



Updated Meeting Posting MEETING POSTING

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NANTUCKET TOWN CLERK
Posting Number: T 464

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 23, 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: Cathy Flynn, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Webinar link below to register:

https://us06web.zoom.us/webinar/register/WN_FMRiA_zjQx65cThIyZdMFQ#/registration

To watch live feed, click here:

<https://www.youtube.com/live/iUP58CygDXc>

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 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. COMMISSIONER COMMENTS

II. RATIFY VOTE – CONSENT WITH CONDITIONS 6/09/2026- ADDRESS CORRECTION

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Jeremy Morgado 14806	5 Cathcart Ln	Sauna	67/860	Self
	Commissioners: Pohl, MacLeod, Camp, Welch, Thornewill; Alternates: Patten; Recused: Paul				
	<i>Corrected Address:</i>				
2.	Jeremy Morgado 14806	5 Cachalot Ln	Sauna	67/860	Self

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	DSM Surfside LLC 14815	137 Surfside Rd	Rev. 14531; rem chimney	80/251	EMDA	VO
2.	Brittania Nantucket 14818	81 Squam Rd	Renovation	13/6	Studio Ppark	VO
3.	Town of Nantucket 14819	38 W Chester St	Window Replacement	41/151	Paul Berard	VO
4.	Nant Con Found 14846	220 Milestone	Rev. 12640/12635; wind/roof	51/1	Gryphon Arch	VO
5.	Welch Wood RT 14860	132 Old South Rd	Hardscape fence	69/37	LFW	VO
6.	John Lineman 14814	7 Pine Grove	Alter garage door	67/244	EMDA	VO
7.	Squam Holdings LLC 14828	31 Squam Rd	Rev 13534; revise fenest.	21/3	Botticelli & Pohl	CP
8.	Divenere Trust 14824	21 Mill St	Roof	55.4.4/73	Jim Lydon	CP
9.	22 Real Estate Holding 14827	3 Square Rigger Rd	Roof/ addition	69/48	Topham Design	RP
10.	Michelle Lamb 14823	7 Fifth Wy	Rev. 13356; remove addition	87/122	EMDA	RP
11.	Boniface, Barry & Lora 14826	196 Cliff Rd	Garage doors/remove ODS	40/25.1	Topham Design	RP
12.	Minella S & J 14837	5 Giny Ln	Rev. 14319; MH deck door	41/852	R Newman	SW
13.	Jesus Alcides Guevara 14834	5 Sandplain Dr	New Dwelling	68/349	K Megna	SW
14.	Forest Bell 14831	9A Benjamin Dr #1	Shed	67/515.3	Self	SW
15.	100R Wauwinet Trust 14833	100R Wauwinet Rd	New shed	11/24.3	Botticelli & Pohl	SW
16.	Once Upon a Tide LLC 14832	56R Madequecham Vly Rd	Window egress	88/65	NAG	SW
17.	Servants Heart Min 14807	42 Monohansett Rd	Demo Shed	79/55	Val Oliver Design	AM
18.	Servants Heart Min 14808	42 Monohansett Rd	Shed	79/55	Val Oliver Design	AM
19.	Nantucket Prop Own 14853	2 Goldenrod Ct	Rev. 11217; MH	68/869	LFW	JP
20.	Nantucket Prop Own 14855	3 Goldenrod Ct	Rev. 11216; MH	68/866	LFW	JP
21.	Nantucket Prop Own 14854	4 Goldenrod Ct	Rev. 11219; MH	68/868	LFW	JP
22.	Nantucket Prop Own 14856	4 Goldenrod Ct	Rev. 14184; Hardscape	68/868	LFW	JP
23.	Nantucket Prop Own 14857	14 Honeysuckle	Rev. 11220; MH	68/870	LFW	JP
24.	Nantucket Prop Own 14852	18 Honeysuckle	Rev. 8884; MH	68/865	LFW	JP
25.	Nan Housing Auth 14836	6A Benjamin Dr	Door replacement	67/82	Rowse Authority	CT
26.	Sullivan, Brian 14841	74B Old South Rd	Re-site Main House	68/406.2	Normand Residential	CT
27.	Ack Koda LLC 14840	42 Shimmo Pond Rd	Rev. 12709; GH fene/por roof	43/126	Botticelli & Pohl	CT
28.	6 Rugged Rd Real Tr 14843	6 Rugged Rd	Move garage on frm 68 Shawkemo	67/784	Emeritus LTD	CT
29.	Taylor Hughes 14858	20 Newtown Rd	Garage	55/72	Shelter 7	CT

