



MEETING POSTING

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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)

Committee/Board/s | Historic District Commission (HDC) – New Business

Day, Date, and Time | Tuesday September 01, 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_1EVWqAMtTcSX3bLdT-zuYQ#/registration

To watch live feed, click here:

<https://www.youtube.com/live/h9rOTfDcaFs>

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

- HDC Organizational Meeting Schedule

III. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kristen Williams 15170	10 Coffin St	Roof sidewall house	42.3.2/79	EMDA	AM
2.	Kristen Williams 15171	10 Coffin St	Roof sidewall garage	42.3.2/79	EMDA	AM
3.	7 Dooley LLC 15173	7 Dooley Ct Lot B	New Dwelling	68/153	K Megna	AM
4.	7 Dooley LLC 15172	7 Dooley Ct Lot C	New Dwelling	68/153	K Megna	AM

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5.	Bristow 15195	31 Exeter St	Rev. 14611; roof color doors	76.4.2/285	Thornewill Design	AM
6.	11 Jonathan Wy LLC 15206	11 Jonathan Way	Rev. 6758; doors/windows	75/42	Goldsmith & Davis	AM
7.	Joshua Malitsky 15157	253 Madaket Rd	Roof	59.4/210	T&T Roofing	CP
8.	QBW LLC 15220	4 Wood Hollow Rd	Shed	72/16	R Newman	CP
9.	Bozzuto, R & T 15219	6 Nonantum Ave	Gate arbor	87/140	R Newman	CP
10.	Bozzuto, R & T 15223	6 Nonantum Ave	Roof	87/140	R Newman	CP
11.	Zimmerman 15231	2 Brooks Farm	Fence	41/222.3	Atlantic Landscaping	CP
12.	Jeff & Charmagne Eckert 15183	9 Ridge Ln	Shed	38/87	EP Foley Draft/Design	VO
13.	Radioactive LLC 15209	5 Columbus Av	Move off demo dwelling	59.3/175	Normand Residential	VO
14.	Radioactive LLC 15210	5 Columbus Av	New dwelling	59.3/175	Normand Residential	VO
15.	Radioactive LLC 15208	5 Columbus Av	New garage	59.3/175	Normand Residential	VO
16.	Watts, Brett & Alexia 15174	5 Althea's Ln	Color change	67/282.2	Topham Design	VO
17.	Ironie Nom Tr 15175	69 Fairgrounds Rd	Egress window/door	67/766	Jonathan Featherstone	VO

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.	MacAvoy, Janice 15168	1 Milestone Crossing	Pool/ Hardscape	52/281	Waterscapes	AM
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing to what is noted on the application.					
2.	Norman Asher 15169	19 Cannonbury Ln	Shed/cabana	73/39&40	NAG	AM
	• French sliding doors not to be visible at time of inspection and in perpetuity.					
3.	Taaffe 15156	21 Okoraw	Dormers/door/windows	79/181	Thornewill Design	CP
	• Date of construction added to the COA.					
4.	Mass Audubon 15153	153 Hummock Pond Rd	Roof	57/9	Richard Prunia	CP
	• Date of construction added to the COA.					
5.	Frank Rose 15154	113 Orange St	Roof	57/9	Richard Prunia	CP
	• Date of construction added to the COA.					

V. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Conscious Living LLC 15192	49 Fairgrounds Rd	Sign	67/306	Nant Lighthouse School	
2.	NCH 15090	57 Prospect St	OB- Rev. sign# 1- Laura's Law	55/3	Paul Beaulieu	
3.	NCH 15091	57 Prospect St	OB- Rev. sign# 2- Laura's Law	55/3	Paul Beaulieu	
4.	NCH 15092	57 Prospect St	OB- Rev. sign# 3- Laura's Law	55/3	Paul Beaulieu	
5.	NCH 15093	57 Prospect St	OB- Rev. sign# 4- Laura's Law	55/3	Paul Beaulieu	
6.	NCH 15094	57 Prospect St	OB- Rev. sign# 5- Laura's Law	55/3	Paul Beaulieu	

