



HISTORIC DISTRICT COMMISSION
Minutes July 21, 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, Holly Backus and Fiona Johnson

In person: Pohl, MacLeod, Oliver, Patten

Zoom: Welch

Absent: Camp, Thornewill, Paul

Meeting called to order at 4:02pm by Ray Pohl

Board: Pohl, MacLeod, Welch, Oliver and Patten; Alternates: none

Motion to amend agenda by removing 11 Bluet Court from Consent with Conditions

And move to the beginning of the 7/7/2026 section of the agenda made by Oliver.

Motion carries unanimously

I. COMMISSIONER COMMENTS

- Commissioner Pohl announced that the Superior Court remand matter would be presented for informational purposes only, with board deliberation scheduled for August 4; no public comment or deliberation would occur at this meeting. No other substantive Commissioner comments or policy discussions occurred during the opening of the meeting beyond routine procedural matters, including agenda, recusals, and board composition.

II. COMMISSIONER DISCUSSION AND/OR VOTE

- HDC Meeting/Deadline Schedule August 18, 2026 – November 17, 2026
- Board: Pohl, MacLeod, Oliver, Welch and Patten; Alternates: none
- Oliver motion to approve the schedule
- 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. 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
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 |
- **Board: MacLeod (Acting Chair), Welch and Patten; Alternates: none; Recused: Pohl, Oliver**
 - **Patten made the motion to approve the 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. | 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. | 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. | | | | | |
| 6. | 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. | | | | | |
| 7. | 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. | | | | | |
| | • Board: MacLeod (Acting Chair), Welch, Oliver and Patten; Alternates: none; Recused: Pohl | | | | | |
| | • Oliver made the motion to approve the consents with conditions. | | | | | |
| | • Motion carries unanimously. | | | | | |

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus (Preservation Planner) updated the commission that draft Certified Local Government (CLG) forms will be submitted to the Historical Commission soon and that upcoming architectural survey work will provide valuable information to assist the HDC with future reviews. She also reported that the Advisory Council on Historic Preservation is reviewing potential changes to Section 106 of the National Historic Preservation Act, which could significantly affect protections for tribal sites and historic districts and reduce opportunities for public review. She noted that she would share additional information on these proposed changes with both commissions as it becomes available.

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 | |
- Chair Pohl announced that the Superior Court remand for 43A Union Street would not be heard at this meeting. He explained that town council would provide background information only, with no public comment or commission deliberation until the remand public hearing scheduled for August 4, 2026. He also asked that the court decision and related materials be provided to staff for distribution to the commission in advance of that hearing.
 - Town Counsel George Pucci (KP Law) summarized the Superior Court remand for 43A Union Street, explaining that the court overturned the HDC's previous denial of the demolition application and remanded the matter for a new public hearing and decision. He advised commissioners to review both the court's Memorandum of Decision and the accompanying judgment identifying the issues the HDC must address. He explained that any future denial must include detailed findings consistent with the court's guidance and cautioned that the prior basis for denial had been called into question, making another denial difficult to support without strong, well-documented evidence. He noted that he and Nicole Montana would be available to answer legal and factual questions at the August 4, 2026 remand hearing and emphasized that his comments were intended as guidance rather than criticism of the commission's prior process.

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. | Blanca Ramos 14940 | 11 Bluet Ct | Fence | 68/342 | Self | CT |
- **Board: Pohl, MacLeod, Welch, Oliver and Patten; Alternates: none**
 - **MacLeod made the motion to hold for a view, and application will be added to the Old Business Meeting 7/28/2026.**
 - **Motion carries unanimously.**