IV. 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.	Gita Nakarmi 14811	3 Waitt Dr	Shed	67/919	Self	VO
	• Needs to comply with setbacks from both side and rear setbacks.					
2.	Victoria Goss 14850	8 Blueberry Ln	Rooftop solar	80/302	Cotuit Solar	VO
	• In the future, and if roof shingles are replaced, must be black roof shingles.					
3.	Taylor Hughes 14829	20 Newtown Rd	Pool hardscape	55/72	Jardins Intl	CP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	Salros 3 Ack LLC 14820	3 Salros Rd	Egress well	66/20.1	Brook Meerbergen	RP
	• Provide vegetative screening from Salros Road.					
5.	Minella S & J 14838	5 Giny Ln	Pool	41/852	R Newman	SW
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Minella S & J 14839	5 Giny Ln	Garage	41/852	R Newman	SW
	• Move garage towards back yard minimum 18" (okay to reduce structure's depth to accommodate the move).					
7.	Marsha Shiff 14835	20 Starbuck Rd	Fence	60/117	Val Oliver Design	CT
	• The fence to be placed behind the vegetation and must not be visible at time of inspection and in perpetuity.					
8.	NIR Retail LLC 14804	1 Straight Wharf	Alterations	42.2.4/1	Paul Beaulieu	AM
	• No visible difference between existing and proposed new headers.					
9.	NIR Jared Coffin 14805	29 Broad St	Replace egress stair	42.4.2/38	Paul Beaulieu	AM
	• File for Historic Determination, new window to replace door to be white (to match existing), stair posts to match dark gray color of upper deck, stair treads option to be same dark gray or natural to weather.					
10.	Kelly Anne Hulme 14822	38 Main St Sias	New cottage	73.3.1/1	Val Oliver Design	RP
	• Provide TDL or at least "Nantucket profile" windows.					
11.	Sullivan, Brian 14842	74B Old South Rd	Move on Shed As-Built	68/406.2	Normand Residential	CT
	• As-Built fee to be paid.					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

HDC New Business Meeting June 23, 2026

VI. 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.	HFR 19R ACK LLC 14782	19R Hooper Farm Rd	New Dwelling	55/220	Reid Yenor	SW
2.	Natalie Cowger 14759	27 Ridge Ln VIEW	Cedar Fence	38/73	Natalie Cowger	VO

VII. NEW BUSINESS 06/23/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Rachel Powers Daily 14803	164 Hummock Pond Rd	Pool	65/13.1	Frank Daily	AM
2.	Bassett, George & Sharon 14809	56 Vesper Ln	New Dwelling	56/20.2	Normand Residential	AM
3.	Charles Pastore 14821	35 Sankaty Rd	Pool Fence	49.2.3/45	Jardins Intl	RP
4.	Kim Glowacki 14830	5 Meader St	Fence gate	42.2.3/37.1	Structures Unlimited	CP
5.	NIR LLC 14844	2 Sea St Lot 14	New dwelling	42.4.2/3.8	Emeritus LTD	AC
6.	1 N Swift Trust 145851	1 N Swift Rock Rd	Add chimney	46/2	Emeritus LTD	AC
7.	Atanas Borisov 14848	4 Rosebud Ln	New Cottage	68/781	Sanne Payne	AC
8.	Atanas Borisov 14849	4 Rosebud Ln	New Duplex	68/781	Sanne Payne	AC
9.	Reed Forever LLC 14847	4 Van Fleet Cir	Fenestration Changes	91/111	CWA	AC
10.	Seven Dials Nant LLC 14846	25 Nobadeer Ave	New Dwelling	80/14	Shelter 7	AM
11.	Seven Dials Nant LLC 14859	25 Nobadeer Ave	New Shed	80/14	Shelter 7	AM
12.	Shack View LLC 14787	5 Nonantum Ave	New Dwelling	87/111	LINK	JP
13.	Shack View LLC 14789	5 Nonantum Ave	New Cabana	87/111	LINK	JP
14.	Shack View LLC 14788	5 Nonantum Ave	New Shed	87/111	LINK	JP
15.	Shack View LLC 14786	5 Nonantum Ave	New Pool Spa	87/111	LINK	JP

VIII. 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.	Leonie White 14800	17 Cynthia Ln	Roof top solar	67/462	Suncoria LLC	AC
4.	Vincent Clark 14801	4 Hull Ln	Roof top solar	67/278.1	Suncoria LLC	AC

IX. OTHER BUSINESS

Approve Minutes	June 09, 2026
Future Discussion Topics	• Next HDC Meeting June 30, 2026- Old Business. • 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