VI. COMMISSIONER Q & A WITH PRESERVATION PLANNER

VII. 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.	BJ Henderson 15027	6A Silver St	Windows replacement	55.4.1/187.1	Val Oliver Design	RP
2.	Robert/Linda Collamore 15032	32 Woodbury Ln	Window replacement	41/379.1	Southern NE Windows	CT

VIII. 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.	McCormick Deanna 15010	2 Dartmouth	As-built shed	76.1.4/104	Stuart Flegg	VO
2.	Hodge Edwin N Tr 15099	51 Main St	Remove & reinstallation brick	42.3.1/224	Larry Hamel (Knollmeyer)	SW
3.	3 Pops Ln Hold Tr 15135	3 Pops Ln	Shed	60..2.4/64.1	MCA+	JP
	• Hold until 9/15/26 per applicant's request.					
4.	3 Pops Ln Hold Tr 15147	3 Pops Ln	Pool	60..2.4/64.1	MCA+	JP
	• Hold until 9/15/26 per applicant's request.					
5.	BAG Nom Trust 14086	9 New Jersey	Shed	60.3.1/408	Shelter 7	AM

IX. NEW BUSINESS 08/25/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Marjorie Lewis 15158	124 Tom Nevers	Move house on site	91/43.2	EMDA	AC
2.	21 Pleasant St LLC 15161	29 Fair St	New foundation and roof	42.3.2/192	EMDA	AC
3.	Marcia Head 15166	21R Madaket Rd	Cattle grate/ deer fence	41/300	Cowger	AC
4.	Paula Kremer 15160	42A Union St	Hardscape Stoop	42.3.2/28.3	Cowger	AC
5.	Thomas Cunningham 15165	6 Emily St	Gate revs	49.2.3/44	Cowger	AC
6.	Nikolay Atanasov 15155	12 Appleton Rd	New fence	67/477	Hristo Rashkov	RP
7.	One Daffodil LLC 15164	1 Daffodil Ln	Garage 1 Bay	68/725	Reid Yenor	RP
8.	One Daffodil LLC 15162	1 Daffodil Ln	Garage 2 Bays	68/725	Reid Yenor	RP

