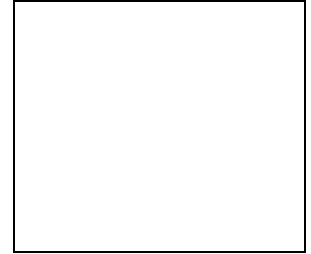




HISTORIC DISTRICT COMMISSION
Minutes May 19, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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: Welch, Pohl, MacLeod, Patten and Camp

Oliver arrived to the meeting at 4:42PM

Zoom: Paul

Absent: Thornewill

Holly Backus left the meeting at 5:15PM

Camp left at 6:53PM

Meeting called to order at 4:01 pm by Stephen Welch

Board: Welch, Pohl, Camp, MacLeod and Patten

Pohl made the motion to approve the agenda

Motion carries unanimously

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Frank Hanlon 14668	64 Fairgrounds Rd	Move on from 44 Nonantum	67/492	Self	VO
• Board: Welch, Pohl, Camp, MacLeod and Patten; Alternates: Paul • Pohl made the motion to approve the consent • 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. Sylvia R. Griggs 14610	2 Magnolia Av	Addition to deck	73.3.1/55	David Cokonis	VO
• Board: Pohl, Camp, MacLeod and Patten; Alternates: Paul; Recused: Welch • Camp made the motion to approved adding the historical information to the COA • Motion carries unanimously					

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus said she had been finishing a great deal of old business and apologized for the timing. She confirmed that the staff materials had been printed and were before the Chair, and that all paperwork requiring signatures had been completed. She also reported that she had worked through the list down to “5 Meter Street,” which would carry the agenda partway through. Overall, her remarks included a request regarding the Magnolia consent condition and a brief status update that staff paperwork and signature items were ready.

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.
 - Board: Welch, Pohl, Camp, MacLeod and Patten; Alternates: Paul
 - Pohl made the motion to adopt the sign advisory boards recommendations
 - Motion carries unanimously

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

Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod; Alternates: Thornewill, Patten

Original Motion: Motion to hold for revisions per Sign Advisory Council recommendations.

Amended Motion: Motion to approve per Sign Advisory Council recommendations.

- Board: Pohl, Camp, Patten and MacLeod
- Motion made by Camp to approve as per Sign Advisory Council recommendations
- Motion carries unanimously

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> • Motion made by Pohl to approve through Exhibit A and that pool and fence not visible at time of inspection and thereafter • Motion carries unanimously				
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> • Motion made by Pohl to approve through Exhibit A and that pool and fence not visible at time of inspection and thereafter • Motion carries unanimously				

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</i> <i>Last heard 03/03/2026</i> • Board members suggested that the applicant submit a revised design that reduces and/or adjusts the overall building massing and scale, including reconsideration of the attached garage configuration. The Board also requested complete floor plans that accurately correspond to the proposed elevations, including all doors and windows as depicted on the exterior drawings, as well as east and west streetscape/context elevations illustrating the proposed building in relation to the adjacent structures along Cherry Street. • Motion made by MacLeod to hold for revisions and streetscape • Motion carries unanimously				
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> • Motion made by Pohl to approve through Exhibit A. • Motion carries unanimously				
3. Greco Qual. Pers. Res. Tr 13595	7 Maxey Pond Rd	Garage	40/104	CWA
• Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul • Motion made by Oliver to approve previous submission of garage. • Motion carries 4-1(Camp-nay)				
4. Greco Qual. Pers. Res. Tr 13593	7 Maxey Pond Rd	Open cabana	40/104	CWA
• Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul • Motion made by MacLeod to approve as submitted • Motion carries unanimously				

5. Greco Qual. Pers. Res. Tr 13592 7 Maxey Pond Rd Shed 40/104 CWA
 - **Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul**
 - **Motion made by MacLeod to approve as submitted**
 - **Motion carriers unanimously**
6. Adam 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 03/24/2026*
 - **The Board asked applicant to reduce the height and overall scale of the primary mass and to install height poles at the ends of the primary east and west gables and north and south gables so the Board can assess the massing in the field.**
 - **Motion made by MacLeod to hold for revisions and height poles.**
 - **Motions carries unanimously**
7. Richard Bellevue 14363 118 Eel Point Rd Pool-hardscape 32/34 Atlantic Landscaping
 - *Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten* *Last heard 03/24/2026*
 - **The Board asked applicant to applicant to reduce and soften the driveway and parking areas through less paving and less rigid, orthogonal geometry along Eel Point Road; to make the approach and overall layout more naturalistic and organic in keeping with the rural character of the area; and to use and maintain indigenous, naturalistic plantings and grading to avoid a suburban appearance.**
 - **Motion made by Oliver to hold for revisions**
 - **Motion carries unanimously**
8. Starbuck Court, N.T. 14365 1 R Old North Whf Rev. 8806; add shed drmr 42.3.1/80 Emeritus, LTD
 - *Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Paul* *Last heard 03/24/2026*
 - **Motion made by Oliver to approve through Exhibit A**
 - **Motion carries unanimously**

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 |
| | <ul style="list-style-type: none"> • <i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Recused: Thornewill</i> <i>Last heard 03/17/2026</i> • Motion made by MacLeod to approve through Exhibit A • Motion carries unanimously | | | | |
| 2. | Vestal Nantucket, LLC 12442 | 85 Vestal St | Guest house | 56/252 | JB Studios |
| | <ul style="list-style-type: none"> • <i>Commissioners: Pohl (Acting Chair), Welch, Camp, MacLeod, Patten; Alternates: Paul; Recused: Thornewill</i> <i>Last heard 03/17/2026</i> • Motion made by Welch to approve as submitted • Motion carries 4-1 (Camp- nay) | | | | |
| 3. | Vestal Nantucket, LLC 12440 | 85 Vestal St | Pool | 56/252 | JB Studios |
| | <ul style="list-style-type: none"> • Board: Pohl (Acting Chair), Welch, MacLeod, Patten, Camp; Alternates: Paul; Recused: Thornewill • Motion made by Welch to approve through Exhibit A • Motion carries 4-1 (Camp nay) | | | | |
| 4. | Canopache Nom Trust 14274 | 59 Baxter Rd | New cottage | 49/20 | Botticelli & Pohl |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten; Agent: Pohl</i> <i>Last heard 03/24/2026</i> • Motion made by Oliver to approve as submitted • Motion carries 4-1 (MacLeod- nay) • | | | | |
| 5. | Nicholas Losurdo 14481 | 47 S. Cambridge VIEW | Deer Fence | 59.3/103 | Self |
| | <ul style="list-style-type: none"> • <i>Commissioners: MacLeod (Acting Chair), Oliver, Patten, Paul; Alternates: none</i> <i>Last heard 04/07/2026</i> • Motion made by Paul to approve through Exhibit A • Motion carries unanimously | | | | |

- **Board: Welch, Oliver, MacLeod, Pohl and Patten**
- **Pohl made the motion to approve minutes from March 24, 2026; March 31, 202**
- **Motion carries 3-2 (Welch, Oliver- nay)**

- **Board: Welch, Oliver, MacLeod, Pohl and Patten**
- **Motion to adjourn at 7:31PM made by Pohl**
- **Carries unanimously**