



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2026 AUG 14 PM 02:24

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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)

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NANTUCKET TOWN CLERK  
Posting Number: T 578

|                     |                                                                                                                                                                                                                                                                         |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Committee/Board/s   | Historic District Commission (HDC) – New Business                                                                                                                                                                                                                       |
| Day, Date, and Time | Tuesday August 18, 2026, at 4:00pm *HYBRID                                                                                                                                                                                                                              |
| Location / Address  | COMMUNITY ROOM 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM<br>Information on viewing the meeting can be found at:<br><a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a> |
| 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\\_bMe6Y2t7R668Ttu-bgVXwQ#/registration](https://us06web.zoom.us/webinar/register/WN_bMe6Y2t7R668Ttu-bgVXwQ#/registration)

To watch live feed, click here:

[https://www.youtube.com/live/a-Y1\\_klc8sw](https://www.youtube.com/live/a-Y1_klc8sw)

**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](http://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](mailto: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. CONSENTS

|    | Property owner name         | Street Address                | Scope of work          | Map/Parcel | Agent             |    |
|----|-----------------------------|-------------------------------|------------------------|------------|-------------------|----|
| 1. | William Stephens 15078      | 17 Field Ave                  | Window changes         | 80/150     | Self              | VO |
| 2. | Toelsted, Bill & Jill 15070 | 26 Tashama Ln                 | Roof windows           | 55/453     | Thornewill Design | VO |
| 3. | Sherburne Commons 15072     | 1/43 Sherburne Com Cottage 18 | Deck Extension         | 80/1       | Peter Holden      | VO |
| 4. | Christopher Jones 15073     | 30 Creek Ln                   | Addition               | 38/107     | EMDA              | VO |
| 5. | One Ocean Sconset LLC 15074 | One Ocean Ave                 | Removal of stone wall  | 73.2.4/26  | EMDA              | VO |
| 6. | Gordon Russell 15120        | 5 Martins Ln                  | Historic Determination | 42.3.2/132 | Emeritus LTD      | VO |

