



MEETING POSTING

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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Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, August 05, 2025, 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: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Link below:

https://us06web.zoom.us/webinar/register/WN_DhEyO88uRfqkgUy-bBbFnA

To watch live feed, click here:

<https://www.youtube.com/live/umtVcL7cZFU>

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

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 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. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Connolly Realty Tr- 12967	150 Surfside Road	Curb cut	80/33	Self JP

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

III. OLD BUSINESS 08/05/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Warren M. James ETAL-12526	12 Madequecham Valley Rd	Relocate on site/addition	89/12	Emeritus, LTD
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten</i>				<i>Last heard 6/03/2025</i>
2.	ACK 007 Properties, LLC- 12823	46 Walsh Street	Garage/studio	29/101.1	Normand Residential
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul</i>				<i>Last heard 7/15/2025</i>
3.	Smiley Sea Street, LLC- 12819	10 Sea Street	New dwelling	42.4.2/50.1	Normand Residential
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten, Thornewill</i>				<i>Last heard 7/15/2025</i>
4.	Vestal Nantucket, LLC- 12439	85 Vestal Street	New dwelling	56/252	JB Studio
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Welch</i>				<i>Last heard 7/8/2025</i>
5.	Vestal Nantucket, LLC- 12442	85 Vestal Street	Garage/studio	56/252	JB Studio
6.	Vestal Nantucket, LLC- 12441	85 Vestal Street	Cabana	56/252	JB Studio
7.	Vestal Nantucket, LLC- 12440	85 Vestal Street	Pool	56/252	JB Studio
8.	Elisabeth Hussell- 10969	43 Orange Street VIEW	As-Built color change	42.3.2/222	LINK
	• <i>Commissioners: Welch, Camp, MacLeod, Patten, Paul</i>				<i>Last heard 9/10/2024</i>
9.	Nicole & Joel Whidden- 11541	11 Davis Street	New dwelling	82/75	Emeritus
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten</i>				<i>Last heard 7/22/2025</i>
10.	JDB 34 Liberty, LLC- 12161	34 Liberty Street	Replace frnt door/windows	42.3.4/82	Linda Williams
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten</i>				<i>Last heard 5/27/2025</i>
11.	3 Pops Ln Holding Tr- 12896	3 Pops Lane VIEW	Rev. 11088; re-site/reno GH	60.2.4/64.1	MCA+
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 7/29/2025</i>
12.	3 Pops Ln Holding Tr- 12895	3 Pops Lane	Garage	60.2.4/64.1	MCA+
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 7/29/2025</i>
13.	3 Pops Ln Holding Tr- 12897	3 Pops Lane	Pool	60.2.4/64.1	MCA+

IV. NEW BUSINESS 07/29/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	CNV Surf, LLC	68 Shawkemo	Hardscape	44/5	Jardins International AM
2.	Branden Scimone- 12944	4 Wood Hollow Road	Move off/demo dwelling	72/16	Robbie Newman CT
3.	Branden Scimone- 12945	4 Wood Hollow Road	New dwelling	72/16	Robbie Newman CT
4.	Branden Scimone- 12943	4 Wood Hollow Road	Cabana	72/16	Robbie Newman CT
5.	Branden Scimone- 12942	4 Wood Hollow Road	Pool	72/16	Robbie Newman CT
6.	Surfside Realty Tr	16 Walsh Street	Relocate/partial demo/reno	42.4.1/50	Robbie Newman CT
7.	Marshall Taylor	6 Starbuck Road VIEW	Driveway material change	59.3/64	Self CT
8.	170 Scarborough Tr 12937	20 Waquoit Road	Garage	90/5	CWA SW
9.	10 Marble Way NT 12930	10 Marble Way	Move/demo MH	66/104	Linda Williams SW
10.	10 Marble Way NT 12933	10 Marble Way	Move/demo garage	66/104	Linda Williams SW

V. OTHER BUSINESS

Approve Minutes-	
	• Next HDC Meeting August 12, 2025, New Business
	• 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.

*II 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 references are indicated as **highlighted** on the agenda

Additional Future Action items- Not to be acted on during current meeting