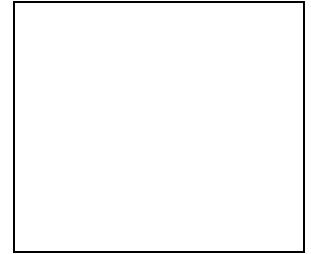




HISTORIC DISTRICT COMMISSION
Minutes June 30, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



Commissioners: Ray Pohl (Chair), Angus MacLeod (Vice-Chair), Abby Camp, Val Oliver, Stephen Welch

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Holly Backus and Fiona Johnson

Meeting called at 4:03pm by Ray Pohl
Carrie Thornewill made the motion to approve the agenda
Motion carries
In person: Pohl, Oliver, MacLeod and Patten
Zoom: Paul and Thornewill
Camp arrived at 5:28 PM

I. COMMISSIONERS COMMENTS AND DISCUSSION OF HDC ORGANIZATIONAL MEETING

- The board discussed resuming periodic organizational meetings after the July 4 holiday to address broader policy and procedural issues outside of regular application reviews. Members supported holding the meetings every four to six weeks, with commissioners asked to submit agenda topics and priorities to staff for organization. The board also discussed preferred meeting days and times, whether to meet during a regular Tuesday session or as a separate Thursday meeting, and potential meeting locations, with staff directed to coordinate logistics and confirm availability. It was noted that the meetings would be recorded (but not livestreamed), and staff will report back once scheduling preferences and available meeting space are confirmed.

II. CONSENTS

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

- Board: Pohl, Oliver, MacLeod, Patten and Paul**
- MacLeod made the motion to approve Consents**
- Motion carries unanimously**

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.	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 changes from existing or as noted on the application.**
- Board: Pohl, Oliver, MacLeod, Patten and Paul**
- Oliver made the motion to approve Consents with Conditions**
- Motion carries unanimously**

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

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V. 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>
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1.	28 Lily, LLC 14331	28 Lily St	Garage addition	42.4.3/92&94	Design Associates
	<i>Commissioners: MacLeod (Acting Chair), Oliver, Patten, Paul</i> - The board was generally supportive of the revisions, including the lower ridge, shed dormers, simplified fenestration, and garage-door transom. One commissioner suggested slightly raising the dormers to better align with the eaves, while staff noted that revised plans must be formally signed and resubmitted, so the board reviews the correct packet. - Paul made a motion to hold for minor revisions - Motion carries unanimously				

VI. 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
	<i>Commissioners: MacLeod, (Acting Chair) Camp, Oliver, Patten, Paul;</i> - Camp made the motion to approve with added vegetation along Trotts Hill Road - Motion carries unanimously				
2.	11 Trotts Hill, LLC 14636	12 Trotts Hill Rd	New cottage	40/6	Botticelli & Pohl
	<i>Commissioners: MacLeod, (Acting Chair) Camp, Oliver, Patten, Paul;</i> - Oliver made the motion to approve with the same trim simplifications applied to main house - Motion carries unanimously.				
3.	Nantucket Land Bank 14345	158 Madaket Rd VIEW	Move B2, Unit 1 frm 41 Jefferson	39/13.5	SMRT
	<i>Commissioners: Pohl (Chair), Oliver, MacLeod, Patten and Paul</i> - MacLeod made the motion to approve as submitted including any additional photographs presented at the meeting that were not in the packet - Motion carries unanimously				
4.	Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	CWA
	<i>Commissioners: Pohl (Chair), Oliver, MacLeod, Thornewill, Paul</i> - The board's discussion focused on whether there was sufficient information to evaluate the relocation of the Acorn Deck House on its new site. Commissioners were primarily concerned with the lack of topographic information showing how the house would relate to the existing grades, the amount of exposed foundation, and its visual impact from Wauwinet Road. They also requested clearer orientation drawings and formally resubmitted plans to eliminate confusion between the existing and proposed conditions. Additional discussion centered on the proposed landscape screening, the compatibility of the modern house within the historic Wauwinet Village setting, and the importance of documenting and preserving the building's architectural significance before taking action. - MacLeod made the motion to hold for more information (requesting additional topo/sections, elevations showing the building on the lot, foundation/floor details and formal submission) - Motion carries unanimously				
5.	Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	CWA
	TRACK				
6.	Jon Walker 14443	112 Wauwinet Rd	Re-site cabana	11/20	CWA
	TRACK				
7.	44 Nonantum, LLC 14428	44 Nonantum Av	New dwelling	87/33	Catalano Architects
	<i>Commissioners: MacLeod (Acting Chair), Oliver, Patten, Paul</i> - Paul made the motion to approve as submitted with screening in perpetuity and there after - Motion Carries unanimously				

VII. 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
	<i>Commissioners: Pohl (Chair), MacLeod, Camp, Thornewill, Paul; Alternates: Patten</i> - The Board expressed concern that the proposed temporary construction fence could become a long-term condition and that clearing near the roadside could diminish the property's rural character. - MacLeod made the motion to approve Temporary black mesh fence with the condition that the approval is for 1 year from date of building permit issuance, fence must be 10 ft inside property line, roadside vegetation must be retained. - Motion carries unanimously				
2.	John Shaefer 14755	54 Lovers Ln	New garage	79/80	Thornewill Design
	<i>Commissioners: Pohl (Chair), MacLeod, Camp, Patten, Paul; Alternates: none; Agent: Thornewill</i> - Paul made the motion to approve as submitted - Motion carries unanimously				
3.	Allen Miller, Inc. 11963	1 Cherry St	New building	55/377.1	EMDA
	<i>Commissioners: Pohl (Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver</i>				

