



Approved HDC Minutes June 23, 2026; adopted July 14, 2026

HISTORIC DISTRICT COMMISSION

Minutes June 23, 2026

2 Fairgrounds Road

Nantucket, Massachusetts 02554

New Business

Commissioners: Ray Pohl (Chair), Angus MacLeod (Vice- Chair) Stephen Welch,

Abby Camp, Val Oliver

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

**Staff: Cathy Flynn, Land Use Specialist, Holly Backus, Preservation Planner, and Fiona Johnson,
Administrative Specialist**

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

Zoom: MacLeod, Paul and Thornewill

Early departures: MacLeod at 6:24pm

Meeting called to order at 4:00pm by Ray Pohl

Board: Pohl, Welch, MacLeod, Oliver and Camp

Welch made the motion to approve the agenda

Motion carries unanimously

Backus Left at 5:45pm

- **Board: Pohl, Welch, Camp, Oliver and Patten; Alternates: MacLeod, Thornewill, Paul**
- **Ray Pohl proposed modifying the agenda by moving the pool application at 164 Hummock Pond Road to the Consent with conditions that the pool is not visible at the time of inspection and remain screened thereafter.**
- **The Chair also proposed reordering the agenda so that 38 Main Street (Sconset) would be heard as the first item of new business**
- **Welch made the motion to approve amended agenda**
- **Motion carries unanimously**

I.COMMISSIONER COMMENTS

- **Oliver requested to add the discussion of a future organizational meeting.**

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

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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
• Board: Pohl, MacLeod, Camp, Welch and Thornewill					
• Welch made the motion to ratify the vote					
• Motion carries unanimously					

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

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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 Gingly 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

- **Board: MacLeod (Acting Chair), Patten, Camp, Welch and Paul; Alternates: Thornewill; Recused: Pohl, Oliver**
- **Welch made the motion approve Consents**
- **Motion carries unanimously**

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 Gingly 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 Gingly 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.	Rachel Powers Daily 14803	164 Hummock Pond Rd	Pool	65/13.1	Frank Daily	AM
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
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.					

- **Board: Pohl, Camp, MacLeod, Welch and Patten; Alternates: Thornewill, Paul; Recused: Oliver**
- **Camp made the motion to approve consents with conditions**
- **Motion carries unanimously**

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- There was no discussion with Holly Backus Preservation Planner

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
	- Board: Pohl, Paul, Welch, Camp and Oliver; Alternates: Thornewill, Patten - Commissioners requested additional context for the proposed one-and-a-half-story dwelling at 19R Hooper Farm, including comprehensive streetscape views and an aerial showing existing, approved, and pending structures to assess cumulative densification. Concerns were raised about increasing density on small lots, ground coverage, and compatibility with the corridor's historic ranch character. Members also requested views from both Hooper Farm Road and Cartwright Place to evaluate the dwelling's relationship to neighboring buildings, particularly its height and visual impact. Joe Paul suggested enhancing the design with a wider front-door stoop and additional trim detailing. - Welch made the motion to hold for additional information (streetscapes from Cartwright and hooper Farm, site plan including adjacent/ approved/ in-pipeline dwellings and roof plans) - Motion carries unanimously					
2.	Natalie Cowger 14759	27 Ridge Ln	VIEW	Cedar Fence	38/73	Natalie Cowger VO
	- Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul - Welch made the motion to approve through Exhibit A paying the \$300 fine; removing the top two horizontal boards and replacing with galvanized or stainless steel wire. - Motion carries unanimously					

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.	Kelly Anne Hulme 14822	38 Main St Sias	New cottage	73.3.1/1	Val Oliver Design	RP
	- Board: Pohl, MacLeod, Welch, Camp and Thornewill - Thornewill made a motion to approve due to limited visibility - Motion carries unanimously					
2.	Bassett, George & Sharon 14809	56 Vesper Ln	New Dwelling	56/20.2	Normand Residential	AM
	- Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul - Commissioners discussed the visibility of the driveway and garage frontage from Vesper Lane and ways to soften its appearance. While the garage-forward condition was considered acceptable within the streetscape context, suggestions included adding a small specimen tree between the driveway and house to soften the transition and enhance the existing vegetation. Design comments included a preference for six-over-six windows instead of the proposed two-over-one configuration, the addition of vertical flanking elements on the garage door, and an optional transom above the garage door if a solid door is used. Overall, commissioners expressed no major concerns with the arrangement given the site's location. - Oliver made the motion to approve the conditions including six over one windows, a vertical board garage door and add a tree between the porch and garage; maintain existing vegetation to mitigate the view of the parking in front of the house. - Motion carries unanimously					
3.	Charles Pastore 14821	35 Sankaty Rd	Pool Fence	49.2.3/45	Jardins Intl	RP
	- Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul - Welch made a motion to approve through Exhibit A to move southern edge of pool 10' off the property line; move hidden fencing off Sankaty Road further back and the pool not to be visible at time of inspection and in perpetuity. - Welch, Oliver, MacLeod, Pohl Aye and Camp Nay - Motion carries 4-1					
4.	Kim Glowacki 14830	5 Meader St	Fence gate	42.2.3/37.1	Structures Unlimited	CP
	- Board: Pohl, MacLeod, Patten, Camp and Oliver; Alternates: Welch, Thornewill, Paul - Holly Backus (Staff) noted concerns related to adequate access, flood-zone impacts, and permeability. She requested that driveway materials and dimensions match those approved by the Planning Board and stated that the application had been submitted piecemeal. - Pohl (Chair): Acknowledged that landscape brick can function as a permeable surface but expressed a preference for gravel or another permeable material over brick in light of the Planning Board's concerns. He indicated that he would not support asphalt and recommended a conservative approach using gravel.					

