



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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NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, October 14, 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_2rnOimKPQEzwrZVFWVXww

To watch live feed, click here:

<https://www.youtube.com/live/gxGYQD2HfxQ>

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. OLD BUSINESS 10/14/2025

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Geoff Smith- 13163	22 Coffin St	Shed	73.4.1/36	E. Churchill
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 9/23/2025</i>
2.	Geoff Smith- 13164	22 Coffin St VIEW	Driveway revisions	73.4.1/36	E. Churchill
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 9/23/2025</i>
3.	Zach Dusseau- 13220	41 Macy's Ln VIEW	Roof top solar	68/34	ACK Smart
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul</i>				<i>Last heard 9/23/2025</i>
4.	Six Lily St, LLC 13326	6 Lily St (Sconset)	Addition/fenestration	73.3.1/109	Emeritus, LTD
	• <i>Commissioners: Welch, Camp, MacLeod, Thornewill, Patten; Alternates: Paul, Oliver</i>				<i>Last heard 9/23/2023</i>
5.	28 Pine LLC- 13019	28 Pine St	Fenest/ 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>
6.	Darrell Ferguson 12852	42 Chuck Hollow VIEW	Retaining wall	75/65.1	Self
	• <i>Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten, Oliver</i>				<i>Last heard 8/19/2025</i>
7.	Virginia Irwin 12621	115 Cliff Rd	New dwelling	41/7	Val Oliver Design
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Thornewill, Patten; Agent: Oliver</i>				<i>Last heard 6/10/2025</i>
8.	Virginia Irwin 12620	115 Cliff Rd	Garage/guest house	41/7	Val Oliver Design
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Thornewill, Patten; Agent: Oliver</i>				<i>Last heard 6/10/2025</i>
9.	Virginia Irwin 12616	115 Cliff Rd	Pool house	41/7	Val Oliver Design
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Thornewill, Patten; Agent: Oliver</i>				<i>Last heard 6/10/2025</i>
10.	Virginia Irwin 12619	115 Cliff Rd	Re-site shed	41/7	Val Oliver Design
11.	Virginia Irwin 12618	115 Cliff Rd	Pool	41/7	Val Oliver Design
12.	Van Velle 13314	10 Maxey Pond Rd	As-built deer fence	40/100	OID
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul</i>				<i>Last heard 9/23/2025</i>
13.	Dylan Wallace 13115	65 Polpis Rd VIEW	Rooftop Solar	43/13	Self
	• <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 9/09/2025</i>

IV. OTHER BUSINESS

Approve Minutes-	
	• Next HDC Meeting October 21, 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. • Discussion on presentation of applications limited to prior approval or existing; prior submitted and currently proposed.

***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