Proposed HDC Minutes July 21, 2026

2.	Nester, Brian & Tina 14892	4E Lincoln Ave	Hardscape	42.4.1/49	Ridgevale Development	CP
	- Board: Pohl, MacLeod, Welch, and Patten; Alternates: none; Recused : Oliver - MacLeod made the motion to approve with the condition that the 5 and 1 fence terminates at the front corner board of house. - Motion carries unanimously.					
3.	Garret Roberts 14870	1 S Mill St	As-Built Driveway	55.4.1/61	Self	AC
	No representation.					
4.	James Shannon Broder 14913	300 Madaket Rd	Rev. 11729; MH	60.2.1/70	Emeritus, LTD	RP
	Hold for the next New Business Meeting 8/4/2026					
VIII. NEW BUSINESS 07/21/2026						
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Lowell, Andy 14934	5 Madaket Rd VIEW	As-built fence	41/296	Val Oliver Design	CT
	- Board: Pohl, MacLeod, Welch, and Patten; Alternates: none; Agent: Oliver - MacLeod made the motion to approve with the condition that the vegetation be installed to conceal the board fence, specified as planting five-gallon climbers (ivy/climbing hydrangea) in each fence bay (one per bay) and the as-built fee waived. - Motion carries unanimously.					
2.	3 Pops Ln Hold Tr 14937	3 Pops Ln	Rev. 12894; add 3' to sunrm / pergola	60.2.4/64.1	MCA+	CT
	Hold for next New Business Meeting 8/4/2026					
3.	3 Pops Ln Hold Tr 14936	3 Pops Ln	Shed	60.2.4/64.1	MCA+	CT
	Hold for next New Business Meeting 8/4/2026					
4.	Maryann Jones 14939	6E Lincoln Av	Art Studio	42.4.1/49.1	Val Oliver Design	RP
	- Board: Pohl, MacLeod, Welch, and Patten; Alternates: none; Recused: Oliver - Welch made a motion to approve through Exhibit A. - Motion carries 4-1 (MacLeod- nay).					
5.	Christopher Greco 14957	7 Maxey Pond Rd	Rev. 13595; garage	40/104	CWA	RP
	- Board: Pohl, MacLeod, Patten, Oliver, and Welch; Alternates: none - MacLeod made the motion to approve with the conditions: restore the dormer to the previously approved dimensions (narrower with lower eaves as originally approved) and permit the car port only if it is not visible from the public way at the time of inspection and thereafter. - Motion carries 4-1 (Patten- nay).					
6.	2 Jefferson Ave Nom Tr 14947	2 Jefferson Ave	Additions and alterations	29/138	Topham Design LLC	RP
	No representation.					
7.	Bowker, D & A 14949	101 Orange St VIEW	As-built- Apron change	55.1.4/19	Julie Jordin	JP
	- Board: Pohl, MacLeod, Patten, Oliver, and Welch Alternates: none - MacLeod made the motion to approve through Exhibit A - Motion carries unanimously					
8.	44 Nonantum LLC 14951	44 Nonantum Ave	Pool and Hardscape	87/33	Stephen Stimson Assoc	JP
	- Board: Pohl, MacLeod, Patten, Oliver, and Welch; Alternates: none - Oliver made the motion to approve through Exhibit A . - Motion carries unanimously.					
9.	198 HP LLC 14952	198 Hummock Pond	Rev. 14203; MH	65/29	Emeritus LTD	JP
	- Board: Pohl, MacLeod, Welch, and Patten; Alternates: none; Stepped away: Oliver - MacLeod made the motion to approve as submitted. - Motion carries unanimously.					