- **Camp:** Stated that brick appeared too formal for the setting and expressed a preference for stone, shell, or other more natural materials. She also recommended increasing vegetation and landscaping around the parking area to soften its appearance and reduce its visual impact.
- **MacLeod:** Supported the proposed Type 2 picket fence and associated plantings as an improvement to the site. He emphasized the importance of resilience and the use of permeable materials, noting that parking located forward of the house is atypical in the district. However, he concluded that the proposal represents an improvement over the existing condition.
- **Patten:** Expressed concerns about the proposed brick driveway material and suggested considering alternatives such as cobblestone or a combination of materials rather than pea stone. She supported the proposed fence and privet hedge but recommended that the driveway material be reconsidered.
- **Oliver:** Asked whether the HDC has the authority to supersede the Planning Board's approval regarding driveway materials. She emphasized that the proposed driveway material and its permeability should be clearly defined and remain consistent with the Planning Board approval.
- **Welch:** Expressed concern about the proposed driveway apron depth, noting that an apron extending beyond the depth of the sidewalk could appear visually awkward. He suggested that the apron depth may need to be limited and observed that, if necessary, the applicant could seek an exception from the Planning Board.
- **MacLeod** made the motion to hold the application pending the submission of additional information. The requested follow-up items included clarification of the driveway apron dimensions and confirmation that the curb cut and apron configuration are consistent with the Planning Board approval; confirmation of the proposed driveway material and its permeability, with a preference expressed by several members for a permeable alternative to brick; and the submission of any additional site or driveway-apron details necessary for the HDC to complete its review and take final action.
- Motion carries unanimously

5.	NIR LLC 14844	2 Sea St Lot 14	New dwelling	42.4.2/3.8	Emeritus LTD	AC
	• Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul • Commissioners generally supported the proposal but expressed concerns that the second-floor massing and façade composition read more like a hotel or commercial building than a residence. Discussion focused on revising the second-floor fenestration by introducing more separation and articulation between openings, adding shingled wall areas between paired doors, and incorporating additional residential detailing, including a decorative attic-level window. Suggestions were also made to simplify the dormer arrangement, reduce visual clutter along the roofline, and pull balcony or railing elements inboard with shingled treatments to better unify the elevation. Minor comments were offered regarding reducing the visual contrast of the second-floor doors. Overall, commissioners encouraged revisions that would strengthen the building's residential character and better reflect the Brant Point streetscape and architectural precedents. • Camp made the motion to hold for minor revisions • Motion carries unanimously					
6.	1 N Swift Trust 145851	1 N Swift Rock Rd	Add chimney	46/2	Emeritus LTD	AC
	• Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul • Welch made a motion to approve as submitted • Motion carries unanimously					
7.	Atanas Borisov 14848	4 Rosebud Ln	New Cottage	68/781	Sanne Payne	AC
	• Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul • Commissioners supported the concept of a cottage at the front of the lot but expressed concerns about its scale, massing, and relationship to the site. Design recommendations included adding a pronounced boxed soffit, fascia, or frieze board beneath the dormers to create a stronger visual break, as well as enhancing the front entry with a small stoop, shed roof, and additional trim so it reads more clearly as an entrance. Several commissioners felt the building appeared too large and dense for the lot and encouraged reducing its footprint, height, or overall volume to achieve a more cottage-like character consistent with the surrounding area. The board also recommended moving the cottage farther back on the lot to provide additional landscaping and a buffer between the building and parking areas while maintaining required parking dimensions. Discussion highlighted the importance of preserving circulation, open space, and separation between structures, with concerns raised about cumulative site density and ensuring the development remains compatible with the neighborhood context. • Camp made the motion to hold for revisions • Motion carries unanimously					
8.	Atanas Borisov 14849	4 Rosebud Ln	New Duplex	68/781	Sanne Payne	AC
	• Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul • Commissioners reviewed the proposed duplex in conjunction with the front cottage and expressed concerns about the cumulative density, parking demand, and overall site layout. Questions were raised regarding whether the proposed parking adequately serves the total number of bedrooms across both buildings and whether unfinished third-floor or basement areas					

could result in additional future occupancy. Commissioners requested complete plans and elevations for the duplex's third floor and basement, including window wells and stairwells, to clarify intended uses and assess potential living space. The board also sought a larger, clearer site plan showing lot lines, adjacent properties, subdivision context, circulation patterns, and the relationship between the duplex and cottage. Concerns were expressed about the overall density and spacing of development on the lot, with suggestions to reduce massing where appropriate and improve circulation and landscape buffering. Additional architectural detailing was encouraged to reduce the perceived bulk of the duplex.

