



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2025 SEP 12 AM 10:16

Original Posting Number: T 761

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 12 PM 03:03
NANTUCKET TOWN CLERK
Posting Number: T 762

Committee/Board/s

Historic District Commission (HDC) – Old Business

Day, Date, and Time

Tuesday, September 16, 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_9T178ZvrTHi5nMPbspYU5A

To watch live feed, click here:

https://www.youtube.com/live/pZ9RNzm9i_E

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. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	David Menjivar 13233	6 Second Way	Shed	55/96	Structures Unltd VO
2.	Stepen Burbage 13239	47 Quidnet Rd	Renew COA 68676	21/143	Mellowes & Paladino VO
3.	Wight Wail II NT 13209	68 Center St	Driveway apron	42.4.3/102	LINK

4.	NOSTRA, LLC 13131	23 Youngs Way	New shed	68/324	Structures Unltd	VO
5.	Clay Street Development 13280	44 Skyline Dr	Move on frm 35 Meadowview- garage	79/990	Structures Unltd	VO

III. OLD BUSINESS 09/16/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Alfred Sanford, LLC 12830	10 Cato Lane	Rev 12631; MH	55/125	Ridgevale Development	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten</i>				<i>Last heard 8/26/2025</i>	
2.	Alfred Sanford LLC 12830	8 Cato Ln	New dwelling	55/663	Ridgevale Development	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten</i>				<i>Last heard 8/26/2025</i>	
3.	Surfside R.T. 12949	16 Walsh St	Re-site/demo/move	42.4.1/50	R. Newman	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten, Oliver</i>				<i>Last heard 9/02/2025</i>	
4.	Branden Scimone 12945	4 Wood Hollow Rd	New dwelling	72/16	R. Newman	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused Oliver</i>				<i>Last heard 9/02/2025</i>	
5.	Branden Scimone 12943	4 Wood Hollow Rd	Cabana	72/16	R. Newman	
6.	Branden Scimone 12942	4 Wood Hollow Rd	Pool	72/16	R. Newman	
7.	Smiley Sea Street, LLC 12819	10 Sea St	New Dwelling	42.4.2/50.1	Normand Residential	
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten, Thornewill</i>				<i>Last heard 8/05/2025</i>	
8.	ACK Local Management 13068	46 Hooper Farm Rd	New Dwelling	67/273.1	Kris Megna	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten</i>				<i>Last heard 8/26/2025</i>	
9.	Artist Association 13104	8 Federal	Addition	42.3.4/172	EMDA	
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul</i>				<i>Last heard 9/02/2025</i>	
10.	David Wallace 13161	35 Meadowview	New garage	56/131	Treff LaFleche	
	• <i>Commissioners: Welch, Camp, Macleod, Patten, Paul; Alternates: Thornewill</i>				<i>Last heard 8/26/2025</i>	
11.	David Wallace 13160	35 Meadowview	New guest house	56/131	Treff LaFleche	
	• <i>Commissioners: Welch, Camp, Macleod, Patten, Paul; Alternates: Thornewill</i>				<i>Last heard 8/26/2025</i>	
12.	100R Wauwinet Rd 13204	100R Wauwinet Rd	New dwelling VIEW	11/24.3	Botticelli & Pohl	
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul; Agent: Pohl</i>				<i>Last heard 9/09/2025</i>	
13.	1 Cliff Ln LLC 11494	1 Cliff Ln	Cabana	30/633	JB Studio	
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod; Alternates: none; Mullin: Patten</i>				<i>Last heard 1/28/2025</i>	
14.	St Mary's Church 12403	6 Orange St	Hardscape	42.3.1/148.1	Hollister	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Oliver</i>				<i>Last heard 5/20/2025</i>	
15.	28 Pine LLC 13019	28 Pine St	Fen rev/ replace foundation	42.3.2/47	Emeritus LTD	
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul</i>				<i>Last heard 8/12/2025</i>	
16.	K225 LLC 12925	126 Main St	Rev parking	42.3.3/98.1	LFW	
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill</i>				<i>Last heard 08/26/2025</i>	
17.	1 Toombs Ct LLC 12910	1 Toombs Ct	Mixed Use- lot 2, building 2	68/9	LFW	
	• <i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Paul, Patten; Alternates: none; Recused: Oliver</i>				<i>Last Heard 9/02/2025</i>	
18.	1 Toombs Ct LLC 12930	1 Toombs Ct	Lot C- Hardscape	68/9	LFW	

V. OTHER BUSINESS

Approve Minutes-

- Next HDC Meeting September 23, 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