



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 JUL 01 PM 02:08

Original Posting Number: T 473

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 JUL 07 AM 11:35
NANTUCKET TOWN CLERK
Posting Number: T 481

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday July 07, 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_9hKVHPWpQ5G-HvOm4XH0PQ

To watch live feed, click here:

<https://www.youtube.com/live/PvM6e3l4m8w>

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. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Sunshine Daydream LLC 14924	5 Huckleberry Ln	Demo/move off garage	32/61	MCA	VO
2.	Sunshine Daydream LLC 14925	5 Huckleberry Ln	New garage	32/61	MCA+	VO
3.	Sunshine Daydream LLC 14922	5 Huckleberry Ln	Demo/move off shed	32/61	MCA+	VO
4.	Sunshine Daydream LLC 14923	5 Huckleberry Ln	Demo cabana	32/61	MCA+	VO
5.	Sunshine Daydream LLC 14926	5 Huckleberry Ln	New cabana	32/61	MCA+	VO
6.	Jay Hegenbart 14890	6 Walsh St	Trash enclosure	42.4.1/84	NAG	AM

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7.	Jay Hegenbart 14889	6 Walsh St	Fence/gate	42.4.1/84	NAG	AM
8.	33 Cliff Rd LLC 14911	33 Cliff Rd	Hardscape ODK	42.4.4/5	Miroslava L+D	JP
9.	Sand Paws Salt Kiss LLC 14909	3A Pochick	Rev. 14257; re-site cabana	80/102	Brook Meerbergen	JP
10.	Nantucket Land Bank 14929	159 Hummock Pond	Garage	65/28	SMRT	JP
11.	T. Sullivan Tr 14891	14 Tautemo Wy	Rev. 12029; Pergola	83/13	Miroslava L+D	CP
12.	Nester, Brian & Tina 14892	4E Lincoln Ave	Hardscape	42.4.1/49	Ridgevale Development	CP
13.	Rogers, Gary 14896	4 Shawkemo Hills Ln	Fenestration/dormer	27/39	JB Studio	CP
14.	Strang, Ernie 14898	10 Industry Rd	Storage container #1	69/294	SM Roethke Design	CP
15.	Strang, Ernie 14899	10 Industry Rd	Storage container #2	69/294	SM Roethke Design	CP
16.	19 Newton RT 14906	19 Newtown Rd	Replace one window	55/74	Val Oliver Design	CP
17.	Joe & Sarah Minella 14900	5 Gingy Ln	Rev. 14319; doors	41/852	Robert Newman	CT
18.	John & Holly Faulkner 14875	17 Ahab Dr	Additions	82/95	Val Oliver Design	SW
19.	Wilner Sheila Trst 14878	16 Codfish Pk	Rev. 12749; arbor ntw	73.2.4/11	Gerardo Nolasco	SW
20.	5 Rose Bud LLC 14879	5 Rose Bud Ln	Rev. 14020; stair/fenestration	68/783.1	Normand Residential	SW
21.	NIR LLC 14881	4 White Elephant Wy	Rev. 14655; Add window	42.4.2/3	Emeritus, LTD	SW
22.	Nant. Conserv. Found. 14919	220 Milestone Rd	Farmhouse	51/1	Gryphon Architects	RP
23.	Nant. Conserv Found. 14920	220 Milestone Rd	Garden house	51/1	Gryphon Architects	RP
24.	Nantucket Ld Bank 14866	160 Hummock Pond Rd	Walk-in cooler	65/13.2	Eat Fire Farm	AC
25.	ACKREIT1865 14869	9A Hinsdale Rd	Rooftop Solar	68/776.1	SunWind	AC
26.	ACKREIT3 14868	9C Hinsdale Rd	Rooftop Solar	68/776.2	SunWind	AC