HDC New Business Meeting August 18, 2026

|     |                                     |                            |                                |             |                      |    |
|-----|-------------------------------------|----------------------------|--------------------------------|-------------|----------------------|----|
| 7.  | Egan Maritime <b>15116</b>          | 156-158 Polpis Rd          | Shed                           | 27/11       | Stephen Stimson      | CT |
| 8.  | 6 Shawkemo Rd Real Tr <b>15112</b>  | 6 Shawkemo Rd              | Fen Revs                       | 43/91.2     | Botticelli & Pohl    | CT |
| 9.  | Dolan, Pat Emily <b>15109</b>       | 7 Comeau Ln                | Porch change                   | 49.3.2/13   | Val Oliver Design    | CT |
| 10. | Wauwinet LLC <b>15111</b>           | 120 Wauwinet Rd            | Hardscape                      | 11/17       | Miroslava L + D      | CT |
| 11. | Robert Sarvis <b>15071</b>          | 11 Vesper Ln               | Add window to portico          | 55/1.6      | Self                 | VO |
| 12. | Eion McKenzie <b>15148</b>          | 11B Green Meadows          | Addition                       | 67/375.1    | Liz Konetchy         | VO |
| 13. | Gifford Benjamin <b>15106</b>       | 4 Head of Plains           | Rooftop solar                  | 63/7        | Gryphon Arch         | VO |
| 14. | 19 Sherburne TP NT <b>15075</b>     | 19 Sherburne TP            | Hardscape                      | 30/173.1    | Edgewater            | CP |
| 15. | Oliver Lafarge <b>15076</b>         | 9 Hawthorne Ln             | Rooftop Solar                  | 56/262      | ACK Smart            | CP |
| 16. | Tucked Out LLC <b>15077</b>         | 133 Eel Point Rd           | Relocate Shed                  | 33/13       | Dorothy Hertz        | CP |
| 17. | Ellen Mayo <b>15104</b>             | 2 Surfside Rd              | Roof change                    | 67/335      | Val Oliver Design    | CP |
| 18. | Roxby/Butler <b>15118</b>           | 316 Madaket Rd             | Driveway rev                   | 60.2.1/64   | Tony Butler          | CP |
| 19. | Nan Prop Owner <b>15107</b>         | 14 Beach Grass             | Shed                           | 68/395      | Structures Unlimited | CP |
| 20. | Bill Waldorf <b>15108</b>           | 50 Madequesham Valley      | Shed                           | 88/74       | Structures Unlimited | CP |
| 21. | 6 Rugged Rd Realty Tr <b>15089</b>  | 6 Rugged Rd                | Fenestration & roof change     | 67/784      | Emeritus LTD         | AC |
| 22. | Patrick, Alexis & Nick <b>15141</b> | 12 Netowa                  | Rear addition                  | 55/590      | Sanne Payne          | AC |
| 23. | 2 Jefferson Nom Tr <b>15085</b>     | <b>2 Jefferson Ave</b>     | Historic Determination         | 29/138      | Topham Design        | AC |
| 24. | Patricia Callaghan <b>15097</b>     | 44 Pochick Ave             | Door change                    | 80/213      | SNE Windows          | RP |
| 25. | Rezendes, Al <b>15102</b>           | 7 Todd Circle              | Roof                           | 66/295      | Val Oliver Design    | RP |
| 26. | Jones, Linda <b>15103</b>           | 9 Blackfish Ln             | As-built shed                  | 73/122      | Robert Reid          | RP |
| 27. | Callmomanddagain Tr <b>15127</b>    | <b>41A Cliff Rd</b>        | Garage Mod fenestration        | 42.4.4/2    | Emeritus LTD         | RP |
| 28. | Fry Paul <b>15124</b>               | 3 Nickanoose Wy            | Replace window doors           | 55/559      | JB Studio            | JP |
| 29. | Ward Gail ETAL <b>15123</b>         | 95 Hummock Pond Rd         | Relocate on site MH            | 56/309      | JB Studio            | JP |
| 30. | Ward Gail ETAL <b>15122</b>         | 95 Hummock Pond Rd         | Relocate on site Garage        | 56/309      | JB Studio            | JP |
| 31. | John Murray <b>15142</b>            | 73/75 Fairgrounds Rd       | Change apron                   | 67/180      | LFW                  | JP |
| 32. | John Walsh ETAL <b>15136</b>        | 3 Black Walnut             | Rev. 13990; garage             | 48/1        | LFW                  | JP |
| 33. | MKKH LLC <b>15119</b>               | <b>21.5 Hussey St</b>      | New ADU/Garage                 | 42.3.4/55.1 | BPC                  | SW |
| 34. | Ack Reward LLC <b>15128</b>         | <b>149 Main St</b>         | Hardscape                      | 41/169      | BPC                  | SW |
| 35. | 50 Hummock Pond LLC <b>15100</b>    | 50 Hummock Pond Rd         | New cabana                     | 56/286      | Topham Design        | SW |
| 36. | 50 Hummock Pond LLC <b>15101</b>    | 50 Hummock Pond Rd         | New zoning shed                | 56/286      | Topham Design        | SW |
| 37. | MKKH LLC <b>15079</b>               | <b>21.5 Hussey St</b>      | Fenestration & trim changes    | 42.3.4/55.1 | BPC                  | AM |
| 38. | Lisa Fall <b>15083</b>              | 6 Deacons Wy               | Infill porch                   | 40/85       | EMDA                 | AM |
| 39. | Far East Nantucket LLC <b>15082</b> | <b>47 Warrens Landing</b>  | 2 <sup>nd</sup> Floor addition | 38/54       | EMDA                 | AM |
| 40. | Michael & Sara Sutton <b>15143</b>  | <b>13 Eat Fire Spring</b>  | Move/ demo dwelling            | 20/56       | Emeritus LTD         | AM |
| 41. | NIR LLC <b>15138</b>                | <b>3 White Elephant Wy</b> | Shed addition fen changes      | 42.4.2/104  | Emeritus LTD         | AM |