- The Board found the proposed building, particularly the front-facing attached garage and exterior stair, to be inappropriate for the Old Historic District. Members concluded the massing and street presence read too commercially and overwhelmed the context, especially relative to the smaller, more traditional structures nearby and along Orange Street. Board members were especially concerned with the projecting attached garage with street-facing doors, the grade-level porch and commercial-scale stair/guardrail, and the overall boxy, two-story main block.
- Camp made the motion to hold for revisions
- Motion carries unanimously

4.	Canopache Nom Trust 14798	59 Baxter Rd	Pool-hardscape	49/20	Jardins Intl
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- *Commissioners: MacLeod (Acting Chair), Camp, Thornewill, Patten, Paul; Alternates: none; Recused: Pohl*
- Paul made the motion to approve as submitted and must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.
- Thornewill, Patten, Paul in favor Camp and MacLeod Nay
- Motion carries 3-2

5.	Amy & Ian Flynn 14739	35 Morey Ln	New cottage/garage	73.3.2/37.1	Sanne Payne
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- *Commissioners: Pohl(Chair), MacLeod, Camp, Thornewill, Patten; Alternates: Paul*
- Camp made the motion to approve through Exhibit A; change gable dormer back to shed dormer, pull in second floor deck/balustrade, make second floor balustrade a shingled wall, draw the dormer correctly.
- Motion carries unanimously

6.	Andrew West 14363	118 Eel Point Rd	Pool-hardscape	32/34	Atlantic Landscaping
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- *Commissioners: Pohl (Chair), MacLeod, Camp, Oliver, Patten; Alternates: Paul*
- MacLeod made the motion to approve through Exhibit A. Applicant to add more tree/planting to thinning area, and pool not to be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.
- Motion carries unanimously

7.	NIR LLC 14802	4 Sea St Lot 13	New dwelling	42.4.2/3.7	Emeritus, LTD
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- *Commissioners: Pohl(Chair), MacLeod, Camp, Thornewill, Patten; Alternates: Paul*
- The Board expressed concerns that the proposed design remained too tall and boxy for the streetscape. Commissioners recommended lowering the eave height to align with the window meeting rails, revising the dormer proportions and roof pitch to reduce the top-heavy appearance, and further balancing the street elevation so the second floor is less visually dominant.
- MacLeod made the motion to hold for revisions
- Motion carries unanimously

8.	NIR LLC 14795	6 Sea St Lot 12	New dwelling	42.4.2/3.6	Emeritus, LTD
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- *Commissioners: Pohl(Chair), MacLeod, Camp, Patten, Paul; Alternates: Thornewill,*
- The Board agreed that the revised design better fit the streetscape and appreciated the simplified massing. Commissioners recommended changing the small front gable dormer to a hipped dormer to improve its proportions and relationship to the overall roof design.
- Paul made the motion to approve as revised. Small gable dormer changed to hipped dormer and sash and foundation changed to Essex Green
- Motion Carries unanimously

9.	Skirloff/Karlberg 14582	1 Mothball Wy	New dwelling	83/42.4	Emeritus, LTD
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- *Commissioners: Pohl (Chair), MacLeod, Camp, Oliver, Thornewill; Alternates: Patten, Paul*
- Oliver made the motion to approve through Exhibit A, remove the pent roof and push back the right hand dormer on the garage mass 30 inches
- Thornewill, Camp, Oliver, Pohl in favor, MacLeod a Nay
- Motion carries 4-1

10.	Gordon Russell 14799	5 Martins Ln	Addition/deck	42.3.2/123	Emeritus, LTD
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- *Commissioners: Pohl(Chair), MacLeod, Camp, Thornewill, Paul; Alternates: Patten*
- The Board felt the design had become overly complex for a small historic house and directed the applicant to simplify the street-visible side elevation by keeping it one story and relocating second-floor massing to the rear. The Board also requested clearer documentation distinguishing demolition from retained portions of the rear elevation and further refinement of the rear roof and porch design.
- Camp made the motion to hold for revisions
- Motion carries unanimously

11.	Beam & Bagel, LLC 14444	21 India St	Addition	42.3.4/21	Emeritus, LTD
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- *Commissioners: Pohl(Chair), MacLeod, Oliver, Thornewill, Paul*
- The Board agreed that the proposal was close to approval but requested refinements to the front dormer proportions, simplification of the rear porch and roof connection, and clearer documentation of the historic rear elevation.
- MacLeod made the motion to hold for revisions

- **Motion carries unanimously**

12.	Peter Mark 14678	14 Hussey St	Rev. 13382; hardscape	42.3.4/132	LFW
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- *Commissioners: Pohl(Chair), Camp, Oliver, MacLeod, Paul ; Alternates: Patten*
- **MacLeod made the motion to approve through Exhibit A, showing the corrected fence line and re-vegetated triangle**
- **Motion carries unanimously**

- **Board: Pohl, Macleod, Patten, Camp, Paul**
- **MacLeod made the motion to adjourn at 7:56 PM**
- **Motion carries unanimously**