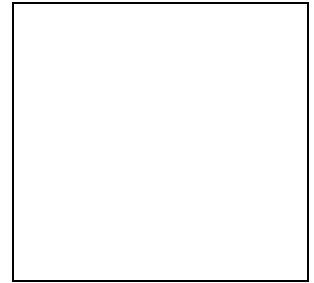




HISTORIC DISTRICT COMMISSION
Minutes June 16, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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 and Fiona Johnson

Meeting called at 4:00pm by Ray Pohl

Val made the motion to approve the agenda. Approved by Pohl, Oliver, MacLeod, Camp and Patten

In person: Pohl, Oliver, Camp, MacLeod and Patten

Zoom: Paul and Thornewill

Absent: Welch

Camp left at 7:50PM

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michelle Honey 14813	71 Baxter Rd	Roof change	49/26.1	Self

Commissioners: Pohl, Oliver, Camp, MacLeod, Patten; Alternates: Thornewill, Paul

Motion to approve a submitted made by Val.

Carries unanimously

II. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Linda Loring Found 14416	110 Eel Point Rd	OB- Quarter board sign	32/33	Kelly Emery
	• <i>Sign Advisory Council recommends approval.</i>				
2.	Linda Loring Found 14418	110 Eel Point Rd	OB- entrance sign	32/33	Kelly Emery
	• <i>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.</i>				
3.	19 Washington St LLC 14720	19 Washington St	OB- projecting sign- Be ACK	42.3.1/95	Sign Here Nantucket
	• <i>Sign Advisory Council recommends approval.</i>				
4.	American Legion 14812	21 Washington St	Temporary sign	42.3.1/40	Nicole DuPont
	• <i>Sign Advisory Council recommends approval.</i>				
5.	Vaios Theodorakos 14816	34 Center St	Projecting sign- On a Whim	42.3.1/120	Brenner Signs
	• <i>Sign Advisory Council recommends holding for revisions.</i>				

Commissioners: Pohl, Oliver, Camp, MacLeod, Patten; Alternates: Thornewill, Paul

• **Motion to approve a submitted made by Val.**

• **Carries unanimously**

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER

N/A

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 |
- *Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none*
 - **Motion to approve with blue portion of sports court changing to green and the sports court not to be seen at time of inspection and in perpetuity made by Angus.**
 - **Carries 4-1 (Abby – nay)**

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|----|--------------------|-------------|-----------------|-----------|-----|
| 2. | Kim Glowacki 12388 | 5 Meader St | Second dwelling | 42.2.3/40 | LFW |
|----|--------------------|-------------|-----------------|-----------|-----|

- *Commissioners: Pohl (Acting Chair), MacLeod, Thornewill, Patten, Paul; Alternates: none; Recused: Oliver*

Discussion: The applicant presented revised plans for a new secondary dwelling behind an existing residence on an A1-zoned floodplain lot, noting reductions in massing, dormer size, ornamentation, and deck area, as well as design changes required to meet FEMA elevation requirements. The Commission acknowledged the revisions but continued to express concerns regarding the overall scale, height, and massing of the structure, finding it too large and formal for a secondary dwelling and out of character with the surrounding cottage-scale neighborhood. Recommendations included lowering the roof pitch and overall height, simplifying and reducing dormers and gables, improving window proportions, and reconsidering balconies and deck areas to reduce visual impact. Additional concerns were raised regarding the relationship between the secondary dwelling and the primary house. Staff requested submission of an elevation certificate and additional documentation related to floodplain compliance. A member of the public commented that the proposal remained oversized for the lot and contributed to overdevelopment of the property. The applicant indicated a willingness to make further revisions in response to the Commission's comments. The Commission voted to continue the application for revisions addressing scale, massing, architectural details, and required documentation.