**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. | Longfin LLC <b>15115</b>                                                                                                          | 1 Barnard Valley            | Temporary hoop tent        | 53/25             | Michael Day          | VO |
|    | • Due to lack of visibility.                                                                                                      |                             |                            |                   |                      |    |
| 2. | 242 Madaket NT <b>15140</b>                                                                                                       | 242 Madaket Rd              | Pool & hardscape           | 59.4/118.1        | Atlantic Landscaping | VO |
|    | • Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. |                             |                            |                   |                      |    |
| 3. | Toth, Terence & Monica <b>15139</b>                                                                                               | 5 Swift Rock Rd             | Hardscape                  | 40/67             | Atlantic Landscaping | VO |
|    | • Deer fencing to be screened in perpetuity.                                                                                      |                             |                            |                   |                      |    |
| 4. | VBPC LLC <b>15110</b>                                                                                                             | 116 Polpis Rd               | Sport Court                | 44/4              | Miroslava L + D      | CT |
|    | • Vegetation added, if necessary, to screen from Polpis Road in perpetuity.                                                       |                             |                            |                   |                      |    |
| 5. | Wauwinet Inn LLC <b>15087</b>                                                                                                     | <b>120 Wauwinet Rd</b>      | Awning redo w new win/door | 11/17             | Paul Beaulieu        | AC |
|    | • Window survey to be completed and the replacement windows to be TDL's.                                                          |                             |                            |                   |                      |    |
| 6. | Thar, She Blows LLC <b>15088</b>                                                                                                  | <b>19 Massachusetts Ave</b> | Reduce chimney height      | 60.3.1/313        | John H Fitzgerald    | SW |
|    | • Subject to any Building Code requirements.                                                                                      |                             |                            |                   |                      |    |
| 7. | Ack Reward LLC <b>15129</b>                                                                                                       | <b>149 Main St</b>          | Rev. 14796; MH             | 41/169            | BPC                  | SW |
|    | • Double-set Double-hung windows (add structural mullions/center casing.                                                          |                             |                            |                   |                      |    |

**IV. SIGNS**

|    | <u>Property owner name</u>                                                            | <u>Street Address</u> | <u>Scope of work</u>        | <u>Map/Parcel</u> | <u>Agent</u>  |  |
|----|---------------------------------------------------------------------------------------|-----------------------|-----------------------------|-------------------|---------------|--|
| 1. | NCH <b>15090</b>                                                                      | 57 Prospect St        | Signs to meet Laura's Law 1 | 55/3              | Paul Beaulieu |  |
| 2. | NCH <b>15091</b>                                                                      | 57 Prospect St        | Signs to meet Laura's Law 2 | 55/3              | Paul Beaulieu |  |
| 3. | NCH <b>15092</b>                                                                      | 57 Prospect St        | Signs to meet Laura's Law 3 | 55/3              | Paul Beaulieu |  |
| 4. | NCH <b>15093</b>                                                                      | 57 Prospect St        | Signs to meet Laura's Law 4 | 55/3              | Paul Beaulieu |  |
| 5. | NCH <b>15094</b>                                                                      | 57 Prospect St        | Signs to meet Laura's Law 5 | 55/3              | Paul Beaulieu |  |
|    | • Sign Advisory Council recommends holding 1-5 for revisions and further information. |                       |                             |                   |               |  |

## V. DISCUSSION OF THE AHTF HOUSING PRODUCTION PLAN AND IT'S POTENTIAL IMPACTS ON THE NANTUCKET HISTORIC DISTRICT COMMISSION

## VI. COMMISSIONER Q & A WITH PRESERVATION PLANNER

## VII. 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 St Trust 14999                                                                                                                                                                                           | 43A Union St          | Move/demo garage     | 42.3.2/29.1       | Self         |
| <ul style="list-style-type: none"> <li><i>Commissioners: Pohl, MacLeod, Camp, Paul, Patten; Alternates: none</i></li> </ul> Motion to deny the demo remand and to provide a written decision for approval. (3-2 vote) |                       |                      |                   |              |

