



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 28, 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_gUtVoMUoR0iw4e9kKEZCIQ#/registration

To watch live feed, click here:

<https://www.youtube.com/live/www-PoW6N9k>

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.	Chandra Miller 13500	13 W Dover St	Renew COA	55.4.1/196	Self	JP

III. CARRYOVER AT COMMISSIONERS REQUEST FROM 9/23/2025- 10 MARBLE WAY

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	10 Marble Wy Nom Tr 13275	10 Marble Wy VIEW	Lot 1-garage/ADU	66/104	Kris Megna
	• <i>Commissioners: Welch, Oliver, MacLeod, Thornehill, Paul; Alternates: Patten; Recused: Camp</i>				<i>Last heard: 9/23/2025</i>
2.	10 Marble Wy Nom Tr 13276	10 Marble Wy	Lot 1- duplex	66/104	Kris Megna
3.	10 Marble Wy Nom Tr 13274	10 Marble Wy	Lot 2- new dwelling	66/104	Kris Megna
4.	10 Marble Wy Nom Tr 13355	10 Marble Wy	Lot 2- new garage	66/104	Kris Megna
5.	10 Marble Wy Nom Tr 13356	10 Marble Wy	Lot 2- new cottage	66/104	Kris Megna

IV. VIEWS REQUESTED BY COMMISSION FROM 10/21/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Warner Peacock 13445	6 Fargo	Garage apt	14/61.1	Beau Barber SW
	• <i>Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none</i>				<i>Last heard 10/21/2025</i>
2.	Verizon NE 13451	14 Eel Pt Rd	Replace generator	40/64	ATT SW
3.	Boyd, Stacey 13459	8 Isobel's Wy	Rooftop solar BLDG 1	49/113	Sunwind LLC SW
	• <i>Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none</i>				<i>Last heard 10/21/2025</i>
4.	Boyd, Stacey 13460	8 Isobel's Wy	Rooftop solar BLDG 2	49/113	Sunwind LLC SW

V. OLD BUSINESS 10/28/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Trevor & Randi Dunlap 11974	21 Woodbury Ln	Portico, trim, fenestration	41/547	Normand
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: none</i>				<i>Last heard 9/30/2025</i>
2.	Webster Jr Tr, David 11793	11 S. Shore Rd	New Guest House	67/968.1	CWA
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten</i>				<i>Last heard 2/18/2025</i>
3.	16 Squam Road, LLC 13397	16 Squam Rd VIEW	New dwelling	21/147	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornehill, Paul</i>				<i>Last heard 10/07/2025</i>
4.	Six Lily Street, LLC 13326	6 Lily St	Addition/move on site	73.3.1/109	Emeritus LTD
	• <i>Commissioners: Welch, Camp, MacLeod, Thornehill, Patten; Alternates: Paul, Oliver</i>				<i>Last heard 10/14/2025</i>
5.	30 N Beach St, LLC 13432	30 N Beach St	New hotel building	29/130	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornehill, Paul</i>				<i>Last heard 10/07/2025</i>
6.	30 N Beach St, LLC 13405	30 N Beach St	Hardscape	29/130	Ahern, LLC
7.	Steven Chen Tr 13422	32 Hulbert Ave	Hardscape	29/72	LINK
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornehill, Paul</i>				<i>Last heard 10/07/2025</i>

VI. NEW BUSINESS 9/23/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matt Mulcahy 13321	25 Prospect St	Demo/move off dwelling	55.4.4/91	LFW SW
	• <i>Hold until 10/28/2025</i>				
2.	Matt Mulcahy 13320	25 Prospect St	Demo move off shed	55.4.4/91	LFW SW
	• <i>Hold until 10/28/2025</i>				

VII. NEW BUSINESS 10/21/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	W. Scott Oldakowski 13559	34A Walsh St	New dwelling	29/106	EMDA VO
2.	Quince St Trust 13461	4 Quince St	Fire escape	42.3.4/20	Val Oliver Design RP
3.	Knapp Trust, Etal 13463	23 Goldfinch Dr	Dormer	68/512	Val Oliver Design RP
4.	ACKside down, LLC 13515	20 Polliwog Pond Rd	Fencing	55/422.3	Sanne Payne RP
5.	Joe Cafferelli 13520	11 Milk St	front door/shutter color change	42.3.3/84	Frank Daily RP
6.	Kings Way LLC 13540	3 Kings Way	Fence	41/116.1	Plame Dimitrov AM

VIII. OTHER BUSINESS

Approve Minutes-

- Next HDC Meeting November 18, 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