



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2026 JUL 17 PM 01:41

Original Posting Number: T 508

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 21 AM 10:05
NANTUCKET TOWN CLERK
Posting Number: T 516

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday July 21, 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_qotB6RfwTYieYAzCBcKOTw#/registration

To watch live feed, click here:

<https://www.youtube.com/live/RWoe6WkWh8E>

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. COMMISSIONER DISCUSSION AND/OR VOTE

- HDC Meeting/Deadline Schedule August 18, 2026 – November 17, 2026

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	198 HP LLC 14955	198 Hummock Pond	Rev. 14193; garage	65/29	Emeritus LTD	JP
2.	Kathleen McIntosh 14973	8 Toms Wy	Fenestration Changes	67/52	Structures Unlimited	VO
3.	Welch Wood RT 14977	132 Old South Rd	Fence	69/37	LFW	VO

HDC New Business Meeting July 21, 2026

4.	Nantucket Golf Club 14987	250 Milestone Rd	Demo Gate House	50/3	Emeritus LTD	VO
5.	Nantucket Golf Club 14986	250 Milestone Rd	New Gate House	50/3	Emeritus LTD	VO
6.	Nantucket Golf Club 14985	250 Milestone Rd	Hardscape	50/3	Emeritus LTD	VO
7.	Arno Joseph 14928	31 Easy St	Brick Walkway, Patio	42.4.2/16	JB Studio	CP
8.	Asher, Norman 14935	19 Cannonbury	Demo pool	73/39 & 40	Waterscapes	CP
9.	Percelay, Bruce 14933	75 + 77 Millbrook Rd	Move on from 37 Eel Point Rd	40/130+131	Val Oliver Design	CT
10.	15 Wigwam LLC 14962	15 Wigwam Rd	Change window/doors Garage	77/5.8	Val Oliver Design	AM
11.	M Kalman 14983	63 Hinsdale Rd	Rev. 11772; color change	68/963.1	LINK	AC
12.	NACK LLC 14970	5 Cudweed Rd	Move off/demo MH	85/145	Botticelli & Pohl	SW
13.	NACK LLC 14968	5 Cudweed Rd	Move off/demo garage	85/145	Botticelli & Pohl	SW
14.	NACK LLC 14969	5 Cudweed Rd	New garage	85/145	Botticelli & Pohl	SW
15.	NACK LLC 14974	5 Cudweed Rd	Demo pool	85/145	Botticelli & Pohl	SW
16.	3 Washaman Ave LLC 14981	3 Washaman Ave	Fenestration changes	55/536	Shelter 7	SW
17.	Nan Con Found 14979	220 Milestone Rd	Rev. 14919; farmhouse	51/1	Gryphon Architects	SW
18.	Nan Con Found 14978	220 Milestone Rd	Rev. 14918; barn	51/1	Gryphon Architects	SW
19.	S & S Hunter 14988	19 Golfview Dr	Move On from 12 Pequot	66/173	LINK	AC
20.	Bill Bogle 14948	47B Vestal St	Deck alteration Pergola	41/590	Thornewill Design	RP
21.	Sea Hero LLC 14943	1 Pinkham	Shed	56/159	EMDA	RP
22.	Kevin Bates 14945	28 Wiltshire Ave	Rev. 14473; windows	71.3.3/109.1	BPC Architecture	RP

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.	198 HP LLC 14953	198 Hummock Pond	Rev. 14549; cabana	65/29	Emeritus LTD	JP
	• Due to lack of visibility.					
2.	240 Polpis LLC 14976	240 Polpis Rd	Rev. 14563; pool	26/23	Miroslava L & D	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Asher, Norman 14931	19 Cannonbury	Pool and hardscape	73/39 & 40	Waterscapes	CP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	Tallon & Nelson Tr 14932	9 Doc Ryder Dr	Rev. 12079; demo dwelling	66/213	Brook Meerbergen	CP
	• Date of construction to be added to the COA.					
5.	Blanca Ramos 14940	11 Bluet Ct	Fence	68/342	Self	CT
	• The end of the fence is to stop in line with the front corner of the house (not the porch). Vegetation to be added at the end of the fence.					
6.	NACK LLC 14967	5 Cudweed Rd	New Dwelling	85/145	Botticelli & Pohl	SW
	• 1st floor picture windows, respectively, to be fat double-hung (vs. single pane), or turtle glass; if chimney adj. roof walk is faux, top it off at the roof walk top of railing height; if working, height to be adjusted to code compliant height.					
7.	NACK LLC 14975	5 Cudweed Rd	New pool	85/145	Botticelli & Pohl	SW
	• Not visible at time of inspection or thereafter; any plant material used in this regard to be indigenous, planted in naturalized pattern(s). no grade change from existing or what is noted on the application.					
8.	Christopher Greco 14942	7 Maxey Pond Rd	Pool	40/104	David Troast	RP
	• 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. NANTUCKET SUPERIOR COURT REMAND - JUNE 4, 2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	43A Union Street Trust	43A Union St	Move/demo garage	42.3.2/29.1	Self	