## VIII. RATIFY VOTE OF AUGUST 04, 2026- 35 MOREY LANE

| <u>Property owner name</u>                                                                                                                                                                                                                                                                                                                                                  | <u>Street Address</u> | <u>Scope of work</u>     | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|-------------------|--------------|
| 1. Amy & Ian Flinn 15045                                                                                                                                                                                                                                                                                                                                                    | 35 Morey Ln           | Rev. 14739; open railing | 73.3.2/37.1       | Sanne Payne  |
| <ul style="list-style-type: none"> <li><i>Commissioners: MacLeod (Acting Chair), Paul, Patten; Alternates: none</i></li> </ul> Motion to approve correcting the dormer, the railing to be an open railing as originally indicated at the June 30, 2026, meeting (HDC2026-05-14739) and as indicated on page A2.1, bottom right plan- as circled through Exhibit A. (Welch). |                       |                          |                   |              |

## IX. NEW BUSINESS 08/04/2026

| <u>Property owner name</u>      | <u>Street Address</u>     | <u>Scope of work</u>                    | <u>Map/Parcel</u> | <u>Agent</u>        |    |
|---------------------------------|---------------------------|-----------------------------------------|-------------------|---------------------|----|
| 1. Charles Goldstuck 15025      | 8 Mooers Ave              | Door Window changes                     | 30/248            | Rob Reid Const.     | RP |
| 2. BJ Henderson 15027           | 6A Silver St              | Windows replacement                     | 55.4.1/187.1      | Val Oliver Design   | RP |
| 3. Robert/Linda Collamore 15032 | 32 Woodbury Ln            | Window replacement                      | 41/379.1          | Southern NE Windows | CT |
| 4. Surfside Nant Part. 15042    | 6 Clifford St <b>VIEW</b> | As-built deer fence, gate, cattle grate | 79/20             | David Troast        | CP |
| 5. Surfside Nant. Part. 15043   | 8 Clifford St <b>VIEW</b> | As-built deer fence, gate, cattle grate | 88/3              | David Troast        | CP |
| 6. Sankaty Head GC 15056        | 100 Sankaty Rd            | Antenna Revs                            | 48/25             | Allison Conwell     | CT |