- **Motion to hold revisions was made by Abby.**
- **Carries unanimously**

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|----|-----------------------|-----------------|------------------------|--------|------|
| 3. | J.A.C.Devilleme 12548 | 18 Gladlands Av | Relocate Driveway gate | 80/221 | LINK |
|----|-----------------------|-----------------|------------------------|--------|------|

- *Commissioners: Pohl, Camp, Oliver, Thornewill, Patten; Alternates: Paul*

- **Motion to approve with the deer fencing screened at time of inspection and in perpetuity made by Val.**
- **Carries unanimously**

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: MacLeod (Acting Chair, Patten, Paul; Alternates: none*

- **Discussion:** The applicant presented a proposal for a pool with dune-style berms and native plantings intended to screen the pool from public view. The Commission expressed concerns that the proposed screening may not adequately conceal the pool, could appear unnatural, and lacked sufficient information regarding grading, drainage, erosion control, and long-term landscape establishment. Members requested additional details, including a contour/topographic plan, clearer sections showing existing and proposed grades, and a revised berm and planting plan demonstrating a more naturalized screening approach. The applicant indicated a willingness to revise the proposal and provide additional information. The Commission voted to continue the application for revisions and further review.

- **Motion to hold for revisions and more information made by Connie**
- **Carries unanimously**

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|----|------------------------|-------------------|--------------------|--------|------|
| 2. | Stephane LeCuyer 14225 | Tuckernuck | Rev. 12850; dormer | 93/3.3 | Self |
|----|------------------------|-------------------|--------------------|--------|------|

- *Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none*

Discussion: The applicant presented revised plans incorporating previous Commission comments, including simplification of the main façade, revisions to window configurations, lowering of the dormer, modification of the entry door, and adjustments to the chimney. The Commission acknowledged the improvements but requested additional refinements to window proportions and spacing, revisions to a gable window, and further clarification and detailing of the chimney design. Staff requested written approval of the revised plans from the holder of the conservation restriction prior to final approval. The Commission voted to continue the application for minor revisions and submission of the requested documentation.

- **Motion to hold for revisions was made by Abby.**
- **Carries unanimously**

3.	Sarah Tamchin 14463	50 Burnell St	New dwelling	49/167	CWA
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- *Commissioners: Pohl (Acting Chair); Oliver, MacLeod, Thornewill, Paul; Alternates: none*

Discussion: The Commission approved the application as submitted, with Essex green (or a similar dark green) shutters and front door, and acknowledged that certain rear fenestration elements were acceptable due to their limited visibility from public ways.

- **Motion to approve with Essex green shutters and front door. The unique fenestration on the rear is being approved due to lack of visibility made by Joe.**
- **Carries unanimously**

4.	Beam & Beagle, LLC 14444	21 India St	Addition	42.3.4/21	Emeritus, LTD
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- *Commissioners: Pohl, Oliver, MacLeod, Paul, Thornewill; Alternates: none*

Discussion: The applicant presented plans for the proposed project, and the Commission discussed the design of the front dormers, rear addition, window proportions, and overall compatibility with the historic character of the property. Members expressed a preference for reducing or eliminating front dormers, simplifying the massing of the rear addition, and revising window configurations to reflect more traditional proportions and treatments. The Commission also requested clarification regarding proposed window types and energy performance, as well as any required elevation and historic documentation. The application was continued for revisions addressing dormer design, rear massing, window schedules and proportions, energy calculations, and required supporting documentation.

- **Motion to hold for revisions and submit the Historic Determination application, made by Val**
- **Carries unanimously.**

5.	22 N LP 14483	22 Nonantum Av	VIEW	Pool-hardscape	87/19	LFW
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- *Commissioners: MacLeod (Acting Chair), Oliver, Thornewill, Paul; Alternates: none; Recused: Pohl*

- **Motion to approve per Exhibit A with wire fencing imbedded in hedge made by Val.**
- **Carries unanimously**

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*

Discussion: The presentation focused on revisions to a proposed guest house design, including the addition of a “Friendship Stair” facing the street, adjustments to dormer placement and modifications to dormer styles to better align with the historic character of the property. Board members discussed architectural details such as shutter colors, dormer finishes and the front door, with the applicant indicating a willingness to match shutter and door colors to the existing main house or remove shutters if preferred. Several members noted that the design appropriately reflected the area's architectural context and referenced historical features of the original Auburn Cottage, particularly through the gable dormers and entry design. The board generally supported the revisions, praised the addition of the Friendship Stair for creating a more inviting street-facing entrance and agreed that matching the colors of the shutters and front door to the main house would strengthen the design. After a brief discussion about site details and a reminder that an elevation certificate was still required, the board unanimously approved the proposal with the condition that the elevation certificate be provided.

