



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 AUG 28 PM 02:22

Original Posting Number: T 714

Original Posting Time: 2025 AUG 29 pm 02:59

Original Posting Number: T 717

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)

RECEIVED

2025 SEP 02 AM 09:59
NANTUCKET TOWN CLERK
Posting Number:T 718

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, September 2, 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_wWc93G2IRLkX5iaSWRqDYw#/registration

To watch live feed, click here:

<https://www.youtube.com/live/0QfAtbb48MA>

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. COMMISSIONER Q & A WITH PRESERVATION PLANNER

II. 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.	DuBois Helen 13132	5 Stone Post Wy	Pool	74/80	SMRD	CT

- Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

III. OLD BUSINESS 09/02/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Mark Howard- 12714	13A Willard St	Rev 11672; as-built skirt/AC	42.4.1/15.1	Thornewill Design	
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Agent- Thornewill					Last heard 7/01/2025
2.	Nancy Breckenridge- 12977	170 Cliff Rd	Guest House	41/68	MCA+	
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill					Last heard 8/26/2025
3.	Michelle Velle- 13137	10 Maxey Pond Rd	Sports Court	40/100	Outside by Design	
	• Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill					Last heard 8/26/2025
4.	Mark Welshimer- 12988	3 New Mill St	Addition	42.3.3/190	CWA	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten					Last heard 8/12/2025
5.	Easy St LLC 11953	4 Easy St	Wind/door/dormer alterations	42.3.1/79	Susan Shepard	
	• Commissioners: Welch, Camp, MacLeod, Patten, Thornewill, Recused: Oliver					Last heard 5/13/2025
6.	Kinney 13078	7 Delaney Rd	New dwelling	41/128	R Newman	
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill, Paul					Last heard 8/26/2025
7.	Kinney 13076	7 Delaney Rd	Solar Array	41/128	R Newman	
8.	Scimone 12945	4 Wood Hollow Rd	New dwelling	72/16	R Newman	
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill, Paul; Recused: Oliver					Last heard 8/19/2025
9.	Scimone 12943	4 Wood Hollow Rd	Cabana	72/16	R Newman	
10.	Scimone 12942	4 Wood Hollow Rd	Pool	72/16	R Newman	
11.	Surfside R.T. 12949	16 Walsh St	Re-site/demo/move	42.4.1/50	R Newman	
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Thornewill, Patten, Oliver					Last heard 8/19/2025
12.	Dean Lampe 12960	5 Gray Ave	New dwelling	67/320	Dean Lampe	
	• Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Recused: Oliver					Last heard 8/12/2025
13.	Dean Lampe 12973	5 Gray Ave	Shed	67/320	Dean Lampe	
14.	Dean Lampe 12974	5 Gray Ave	Pool	67/320	Dean Lampe	
15.	Vestal Nantucket LLC 12439	85 Vestal St	Main house revs	56/252	JB Studio	
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none; Recused: Thornewill					Last heard 8/19/2025
16.	Vestal Nantucket LLC 12442	85 Vestal St	Guest house	56/252	JB Studio	
17.	Vestal Nantucket LLC 12441	85 Vestal St	Cabana	56/252	JB Studio	
18.	Vestal Nantucket LLC 12440	85 Vestal St	Pool	56/252	JB Studio	
19.	1 Toombs Ct LLC 12912	1 Toombs Court	Mixed Use – Lot A, building 2	68/9	LFW	
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Recused: Oliver					Last heard 8/19/2025
20.	1 Toombs Ct LLC 12934	1 Toombs Court	Lot A Hardscape	68/9	LFW	
21.	1 Toombs Ct LLC 12914	1 Toombs Court	Duplex- Lot B, building 1	68/9	LFW	
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Recused: Oliver					Last heard 8/19/2025
22.	1 Toombs Ct LLC 12915	1 Toombs Court	Mixed Use- Lot B, building 2	68/9	LFW	
23.	1 Toombs Ct LLC 12932	1 Toombs Court	Lot B Hardscape	68/9	LFW	
24.	1 Toombs Ct LLC 12909	1 Toombs Court	Duplex- Lot C, building 1	68/9	LFW	
25.	1 Toombs Ct LLC 12910	1 Toombs Court	Mixed Use-Lot C, building 2	68/9	LFW	
26.	1 Toombs Ct LLC 12936	1 Toombs Court	Lot C Hardscape	68/9	LFW	

IV. NEW BUSINESS 8/26/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	ACKkoda LLC 13057	42 Shimmo Pond Rd	Rev 12633; color change	43/126	Botticelli & Pohl	CP
2.	Artist Assoc 13104	8 Federal St	New second floor addition	42.3.1/172	EMDA	SW
3.	Dukes Road LLC 13129	2 Dukes Rd	Tennis pergola	41/187	Botticelli & Pohl	CT
4.	Dukes Road LLC 13154	2 Dukes Rd	Barn revisions	41/187	Botticelli & Pohl	CT
5.	Nant Conserv. Found. 13130	220 Milestone Rd	Hardscape	51/1	Gryphon Arch	AC
6.	Shepard David 13148	10A W Dover	Rooftop solar	55.4.1/192	AckSmart	AC
7.	Norton's Noggins, LLC 13141	26 N. Cambridge St	Demo/move off dwelling	38/21	Botticelli & Pohl	JP
8.	Norton's Noggins, LLC 13142	26 N. Cambridge St	New dwelling	38/21	Botticelli & Pohl	JP

9. Dylan Wallace 13115 65 Polpis Rd Rooftop solar 43/13 Self VO

V. OTHER BUSINESS

Approve Minutes-	August 5, 2025; CLG Minutes June 27, 2025
	• Next HDC Meeting September 9, 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.

***I 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