



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 JUN 10 AM 10:

Original Posting Number: T 433

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 16 AM 10:12
NANTUCKET TOWN CLERK
Posting Number:T 446

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, June 16, 2026, at 4:00pm – no later than 8:00 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: Cathy Flynn, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:

https://us06web.zoom.us/webinar/register/WN_yfH2pltCS6KngMuq8Nqhqw#/registration

To watch live feed, click here:

<https://www.youtube.com/live/9bzB9fAjaak>

Commissioners: Ray Pohl (Chair), Angus MacLeod (Vice-Chair), Abby Camp, Val Oliver, Stephen Welch

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. Michelle Honey 14813	71 Baxter Rd	Roof change	49/26.1	Self

II. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Linda Loring Found 14416	110 Eel Point Rd	OB- Quarter board sign	32/33	Kelly Emery
• Sign Advisory Council recommends approval.				
2. Linda Loring Found 14418	110 Eel Point Rd	OB- entrance sign	32/33	Kelly Emery

- Sign Advisory Council recommends approval with the fence sign to be placed on the top rail of the split rail fence and the Linda Loring Foundation text be removed on the existing rock sign.
- | | | | | | |
|----|----------------------------|------------------|-----------------------------|------------|---------------------|
| 3. | 19 Washington St LLC 14720 | 19 Washington St | OB- projecting sign- Be ACK | 42.3.1/95 | Sign Here Nantucket |
| 4. | American Legion 14812 | 21 Washington St | Temporary sign | 42.3.1/40 | Nicole DuPont |
| 5. | Vaios Theodorakos 14816 | 34 Center St | Projecting sign- On a Whim | 42.3.1/120 | Brenner Signs |
- Sign Advisory Council recommends holding for revisions.

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER

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.	58 Reedabon, LLC 14165	58 Nobadeer Av VIEW	Sports court	88/81	LFW
	• Held 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
2.	Kim Glowacki 12388	5 Meader St	Second dwelling	42.2.3/40	LFW
	• Held 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
3.	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. OLD BUSINESS 06/16/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	John Keefe 14670	36 Ridge Ln	New dwelling	38/112	Kris Megna
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten, Paul; Alternates: Oliver; Stepped away: Welch				Last heard 05/26/2026

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|----|---|-----------------------------------|----------------------------------|---------|------------------------------|
| 2. | 11 Trotts Hills, LLC 14635 | 12 Trotts Hill Rd VIEW | New dwelling | 40/6 | Botticelli & Pohl |
| | • <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Paul; Agent: Pohl</i> | | | | <i>Last heard 05/26/2026</i> |
| 3. | 11 Trotts Hills, LLC 14636 | 12 Trotts Hill Rd | New dwelling | 40/6 | Botticelli & Pohl |
| | • <i>Held to track</i> | | | | |
| 4. | Nant. Land Bank 14345 | 158 Madaket Rd VIEW | Move B2, Unit 1 frm 41 Jefferson | 39/13.5 | SMRT |
| | • <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul</i> | | | | <i>Last heard 03/24/2026</i> |
| 5. | Jon Walker 14092 | 112 Wauwinet Rd | Move on from 81 Pocomo Rd | 11/20 | CWA |
| | • <i>Commissioners: Pohl (Acting Chair), Oliver, MacLeod, Thornewill, Paul; Alternates: Welch</i> | | | | <i>Last heard 04/28/2026</i> |
| 6. | Jon Walker 14093 | 112 Wauwinet Rd | Re-site MH on lot | 11/20 | CWA |
| | • <i>Held to track</i> | | | | |
| 7. | Jon Walker 14443 | 112 Wauwinet Rd | Re-site cabana | 11/20 | CWA |
| | • <i>Held to track</i> | | | | |
| 8. | 44 Nonantum, LLC 14428 | 44 Nonantum Av | New dwelling | 87/33 | Catalano Architects |
| | • <i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul. Alternates: none</i> | | | | <i>Last heard 06/02/2026</i> |

VIII. OTHER BUSINESS

Approve Minutes	June 02, 2026
	Next HDC Meeting June 23, 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

***III 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