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.	Nester, Brian & Tina 14892	4E Lincoln Ave	Hardscape	42.4.1/49	Ridgevale Development	CP
2.	Garret Roberts 14870	1 S Mill St	As-Built Driveway	55.4.1/61	Self	AC
3.	James Shannon Broder 14913	300 Madaket Rd	Rev. 11729; MH	60.2.1/70	Emeritus, LTD	RP

VIII. NEW BUSINESS 07/21/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Lowell, Andy 14934	5 Madaket Rd VIEW	As-built fence	41/296	Val Oliver Design	CT
2.	3 Pops Ln Hold Tr 14937	3 Pops Ln	Rev. 12894; add 3' to sunrm / pergola	60.2.4/64.1	MCA+	CT
3.	3 Pops Ln Hold Tr 14936	3 Pops Ln	Shed	60.2.4/64.1	MCA+	CT
4.	Maryann Jones 14939	6E Lincoln Av	Art Studio	42.4.1/49.1	Val Oliver Design	RP
5.	Christopher Greco 14957	7 Maxey Pond Rd	Rev. 13595; garage	40/104	CWA	RP
6.	2 Jefferson Ave Nom Tr 14947	2 Jefferson Ave	Additions and alterations	29/138	Topham Design LLC	RP

HDC New Business Meeting July 21, 2026

7.	Bowker, D & A 14949	101 Orange St VIEW	As-built- Apron change	55.1.4/19	Julie Jordin	JP
8.	44 Nonantum LLC 14951	44 Nonantum Ave	Pool and Hardscape	87/33	Stephen Stimson Assoc	JP
9.	198 HP LLC 14952	198 Hummock Pond	Rev. 14203; MH	65/29	Emeritus LTD	JP
10.	Grey Lady Cap LLC 14954	8 Derry Ln	Move demo dwelling	41/100	Emeritus LTD	JP
11.	Leone White 14800	17 Cynthia Ln	Roof top solar	67/462	Suncovia	JP
12.	Vincent Clark 14801	4 Hull Ln	Roof top solar	67/278.1	Suncovia	JP
13.	Fox Ack LLC 14956	14 Coffin St	MH Addition	73.4.1/19	Botticelli & Pohl	JP
14.	2 Shore Nantucket LLC 14958	2 Shore Rd	Shed	55.1.4/4.1	JB Studio	AM
15.	2 Shore Nantucket LLC 14959	2 Shore Rd	Garage Addition	55.1.4/4.1	JB Studio	AM
16.	2 Shore Nantucket LLC 14960	2 Shore Rd	New Pool	55.1.4/4.1	JB Studio	AM
17.	2 Shore Nantucket LLC 14961	2 Shore Rd	MH Fenestration	55.1.4/4.1	JB Studio	AM
18.	39 Orange St LLC 14963	39 Orange St	Addition to barn	42.3.2/216	Niche Architecture & Interior	AM
19.	E & J Sullivan 14964	16 Cannonbury Ln	New door/window	74/12	CWA	AM
20.	16 Lyons Trust 14966	16 Lyons Ln	Fence	76/15	Atlantic Landscaping	AM
21.	Hansen, Craig & Anita 14972	207 Cliff Rd	New dwelling	40/89	Botticelli & Pohl	AM
22.	Hansen, Craig & Anita 14971	207 Cliff Rd	New Garage	40/89	Botticelli & Pohl	AM
23.	Thirty-Seven Squam NT 14980	37 Squam Rd	Rev. 13289; studio massing	13/26	Gryphon Architects	SW
24.	63 Hulbert LLC 14982	64 Hulbert Ave	Move off to 1 Nobadeer Wy	28/56	Emeritus LTD	VO
25.	Jerry Zadroga 14984	1 Nobadeer Way	Move on from 64 Hulbert Av	68/50	Emeritus LTD	VO
26.	Osorio Fernando C Colon 14990	77 Hummock Pond Rd	Demo/ move off dwelling	56/311	LINK	AC
27.	S Cohen Trst 14989	2 Wannacommet Rd	Fence	41/573	LINK	AC
28.	Greenberg, Phyllis 14682	50 Starbuck Rd	Shed	60/29	Normand Residential	AC

IX. INCOMPLETE APPLICATIONS/PENDING REVIEW

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
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

X. OTHER BUSINESS

Approve Minutes	June 30, 2026
	Next HDC Meeting July 28, 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