- **Motion to approve with the elevation certificate submitted and matching the colors of the shutters and front door with the MH, made by Joe.**
- **Carries unanimously**

2.	Callmoinanddadagain RT 14474	41A Cliff Rd	VIEW	Deck expansion	42.4.4/2	Emeritus, LTD
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- *Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none*

Public Comment: Mark Cutone, representing neighbors at 37 Cliff Road, expressed concerns about the size of the proposed second-floor decks, noting that both an integrated and a non-integrated deck appeared to be increasing in depth from approximately 8 feet to 16 feet. He referenced design guidelines that recommend limiting second-floor deck depths to around 8 feet and urged the board to apply those guidelines to ensure the additions remain compatible in scale and character with the surrounding historic cottage context.

Discussion: Several commissioners, including Abby, Val, Connie, and Joe, acknowledged concerns about the scale of the proposed second-floor decks, although they generally agreed that the decks would have little to no visibility from the public way due to the property's setback. Abby and Connie stated that the decks could not be seen from the road and supported reducing their depth to better align with the project's scale. Val likewise recommended cutting back the decks somewhat to improve compatibility with the site. Joe noted that, while the deck sizes were becoming substantial, their limited public visibility lessened the issue from a streetscape perspective; however, he still supported

reducing the deck depths. Overall, the commissioners favored some reduction in deck size while recognizing that visual impacts from the public

- **Motion to approve with decks to be reduced in depth by two feet from what's proposed made by Joe.**
- **Carries unanimously.**

3.	Phyllis Greenberg 14680	50 Starbuck Rd	New dwelling	60/29	Normand Residential
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- *Commissioners: MacLeod (Acting Chair), Camp, Oliver, Paul, Thornewill; Alternates: Patten*

Discussion: The applicant presented a series of design revisions including converting the side porch from a hip to a gable roof with added shingled railing details to increase enclosure, refining chimney corbeling, and clarifying that the second-floor balcony and glazing are relatively modest in scale compared to surrounding properties. The garage was redesigned by mirroring the layout so the carport faces the street, removing the second-floor balcony over the garage, and relocating the exterior stairs to an inboard position away from public view. Commissioners generally supported these changes, noting that the revised site plan and garage configuration improved the building's street presence and resolved earlier concerns about awkward massing and visibility. They also expressed approval of the porch detailing and the relocation of the exterior stairs, stating that the updates better integrated the structure with the site and reduced its visual impact from the public way.

- **Motion to approve pulling the balustrade pulled in a couple of feet on either side made by Abby.**
- **Carries unanimously.**

4.	Phyllis Greenberg 14679	50 Starbuck Rd	VIEW New garage	60/29	Normand Residential
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- *Commissioners: MacLeod (Acting Chair), Camp, Oliver, Paul, Thornewill*

- **Motion to approve as revised by Val.**
- **Carries unanimously.**

5.	28 Lily, LLC 14331	28 Lily St	Garage addition	42.4.3/92&94	Design Associates
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- *Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul:*

Held for Representation.