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9.	One Daffodil LLC 15163	1 Daffodil Ln	Tertiary	68/725	Reid Yenor	RP
10.	Kinney, Doug & Kim 15159	7 Delaney Rd	Porch/door/window rev	41/128	R Newman	RP
11.	Paul LaPaglia 15184	5 Atlantic Ave	Window replacement	55.4.1/47	Greg Mazares	VO
12.	Puljic, Goran & Melinda 15176	14 Almanack Pond Rd VIEW	New storage barn	24/12	Self	VO
13.	Puljic, Goran & Melinda 15178	14 Almanack Pond Rd VIEW	Barn- rooftop solar	24/12	Self	VO
14.	Puljic, Goran & Melinda 15177	14 Almanack Pond Rd VIEW	New deck/pool, spa	24/12	Self	VO
15.	Cory Piper 15187	37 Chuck Hollow	Cabana/Porch extension	75/108	Brook Meerbergen	SW
16.	Cory Piper 15185	37 Chuck Hollow	Fence/gate	75/108	Brook Meerbergen	SW
17.	Cory Piper 15186	37 Chuck Hollow	Rooftop solar	75/108	Brook Meerbergen	SW
18.	Carlin Gifford 15188	4 Head of Plains Rd	Shed/gatehouse	63/7	Gryphon Architects	SW
19.	Cliff Ack Realty Tr 15190	96 Cliff Rd	Addition	41/15	EMDA	SW
20.	Atanas, Iliev 15191	19C Waydale Rd	Rev. 72821; extend fence	67/29	Self	SW
21.	TON 15193	43 Polpis Rd	Pump Station	54/94.1	Weston/Sampson	SW
22.	Wallingford, Keith 15196	8 Luff Rd	Roof window/doors	66/356	Self	CT
23.	Following Sea LLC 15197	52 Starbuck Rd	Shed	60/28	NAG	CT
24.	Grenier, Bart & Leslie 15203	37 Eel Point Rd	Demo shed	32/67	Gryphon Architects	CT
25.	Grenier, Bart & Leslie 15202	37 Eel Point Rd	Shed	32/67	Gryphon Architects	CT
26.	Conscious Living LLC 15204	49 Fairgrounds Rd	Add exterior egress stair	67/306	Emeritus LTD	CT
27.	Skirloff & Karlberg Res 15200	1 Mothball Wy	Garage Apt	83/42.4	Emeritus LTD	CT
28.	Grey Lady Capital LLC 15201	8 Derry Ln	New Dwelling	41/100	Emeritus LTD	CT
29.	NIR LLC 15199	6 Sea St	Rev. 14795; fenes/massing	42.4.2/3.6	Emeritus LTD	RP
30.	NIR LLC 15198	19 N Water St	Fenestration add awning	42.4.2/3	Emeritus LTD	RP
31.	Christopher Zarro 15205	8 Priscilla Ln	Pool House	41/353	Val Oliver Design	AM
32.	Radioactive LLC 15218	5 Columbus Ave VIEW	Pool/ Hardscape	59.3/175	Studio Viburnum	VO
33.	Dream North LLC 15207	28 Shimmo Pond	Fenestration and material	43/167	BPC	RP
34.	108 Cliff Family Tr 15212	108 Cliff Rd	Move on site	41/89	BPC	RP
35.	J Petkevich 15211	82 Goldfinch Dr	Change clapboard	68/690	DTA	RP
36.	Schultz Trustee 15225	12 Shimmo Pond	MH Fenestration	55.4.1/110	DTA	RP
37.	Schultz Trustee 15226	12 Shimmo Pond	GH Fenestration	55.4.1/110	DTA	RP
38.	Callmomanddad RT 15224	37 Cliff Rd	Deck alteration	42.4.4/42	Studio Viburnum	AC
39.	DelBalzo 15227	6 & 8 Grove VIEW	Fence and cattle guard	41/162 + .1	Atlantic Landscaping	CT
40.	Jensen, Paul Tr 15230	36 Ridge Ln	Pool hardscape	38/112	Atlantic Landscaping	CT
41.	46 MVR LLC 15232	46 Madequecham Valley	Pool and hardscape	88/78	Atlantic Landscaping	CT
42.	CNV Surf LLC 15228	68 Shawkemo Rd	Relocate shed on-site	44/5	Jardins Intl	SW
43.	Shull, S & A 15217	43 Autopscot	Addition	55/510.8	Sanne Payne	SW
44.	Effie H, Bernard James 15221	29 Long Pond Rd	Enclosed porch & Fenestration	59.4/19	JB Studio	SW
45.	Bradford, Holly 15233	11 Hickory Meadow Ln	Rev. 14149; fenestration	41/903	Botticelli & Pohl	JP
46.	240 Polpis LLC 15234	240 Polpis Rd	Move off/demo garage	26/23&23.1	WAPD	JP
47.	240 Polpis LLC 15235	240 Polpis Rd	New garage	26/23&23.1	WAPD	JP
48.	5 Sea Invest Prop LLC 15214	5 Bank St	Alteration to deck	73.2.4/8	LFW	JP
49.	40 OSR LLC 15237	2A Forrest Ave	Rev. add exterior stairs	68/10.1	LFW	JP
50.	40 OSR LLC 15238	2A Forrest Ave	Rev. add exterior stairs 2ND	68/10.1	LFW	JP
51.	40 OSR LLC 15236	2B Forrest Ave	Rev. add exterior stairs 1ST	68/10.2	LFW	JP
52.	40 OSR LLC 15239	2B Forrest Ave	Rev. add exterior stairs 2ND	68/10.2	LFW	JP
53.	85 Orange LLC 15222	85 Orange St	Rev. 10613; remove door	55.4.1/27	Chris Anderson	VO

X. 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.	Sankaty Head GC 15056	100 Sankaty Rd	Antenna Revs	48/25	Allison Conwell	CT
2.	George & Sharon Bassett 15229	56 Vesper Ln	Rev. 14809; fenestration/ massing	56/20.2	K Megna	SW
3.	Maroney Christophe 15213	9 Swift Rock	Sports court	40/69	Peter Fernandes	VO

XI. OTHER BUSINESS

Approve Minutes	July 28, 2026
	Next HDC Meeting September 08, 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
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***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 MEETING7