Proposed HDC Minutes July 21, 2026

- | | | | | | | |
|-----|---|------------------|--------------------|------------|-------------------------------|----|
| 10. | Grey Lady Cap LLC 14954 | 8 Derry Ln | Move demo dwelling | 41/100 | Emeritus LTD | JP |
| | <ul style="list-style-type: none"> • Hold for the next New Business Meeting 8/4/2026. | | | | | |
| 11. | Leone White 14800 | 17 Cynthia Ln | Roof top solar | 67/462 | Suncovia | JP |
| | <ul style="list-style-type: none"> • No representation. | | | | | |
| 12. | Vincent Clark 14801 | 4 Hull Ln | Roof top solar | 67/278.1 | Suncovia | JP |
| | <ul style="list-style-type: none"> • No representation. | | | | | |
| 13. | Fox Ack LLC 14956 | 14 Coffin St | MH Addition | 73.4.1/19 | Botticelli & Pohl | JP |
| | <ul style="list-style-type: none"> • Board: MacLeod, Patten, Oliver, and Welch; Alternates: none • Oliver made the motion to approve as submitted. • Motion carries unanimously. | | | | | |
| 14. | 2 Shore Nantucket LLC 14958 | 2 Shore Rd | Shed | 55.1.4/4.1 | JB Studio | AM |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, and Welch; Alternates: none; Recused: Oliver • Welch made the motion to approve as submitted with the approval referencing the prior COA for the move off from 92 Washington Street. • Motion carries unanimously. | | | | | |
| 15. | 2 Shore Nantucket LLC 14959 | 2 Shore Rd | Garage Addition | 55.1.4/4.1 | JB Studio | AM |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, and Welch; Alternates: none; Recused: Oliver • Patten made the motion to approve through Exhibit A • Motion carries unanimously | | | | | |
| 16. | 2 Shore Nantucket LLC 14960 | 2 Shore Rd | New Pool | 55.1.4/4.1 | JB Studio | AM |
| | <ul style="list-style-type: none"> • Board: MacLeod, Pohl, Patten, and Welch; Alternates: none; Recused: Oliver • Welch made the motion to hold the application for a site view, with the outermost corners closest to the lot line of the proposed deck staked with line strung (using the proposed option indicating the Conservation Commission approved pool layout) so the Commission can evaluate its visibility from Washington Street. • Motion carries unanimously. | | | | | |
| 17. | 2 Shore Nantucket LLC 14961 | 2 Shore Rd | MH Fenestration | 55.1.4/4.1 | JB Studio | AM |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, and Welch; Alternates: none; Recused: Oliver • MacLeod made a motion to approve as submitted. • Motion carries unanimously. | | | | | |
| 18. | 39 Orange St LLC 14963 | 39 Orange St | Addition to barn | 42.3.2/216 | Niche Architecture & Interior | AM |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, and Welch; Alternates: none; Agent: Oliver • The commission expressed significant concerns that the proposal appeared to constitute a demolition rather than a rehabilitation of the historic accessory building and requested clear documentation identifying what existing historic fabric would be retained, removed, restored, or reused. Commissioners asked for revised plans and elevations clearly distinguishing existing from proposed construction and questioned whether the proposed massing and design were appropriate for the historic structure, noting that the alterations substantially changed its character. Additional concerns included the design of the chimney, run-on shed dormers, window proportions, and ornamental details if visible, as well as the potential visibility of the outdoor fireplace, for which a stakeout was suggested if necessary. Several commissioners also felt the application warranted review by a full five-member board given the significance of the historic resource. • MacLeod made the motion to hold for revisions and additional information, specifically calling for clearer elevations and explicit documentation of what is being saved verses demolished • Motion carries unanimously | | | | | |
| 19. | E & J Sullivan 14964 | 16 Cannonbury Ln | New door/window | 74/12 | CWA | AM |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, Welch and Oliver; Alternates: none • Oliver made the motion to approve through Exhibit A • Motion carries unanimously | | | | | |