6.	Andrew West 14354	118 Eel Point Rd	VIEW New dwelling	32/34	Emeritus, LTD
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- *Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul*

Public Comment: Dr. Sarah Bois, Director of Research and Conservation at the Linda Loring Nature Foundation spoke on behalf of the conservation land surrounding the parcel on three sides, emphasizing its status as protected sanctuary land and priority habitat. She requested that existing or proposed screening along the south side be maintained or strengthened due to visibility from public trails within the sanctuary. She also raised concerns about proposed grading at the rear of the site, warning it could lead to runoff or erosion impacts on the conservation land. Additionally, she objected to the creation of a new driveway on the paper road, stating it should remain a buffer rather than be developed for access, and asked for construction-phase protections such as staking and fencing to prevent encroachment or disturbance to the adjacent sanctuary.

Discussion: Several commissioners conducted a site visit and observed that while the lot itself is densely vegetated, it is surrounded by open conservation land. A consistent theme emerged emphasizing the importance of preserving existing mature vegetation along Eel Point Road and the southern boundary, with suggestions to use more naturalistic, undulating, and native plantings rather than formal or straight-line screening. Commissioners also encouraged reconsideration of site access, recommending that driveway access be shifted to the paper road or otherwise designed to avoid creating a new visible curb cut on Eel Point Road to maintain the existing vegetated buffer. Additional comments included a preference for darker, more natural exterior colors (such as green or sage tones) to help the structure blend into the landscape, as well as requests for strong construction-phase protections to prevent impacts on adjacent habitat. Staff member Holly Backus also reminded the applicant of required elevation/FEMA documentation and noted the need for clearer grading and landscape details to properly assess potential runoff and erosion impacts.

- **Motion to approve with the windows/doors changed to Stonington-gray made by Joe.**
- **Carries unanimously.**

7.	Andrew West 14363	118 Eel Point Rd	Pool/hardscape	32/34	Atlantic Landscaping
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- *Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul*

Discussion: Commissioners urged the applicant to minimize or eliminate a new curb cut on Eel Point Road, with several suggesting that access instead be taken from the existing paper road or easement to preserve the vegetated roadside buffer. They expressed a preference for keeping all driveway and parking activity away from the Eel Point frontage, maintaining the informal, vegetated character of the road edge,

and avoiding large, cleared areas between the road and the house. Concerns were also raised about proposed grading changes at the rear (south) of the lot requesting clearer existing and proposed contour information. The board favored a more naturalized, staggered native planting approach for screening rather than formal straight-line hedges, emphasizing plantings that blend into the slope and reduce visibility from sanctuary trails. Finally, the board asked for revised documentation including updated grading and landscape plans and driveway alternatives.

- **Motion to hold for revisions made by Angus.**
- **Carries unanimously.**

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*

- **Motion to approve as revised maintain the vegetation in front of the connector made by Angus.**
- **Carries unanimously.**

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*

Discussion: Commissioners generally appreciated the revisions but focused significant concern on the garage design, particularly its massing, height, and prominent gable facing the street. Several members suggested simplifying the garage roof form—potentially converting the side gable element into a shed form and/or reducing or eliminating roof articulation—to lessen its visual impact from the road. Others emphasized that the garage appears too forward and dominant relative to the main house massing and should be pushed back or reconfigured if possible. While the color changes and simplification of other elements were well received, the board agreed that the primary outstanding issue is the garage massing and its relationship to the front elevation, and the discussion concluded with the applicant indicating they would focus revisions on that area before proceeding.

- **Motion to hold for revisions made by Angus.**
- **Carries unanimously.**

10. John Halliwell **14586** 2 Webster Rd **VIEW** New dwelling 79/146 CWA
 • *Commissioners: Pohl (Acting Chair), Oliver, MacLeod, Thornewill, Patten; Alternates: Paul*

- **Motion to approve with the roof walk natural to weather made by Angus.**
- **Carries unanimously.**

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), Oliver, MacLeod, Patten, Paul; Alternates: none*

- **Motion to approve with the French doors on the North West screened from the road made by Angus.**
- **Carries unanimously.**

- **Board: Pohl, MacLeod, Oliver, Patten, Paul; Alternates: none**
- **Minutes June 02, 2026**
- **Motion to approve made by Angus**
- **Carries unanimously**

- **Val made the motion to adjourn at 8:03pm**
- **arries unanimously**