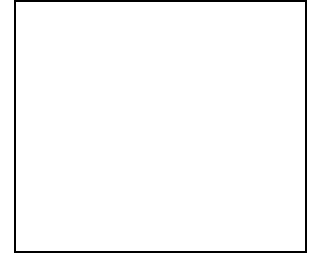




HISTORIC DISTRICT COMMISSION
Minutes August 11, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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, Cathy Flynn and Fiona Johnson

Meeting called at 4:00pm by Angus MacLeod

Oliver made the motion to approve the agenda with #4 being held until the next Old Business meeting 8/25/2026

Motion carries

In person: MacLeod Camp, Oliver and Patten

Zoom: Pohl, Paul and Thornewill

Early departures: Oliver at 4:45pm

Absent: Welch

I. COMMISSIONER COMMENTS

- Oliver requested that the Commission review and discuss the recently published Housing Production Plan before further action is taken. She emphasized reviewing the Plan before the August 19 joint meeting and expressed concern that the Plan or related processes could circumvent the Historic District Commission. She suggested commissioners consider attending the joint meeting of the Select Board and Planning/Housing Board to raise and address these concerns.

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus discussed the Housing Production Plan and federal historic preservation concerns. She offered to circulate the draft Plan and noted that Barrett, the Plan consultant, is also working on the Town Master Plan, including historic and cultural resources. She recommended discussing the Plan at an upcoming joint meeting. She also raised concerns about proposed national changes to Section 106, encouraged commissioners to review the proposals and submit individual comments, and noted the National Trust for Historic Preservation's letter campaign and upcoming webinar. Holly has drafted a letter as the Town's Preservation Planner, pending approval, and will share it with the board once sent.

III. HELD FOR A VIEW FROM NEW BUSINESS MEETING 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.	Blanca Ramos 14940	11 Bluet Ct	Fence	68/342	Self
	• <i>Commissioners: Pohl, MacLeod, Oliver, Patten; Alternates: none</i> • Oliver made the motion to approve • Motion carries unanimously				

IV. OLD 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.	2 Shore Nantucket, LLC 14960	2 Shore Rd VIEW	New pool	55.1.4/4.1	JB Studio
	• <i>Commissioners: MacLeod (Acting Chair), Pohl, Patten; Alternates: none; Recused: Oliver</i> • Patten made the motion to approve with the caveat that the pool is not visible at inspection and in perpetuity from Francis Street and the Salt Marsh Center parking lot. • Motion carries unanimously				
2.	Robert Sarkisian 11899	8 N. Mill St	House move on site 5'	55.4.4/78.2	LFW
	• <i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten and Paul; Alternates: none</i> • Paul made the motion to approve and to include an updated landscape plan that reflects plantings currently shown at this meeting and omits current fence and that this application is not precedent setting as each Certificate of Appropriateness (COA) is reviewed on its individual merits. • Motion carries 4-1 (Camp- nay)				

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|--|-------------------------------|---------------|------------------------|------------|-------------|
| 3. | Allen Miller 11963 | 1 Cherry St | New building | 55/372.1 | EMDA |
| <ul style="list-style-type: none"> Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver Pohl: Supported reintroducing a single-story garage mass to ground the building and further lowering the main gable. Agreed to hold for revisions. MacLeod: Preferred a continuous east gable, liked the porch revisions and removal of the exterior stairs, and recommended lowering the building or adding a lower mass to reduce bulk. Camp: Supported removing the garage but felt the building appeared boxier without it. Recommended lowering the main gable by about one foot, particularly due to views from the parking lot. Patten: Remained concerned about the building's overall size, height, and bulk and supported holding for further revisions. MacLeod made the motion to hold for revisions Motion carries unanimously | | | | | |
| 4. | 450 Green Park, LLC 14653 | 2 Stone Alley | Rev. 8882; add railing | 42.3.1/102 | LFW |
| <ul style="list-style-type: none"> Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul HOLD UNTIL 8/25/2026 | | | | | |
| 5. | Casino Partners II, LLC 14732 | 126 Main St | Driveway wall | 42.3.3/98 | Don Bracken |
| <ul style="list-style-type: none"> Commissioners: Welch, Oliver, MacLeod, Patten, Paul HOLD Board: MacLeod (Acting Chair), Pohl, Camp and Patten; Alternates: none Camp made the motion to approve minutes of July 21, 2026 Motion carries unanimously Board: MacLeod (Acting Chair), Pohl, Camp and Patten; Alternates: Thornewill, Paul Camp made the motion to adjourn at 5:10pm Motion carries unanimously | | | | | |