Proposed HDC Minutes July 21, 2026

- | | | | | | | |
|-----|--|--------------------|----------------------------|--------|----------------------|----|
| 20. | 16 Lyons Trust 14966 | 16 Lyons Ln | Fence | 76/15 | Atlantic Landscaping | AM |
| | <ul style="list-style-type: none"> • No representation | | | | | |
| 21. | Hansen, Craig & Anita 14972 | 207 Cliff Rd | New dwelling | 40/89 | Botticelli & Pohl | AM |
| | <ul style="list-style-type: none"> • Board: MacLeod (Acting Chair), Patten, Welch and Oliver; Alternates: none; Agent: Pohl • Oliver made the motion to approve as submitted. • Motion carries 4-1 (MacLeod- nay). | | | | | |
| 22. | Hansen, Craig & Anita 14971 | 207 Cliff Rd | New Garage | 40/89 | Botticelli & Pohl | AM |
| | <ul style="list-style-type: none"> • Board: MacLeod, Patten, Welch and Oliver; Alternates: none; Agent: Pohl • Oliver made the motion to approve as submitted. • Motion carries unanimously. | | | | | |
| 23. | Thirty-Seven Squam NT 14980 | 37 Squam Rd | Rev. 13289; studio massing | 13/26 | Gryphon Architects | SW |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, Welch and Oliver; Alternates: none • Oliver made the motion to approve due to lack of visibility and existing vegetative screening to remain in place. • Motion carries unanimously. | | | | | |
| 24. | 63 Hulbert LLC 14982 | 64 Hulbert Ave | Move off to 1 Nobadeer Wy | 28/56 | Emeritus LTD | VO |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, Welch and Oliver; Alternates: none • The Commission discussed the proposed move-off of the historically significant Ella Mabel Clark House (1917), expressing a strong preference for retaining the building in its original Brant Point location if feasible. While acknowledging that the house would be preserved through relocation, commissioners questioned the impact of removing a contributing historic resource from its original setting and requested additional information on the overall relocation plan, including the disposition of remaining structures on the Hulbert Avenue property and related move-on applications at the destination site. The board also requested streetscape views and visualizations of the proposed location, raised concerns about potential floodplain-related elevation changes affecting neighborhood character, and asked that all associated move applications be reviewed together. It was also suggested that Town Counsel provide guidance on related procedural and legal issues before further action. • MacLeod made the motion to hold for more information. • Motion carries unanimously. | | | | | |
| 25. | Jerry Zadroga 14984 | 1 Nobadeer Way | Move on from 64 Hulbert Av | 68/50 | Emeritus LTD | VO |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, Welch and Oliver; Alternates: none • MacLeod made the motion to hold for more information. • Motion carries unanimously. | | | | | |
| 26. | Osorio Fernando C Colon 14990 | 77 Hummock Pond Rd | Demo/ move off dwelling | 56/311 | LINK | AC |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, Welch and Oliver Alternates: none; • Oliver made the motion to approve the demo due to the condition of the dwelling. • Motion carries unanimously. | | | | | |
| 27. | S Cohen Trst 14989 | 2 Wannacommet Rd | Fence | 41/573 | LINK | AC |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Patten, Welch and Oliver; Alternates: none • The commission reviewed the proposed 6-foot vertical board fence and focused on its relationship to Madaket Road and the public way. Commissioners noted that the submitted plans did not clearly distinguish the roadway from the property line, making it difficult to assess the fence's visibility and impact along the heavily traveled road. The board requested a revised survey or site plan clearly identifying the road layout, property line, and the fence's setback from both, along with an annotated plan matching the submitted vegetation photographs to their locations on the site so the effectiveness of the proposed screening could be evaluated. • MacLeod made the motion to hold for more information. • Motion carries unanimously. | | | | | |

- **Board: Pohl, MacLeod, Patten, Oliver, and Welch; Alternates: none**
 - **Oliver made the motion to approve as submitted adding the elevations showing the shed attached to the house (i.e., include those attachments elevations in the application)**
 - **Motion carries unanimously**
-
- **Board: Pohl, MacLeod, Patten, Oliver, and Welch; Alternates: none**
 - **MacLeod made the motion to approve Minutes from 6/30/2026.**
 - **Motion carries 4-1 (Welch- nay).**
-
- **Board: Pohl, MacLeod, Patten, Oliver, and Welch; Alternates: none**
 - **Welch made the motion to adjourn at 8:06pm.**
 - **Motion carries unanimously.**