- Camp made the motion to hold for revisions
- Motion carries unanimously

9. Reed Forever LLC 14847 4 Van Fleet Cir Fenestration Changes 91/111 CWA AC
 - Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul
 - MacLeod made the motion to approve with the east-facing balcony shingled railing treatment across the east elevation, and that the existing vegetation be preserved.
 - Pohl, Camp MacLeod and Olive Aye and Welch a Nay
 - Motion carries 4-1
10. Seven Dials Nant LLC 14846 25 Nobadeer Ave New Dwelling 80/14 Shelter 7 AM
 - No Show
11. Seven Dials Nant LLC 14859 25 Nobadeer Ave New Shed 80/14 Shelter 7 AM
 - No Show
12. Shack View LLC 14787 5 Nonantum Ave New Dwelling 87/111 LINK JP
 - Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul
 - Commissioners found several aspects of the proposed dwelling appealing but expressed significant concerns regarding the overall massing, roof design, fenestration, and completeness of the submitted plans. The roof walk was viewed as oversized and inconsistent with the character of the house, with recommendations to substantially reduce or eliminate it and revise its detailing. Commissioners also objected to the small triangular roof peaks and encouraged simplifying the roofline. Concerns were raised that secondary gables and roof elements appeared disconnected from the primary mass, creating awkward roof intersections and excessive visual complexity; revisions were encouraged to better integrate these elements and create a more coherent composition. The fenestration was also discussed, with requests to adjust window sizes and proportions, reduce large blank wall areas, clarify balcony door locations, and improve overall balance between the first and second floors. Commissioners felt the front entry lacked sufficient architectural emphasis and recommended stronger detailing to establish it as the primary entrance. Additional comments focused on refining porch, soffit, fascia, beam, and column details to improve scale and proportion. The board requested complete floor plans, window schedules, and revised elevations before continuing its review, and the application was held pending submission of the requested revisions and additional information.
 - MacLeod made the motion to hold for revisions
 - Motion carries unanimously
13. Shack View LLC 14789 5 Nonantum Ave New Cabana 87/111 LINK JP
 - Board: Pohl, MacLeod, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul
 - Commissioners generally supported the concept of the cabana but requested several revisions to improve its relationship to the site and main house. Concerns were raised regarding mislabeled elevations, and revised drawings should clearly identify the correct orientations. Commissioners noted that the elevation facing the public way appeared too blank and recommended adding windows or other architectural features to provide visual interest. The board also encouraged greater consistency between the cabana and the main dwelling through coordinated trim, window proportions, materials, and detailing. Some commissioners felt the column and pilaster treatments were overly formal and recommended simplifying them to better align with the character of the main house and surrounding context. Additional comments included confirming and dimensioning the building height on revised plans, with consideration given to a modest reduction in height, and ensuring that landscape screening is adequately shown so the cabana integrates with the overall house and pool composition.
 - Welch made the motion to hold for revisions
 - Motion carries unanimously
14. Shack View LLC 14788 5 Nonantum Ave New Shed 87/111 LINK JP
 - Board: Pohl, Welch, Camp and Oliver; Alternates: Thornewill, Patten, Paul
 - Commissioners expressed concerns regarding inconsistencies between the shed elevations and the site plan, noting that while the elevations appeared proportionate, the site plan depicted the structure as unusually long and narrow. Additional confusion arose from incorrect orientation and elevation labeling on the submitted drawings. The board requested that the applicant reconcile the dimensions shown on the plans, elevations, and site plan, verify the shed's length, width, and scale, and confirm

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that window placement and proportions accurately correspond to the proposed footprint. The application was held for minor revisions and clarification, including corrected elevation labels, reconciled dimensions, and updated drawings.

- Camp made the motion to hold for revisions

15. Shack View LLC 14786 5 Nonantum Ave New Pool Spa 87/111 LINK JP

- Track

Board: Pohl, Patten, Oliver, Camp and Welch

Camp made the motion to approve Minutes from 6/9/2026

Pohl, Camp, Oliver and Patten Aye and Welch is a No

Motion carries 4-1

Board: Pohl, Patten, Oliver, Camp and Welch

Welch made the motion to adjourn

Motion carries unanimously