



MEETING POSTING

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)

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NANTUCKET TOWN CLERK
Posting Number: T 466

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, June 30, 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_-V9li37eSKOC18eHpZHaSQ#/registration

To watch live feed, click here:

<https://www.youtube.com/live/P3GAdWxF1sw>

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 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. DISCUSSION OF HDC ORGANIZATIONAL MEETING

III. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Heather Nardone 14864	74 Arkansas Av	Window/door change	59.4/41	Self	VO
2.	Andrea Pokrovsky 14865	59 Tom Nevers Rd	Roof change	76/56	Self	VO
3.	52 Pleasant Nantucket 14874	52 Pleasant St	Re-site shed	55.4.1/97	Emeritus, LTD	VO

4.	52 Pleasant Nantucket 14873	52 Pleasant St	Fence alterations	55.4.1/97	Emeritus, LTD	VO
5.	Resid at Sherburne Com 14872	40 Sherburne Com #7	Expand rear deck 5'x10'	80/1	Peter Holden	VO

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.	David Boyce 14880	8 Hedge Row	Pool	73.3.2/86	Self	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**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.	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

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

VIII. OLD BUSINESS 06/30/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Robin & Ken Kencel 14750	14 Bassett Rd VIEW	Fence/gate	26/41	EMDA	
	• Commissioners: Pohl, MacLeod, Camp, Thornewill, Paul; Alternates: Patten					Last heard 06/09/2026
2.	John Shaefer 14755	54 Lovers Ln	New garage	79/80	Thornewill Design	
	• Commissioners: Pohl, MacLeod, Camp, Patten, Paul; Alternates: none; Agent: Thornewill					Last heard 06/09/2026
3.	Allen Miller, Inc. 11963	1 Cherry St	New building	55/377.1	EMDA	
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver					Last heard 05/19/2026
4.	Canopache Nom Trust 14798	59 Baxter Rd	Pool-hardscape	49/20	Jardins Intl	
	• Commissioners: MacLeod (Acting Chair), Camp, Thornewill, Patten, Paul; Alternates: none; Recused: Pohl					Last heard 06/09/2026
5.	Amy & Ian Flynn 14739	35 Morey Ln	New cottage/garage	73.3.2/37.1	Sanne Payne	
	• Commissioners: Pohl, MacLeod, Camp, Thornewill, Patten; Alternates: Paul					Last heard 06/09/2026
6.	Andrew West 14363	118 Eel Point Rd	Pool-hardscape	32/34	Atlantic Landscaping	
	• Commissioners: Pohl (Acting Chair), MacLeod, Camp, Oliver, Patten; Alternates: Paul					Last heard 06/16/2026
7.	NIR LLC 14802	4 Sea St Lot 13	New dwelling	42.4.2/3.7	Emeritus, LTD	
	• Commissioners: Pohl, MacLeod, Camp, Thornewill, Patten; Alternates: Paul					Last heard 06/09/2026
8.	NIR LLC 14795	6 Sea St Lot 12	New dwelling	42.4.2/3.6	Emeritus, LTD	
	• Commissioners: Pohl, MacLeod, Camp, Patten, Paul; Alternates: Thornewill, Welch					Last heard 06/09/2026
9.	Skirloff/Karlberg 14582	1 Mothball Wy	New dwelling	83/42.4	Emeritus, LTD	
	• Commissioners: Pohl (Acting Chair), MacLeod, Camp, Oliver, Thornewill; Alternates: Patten, Paul					Last heard 06/16/2026
10.	Gordon Russell 14799	5 Martins Ln	Addition/deck	42.3.2/123	Emeritus, LTD	
	• Commissioners: Pohl, MacLeod, Camp, Thornewill, Paul; Alternates: Patten					Last heard 06/09/2026
11.	Beam & Bagel, LLC 14444	21 India St	Addition	42.3.4/21	Emeritus, LTD	
	• Commissioners: Pohl, MacLeod, Oliver, Thornewill, Paul; Alternates: none					Last heard 06/16/2026
12.	Peter Mark 14678	14 Hussey St	Rev. 13382; hardscape	42.3.4/132	LFW	
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul					Last heard 05/26/2026

IX. OTHER BUSINESS

Approve Minutes	
	Next HDC Meeting July 07, 2026- New Business
Future Discussion Topics	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations.

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| | <ul style="list-style-type: none">• 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 |
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*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