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.	Jessica Torre 14897	53 Miacomet Ave	Fence	67/90	Self	VO
	• Due to lack of visibility. Must be inside property line a minimum of 2'.					
2.	Nan Land Water Coun 14888	19 Cato Ln	Rooftop Solar	55/22	ACK Smart	VO
	• When the roof gets re-shingled, it must be black.					
3.	Sunshine Daydream LLC 14927	5 Huckleberry Ln	MH add reno	32/61	MCA+	VO
	• Drop addition off main ridge 6"-8" to break 73' length ridge.					
4.	3 Sherburne Way Nom 14916	3 Sherburne Way	Rev. 14012; MH	30/39	Botticelli & Pohl	VO
	• Roof walk skirting to remain natural to weather.					
5.	Fox Ack LLC 14883	16 Coffin St	New Shed	73.4.1/20	Botticelli & Pohl	AM
	• Add 6/6 DH (windowpane size to match picture windows) centered under West gable with trellis covering the rest of the wall.					
6.	Sand Paws Salt Kiss LLC 14910	3A Pochick	Rev. 14260; re-site pool	80/102	Brook Meerbergen	JP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	ARIADNE LLC 14871	1 Chadwick Ct	Pool	27/34.2	Jardins Intl	SW
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	Jr Steele LLC 14893	13 Washing Pond Rd	MH Reno	40/121	MCA+	CT
	• Due to limited visibility and appropriate changes.					
9.	Jr Steele LLC 14895	13 Washing Pond Rd	Garage Reno	40/121	MCA+	CT
	• Reducing the double windows at the second floor to a size smaller; 2' 9" x 4' 9".					
10.	Jr Steele LLC 14894	13 Washing Pond Rd	Pool Reno	40/121	MCA+	CT
	• Due to limited visibility.					
11.	Limit Liability Co 14901	15 Skyline Dr	Solar Canopy	79/136	Sunwind	CT
	• Solar canopy must not be visible at time of inspection and in perpetuity.					
12.	Anna & Dan Mooney 14907	171 Orange St	Studio/gym	55/292	Val Oliver Design	CT
	• Due to limited visibility.					
13.	Anna & Dan Mooney 14908	171 Orange St	Downsize pool fence	55/292	Val Oliver Design	CT
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	VTT Mgt 14816	34 Center St	OB- Projecting sign- On a Whim	42.3.1/120	Brenner Signs	
	• Sign Advisory Council recommends approving Option A with a 36" bracket.					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

VI. 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.	Seven Dials Nant LLC 14846	25 Nobadeer Ave	New Dwelling	80/14	Shelter 7	AM
2.	Seven Dials Nant LLC 14859	25 Nobadeer Ave	New Shed	80/14	Shelter 7	AM

VII. NEW BUSINESS 07/07/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	B'Whale, LLC 14867	38 Lovers Ln	Fence/Gate Hardscape	79/987	Self	AC
2.	Garret Roberts 14870	1 S Mill St	As-Built Driveway	55.4.1/61	Self	AC
3.	Town Nantucket 14884	39 Washington St	Demo/move dwelling	42.2.3/34	SMRT	AM
4.	Town Nantucket 14885	39 Washington St	Demo/move shed	42.2.3/34	SMRT	AM
5.	Town Nantucket 14886	45 Okorwaw Ave	Demo/move dwelling	79/149	SMRT	AM
6.	Timothy Miner 14887	12 S Valley Rd VIEW	As-built deer fence/ gate	43/139	Self	VO
7.	Ranke, Sarah 14902	7 Miacomet Ave	New Dwelling	67/217	Reid Yenor	CT
8.	Ranke, Sarah 14903	7 Miacomet Ave	ADU	67/217	Reid Yenor	CT
9.	TON Airport 14905	14 Airport Rd	Addition	78/1	Fennick McCredie Architecture	JP
10.	Rosen, Robert 14904	36B Lily St	Pergola	42.4.3/94	William Sulots	JP
11.	Davis Realty Trust 14912	45 Wauwinet Rd	Game Court	14?27	Tim Trudel	JP
12.	Nant. Conserv. Found. 14918	220 Milestone Rd	Barn	51/1	Gryphon Architects	RP
13.	Boyers Way LLC 14921	1 Boyers Alley Way	Addition Duplex	55.4.1/211	Gryphon Architects	RP
14.	NISHA Inc 14917	1 Evergreen Wy	Rev. 11518; fence	68/727	Jardins Intl	RP
15.	Beam & Beagle LLC 14914	21 India St	Hist Determination	42.4.2/21	Emeritus, LTD	RP
16.	Beam & Beagle LLC 14915	21 India St	Garage ADU	42.4.2/21	Emeritus, LTD	RP
17.	James Shannon Broder 14913	300 Madaket Rd	Rev. 11729; MH	60.2.1/70	Emeritus, LTD	RP

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	
	• Next HDC Meeting July 14, 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