



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, September 30, 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_1isMJatIRA2LxKKyM7hyaA#/registration

To watch live feed, click here:

<https://www.youtube.com/live/868iamx9s0w>

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: hdepubliccomment@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

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Surfside Realty Tr, LLC	16 Walsh St	Historic Determination	42.4.1/13	R.C. Newman HB

II. COMMISSIONER DISCUSSION AND/OR VOTE

- Revised HDC Meeting Schedule 10/21/25 – 1/27/26 due to Special Town Meeting Tuesday November 4, 2025

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER

IV. CARRYOVER AT COMMISSIONERS REQUEST FROM 9/23/2025 MEETING

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Fourteen Tautemo Real Tr 13304	14 Tautemo Rd	Shed color change	83/13	Emeritus, LTD
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Patten</i>				<i>Last heard 9/23/2025</i>
2.	Fourteen Tautemo Real Tr 13310	14 Tautemo Rd	Outbuilding color change	83/13	Emeritus, LTD

V. OLD BUSINESS 09/30/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Abigail Reardon- 12416	31 Shimmo Pond Rd	Deer fence	43/170	Caitlin Cooke
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill</i>				<i>Last heard 5/06/2025</i>
2.	Trevor Dunlap- 12825	21 Woodbury Ln	Rev 11974; portico/trm	41/547	Normand Residential
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 7/15/2025</i>
3.	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>
4.	Stephen Burlage- 13186	47 Quidnet Rd	MH addition	21/143	Mellowes & Paladino
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul</i>				<i>Last heard 9/09/2025</i>
5.	Stephen Burlage- 13187	47 Quidnet Rd	Guest house	21/143	Mellowes & Paladino
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul</i>				<i>Last heard 9/09/2025</i>
6.	David Wallace- 13196	35 Meadowview Dr	Main House addition	56/131	LDA Architects
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul</i>				<i>Last heard 9/09/2025</i>
7.	David Wallace- 13160	35 Meadowview Dr	Guest house	56/131	LDA Architects
	• <i>Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill</i>				<i>Last heard 9/16/2025</i>
8.	Alfred Sanford 12830	8 Cato Ln	New dwelling	55/663	Ridgevale Development
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten</i>				<i>Last heard 9/16/2025</i>
9.	George Metri- 9127	12 Angola St	Hardscape	54.4.4/78	KMLD
	• <i>Commissioners: Pohl, Welch, Camp, Thornewill, Patten; Alternates: none</i>				<i>Last heard 7/08/2025</i>
10.	Robert Sarkisian- 9409	8 N. Mill St	Hardscape	54.4.4/78.2	KMLD
	• <i>Commissioners: Pohl, Welch, Camp, Thornewill; Alternates: none</i>				<i>Last heard 7/08/2025</i>

VI. OTHER BUSINESS

Approve Minutes-	September 9, 2025
	• <i>Next HDC Meeting October 7, 2025, New Business</i>
	• 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.

***III 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