## X. NEW BUSINESS 08/18/2026

| <u>Property owner name</u>                                                                           | <u>Street Address</u> | <u>Scope of work</u>                       | <u>Map/Parcel</u> | <u>Agent</u>             |    |
|------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------|-------------------|--------------------------|----|
| 1. Theresa Fortgang 15151                                                                            | 34 Bosworth Rd        | MH revisions- as-built fine waived         | 92.4/118          | Normand Residential      | RP |
| 2. Theresa Fortgang 15152                                                                            | 34 Bosworth Rd        | Shed revisions- as-built fine waived       | 92.4/118          | Normand Residential      | RP |
| 3. McCormick Deanna 15010                                                                            | 2 Dartmouth           | As-built shed                              | 76.1.4/104        | Stuart Flegg             | VO |
| 4. Eric Bock 15080                                                                                   | 25C Pine St           | Rear addition                              | 42.3.2/48         | EMDA                     | AM |
| 5. Scott Oldakowski 15081                                                                            | 34A Walsh St          | Roof walk skirt                            | 29/106            | EMDA                     | AM |
| 6. James Straenburgh 15084                                                                           | 1 Olivers Way         | Rev remove window grilles                  | 49/166.1          | K Megna                  | AC |
| 7. Hodge Edwin N Tr 15099                                                                            | 51 Main St            | Remove & reinstallation brick              | 42.3.1/224        | Larry Hamel (Knollmeyer) | SW |
| 8. RSMDWM LLC 15098                                                                                  | 20 Lyons Ln           | New dwelling                               | 76/17             | Emeritus LTD             | SW |
| 9. Callen Miller Inc 15096                                                                           | 1 Cherry St           | Drive/parking lot/hardscape                | 55/377            | EMDA                     | RP |
| 10. NPS 15114                                                                                        | 24 Surfside Rd        | Rev. 12067; roof/windows                   | 55/243            | Chip Clunie/SMRT         | RP |
| 11. NPS 15133                                                                                        | 24 Surfside Rd        | Rev. 12068; hardscape                      | 55/243            | Chip Clunie/SMRT         | RP |
| 12. David Butler 15041                                                                               | 50 Walsh St           | Rev. 8084; raise bldg./fenes chg           | 29/100            | CWA                      | AC |
| 13. Egan Maritime 15117                                                                              | 156-158 Polpis Rd     | Hardscape                                  | 27/11             | Stephen Stimson          | CT |
| 14. Ack Koda LLC 15113                                                                               | 42 Shimmo Pond        | Rev. 14617; 2 <sup>nd</sup> floor railings | 43/126            | Botticelli & Pohl        | CT |
| 15. Andrew West 15121                                                                                | 118 Eel Point Rd      | New garage apartment                       | 32/34             | Emeritus LTD             | VO |
| 16. Callmomanddadagain Tr 15126                                                                      | 37 Cliff Rd           | MH balcony mod                             | 42.4.4/42         | Emeritus LTD             | RP |
| 17. Callmomanddadagain Tr 15125                                                                      | 37 Cliff Rd           | Shed                                       | 42.4.4/42         | Emeritus LTD             | RP |
| 18. NIR LLC 15137                                                                                    | 2 Sea St              | Rev. 14844; roof pitch/dormer              | 42.4.2/3.8        | Emeritus LTD             | RP |
| 19. NIR LLC 15132                                                                                    | 6 White Elephant Wy   | Material Change                            | 42.4.2/3.3        | Emeritus LTD             | AM |
| 20. Stephen/Melissa Meister 15130                                                                    | 17 Lauretta Ln        | Garage color change                        | 14/10.2           | Emeritus LTD             | AM |
| 21. Stephen/Melissa Meister 15131                                                                    | 17 Lauretta Ln        | Shed rev fen mod                           | 14/10.2           | Emeritus LTD             | AM |
| 22. Robert Osgood 15146                                                                              | 43 Tennessee Ave      | Pool Hardscape                             | 49.4/310          | LFW                      | JP |
| 23. JBD 34 Liberty LLC 15145                                                                         | 34 Liberty St         | Replace windows                            | 42.3.4/82         | LFW                      | JP |
| 24. 3 Pops Ln Hold Tr 15135                                                                          | 3 Pops Ln             | Shed                                       | 60..2.4/64.1      | MCA+                     | JP |
| <ul style="list-style-type: none"> <li><i>Hold until 9/1/2026 per applicants request.</i></li> </ul> |                       |                                            |                   |                          |    |
| 25. 3 Pops Ln Hold Tr 15147                                                                          | 3 Pops Ln             | Pool                                       | 60..2.4/64.1      | MCA+                     | JP |
| <ul style="list-style-type: none"> <li><i>Hold until 9/1/2026 per applicants request.</i></li> </ul> |                       |                                            |                   |                          |    |
| 26. Michael, Jones ETAL 15144                                                                        | 12 Madequesham Villy  | Guest House                                | 89/12             | Emeritus LTD             | AM |
| 27. BAG Nom Trust 14086                                                                              | 9 New Jersey          | Shed                                       | 60.3.1/408        | Shelter 7                | AM |

**XI. INCOMPLETE APPLICATIONS/PENDING REVIEW**

|    | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u>        |
|----|----------------------------|-----------------------|----------------------|-------------------|---------------------|
| 1. | Kelly Hanlon 14522         | 34 Pleasant St        | Shed                 | 55.4.1/115        | Murtagh Landscaping |

**XII. OTHER BUSINESS**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approve Minutes          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                          | <ul style="list-style-type: none"> <li>• <b>Next HDC Meeting August 25, 2026- Old Business.</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Future Discussion Topics | <ul style="list-style-type: none"> <li>• Discussion on distinguishing between solid and veneer brick on chimneys and foundations.</li> <li>• Classification of street trees &amp; vegetation mapping.</li> <li>• Review policy of move/demo hearings in relation to new dwellings and historic dwellings.</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos and options for house moves.</li> <li>• Value of written submission and submission deadlines.</li> <li>• Discussion on presentation of applications limited to prior approval or existing; prior submitted and currently proposed.</li> <li>• 3D Renderings</li> <li>• Walkthroughs</li> <li>• Consents</li> </ul> |

**\*VI. 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**