



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2025 DEC 12 AM 10:52P

Original Posting Number: T 1013

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 DEC 16 PM 02:00
NANTUCKET TOWN CLERK
Posting Number: T 1034

Committee/Board/s | Historic District Commission (HDC) – Old Business

Day, Date, and Time | Tuesday, December 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, Chair

To join the Historic District Commission meeting click on the Zoom Link below:

https://us06web.zoom.us/webinar/register/WN_njEcPpZSr-oDQ9HITT58Q#/registration

To watch live feed, click here:

[Nantucket Historic District Commission - December 16, 2025](#)

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 Johnso, 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 DISCUSSION

- Change to Old Business Meeting hours; 4pm- 7pm; effective mid-January 2026.

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Vitto Petruzzella 13263	9 Nobadeer Way	New dwelling	68/116	Kris Megna	CT
2.	Vitto Petruzzella 13264	9 Nobadeer Way	2 nd dwelling	68/116	Kris Megna	CT
3.	Vitto Petruzzella 13262	9 Nobadeer Way	Garage/ADU	68/116	Kris Megna	CT
4.	Alfred Sanford 13874	35 Vesper Ln	Window/doors	55/125	Ridgevale Development VO	
5.	Thomas Lehmacher 13870	14 Meadowview Rd	Window replacement	56/144	Thornewill Design	VO

6.	Susan Bannon 13878	2A Winn St	Window and door revisions	41/183.1	NAG	VO
7.	Golden Pond, LLC 13850	64 & 66 Baxter Rd	Rev. 13084; cabana	49/188 & 51	WAPD	VO
8.	12 W. Sankaty 13851	12 West Sankaty RD	Rev. 12727; add window	73.4.2/82	EMDA	VO
9.	32 Woodbine LLC 13881	32 Woodbine St	Rev. garage 2' wider	80/188	MCA+	AC
10.	NHA 13846	15 Broad St	Roof change	42.4.2/61	Lydon & Sons	AC
11.	Town of Nantucket 13860	9 Backus Ln	Baseball dugout- Home	67/16 & 401	Brook Meerbergen	AC
12.	Town of Nantucket 13861	9 Backus Ln	Baseball dugout- Visitor	67/16 & 401	Brook Meerbergen	AC
13.	Six Corners, LLC 13871	20 India St	Roof change	42.3.4/22	M. Freedman	AC

III. 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.	41 W. Miacomet Tr 13867	41 W. Miacomet Rd	Rev. 7672; reduce pool size	86/13.1	Jardins International	VO
	Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
2.	Fowzie Sabiah 13852	77 Hooper Farm Rd	Rooftop solar	67/328	Craig Orn	VO
	Due to lack of visibility of the rear (typically, not approved on light gray roof). If roof is re-shingled, it should be black.					

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER**V. OLD BUSINESS 12/02/2025**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Tom Myers 13606	20 Massachusetts Ave	Boathouse	60.3.1/321	Val Oliver Design	
	Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Agent: Oliver					Last heard 11/18/2025

VI. OLD BUSINESS 12/16/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Warren Peacock 13445	6 Fargo Way VIEW	Garage Apartment	14/61.1	Beau Barber	
	Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none					Last heard 10/21/2025
2.	17 Eat Fire Spring, LLC 13395	17 Eat Fire Spring Rd	Door/window change	20/58	EMDA	
	Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none					Last heard 10/21/2025
3.	Virginia Irwin 12621	115 Cliff Rd	New dwelling	41/7	Val Oliver Design	
	Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent Oliver					Last heard 10/14/2025
4.	Virginia Irwin 12629	115 Cliff Rd	Guest house/garage	41/7	Val Oliver Design	
	Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent Oliver					Last heard 10/14/2025
5.	Virginia Irwin 12616	115 Cliff Rd	Pool house	41/7	Val Oliver Design	
	Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent Oliver					Last heard 10/14/2025
6.	Virginia Irwin 12619	115 Cliff Rd	Re-site shed	41/7	Val Oliver Design	
	Track					
7.	Virginia Irwin 12618	115 Cliff Rd	Pool/hardscape	41/7	Val Oliver Design	
	Track					
8.	Maxwell House, LLC 13707	15 Cliff Rd	Rev. 5805; driveway	42.4.4/56	MCA+	
	Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten					Last heard 11/18/2025
9.	30 N. Beach St., LLC 13432	30 N. Beach St.	New hotel building	29/130	Emeritus, LTD	
	Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul					Last heard 10/28/2025
10.	30 N. Beach St., LLC 13405	30 N. Beach St.	Hardscape	29/130	Ahern, LLC	
	Track					
11.	Dara Foundyler 13207	8 Massachusetts Av	New boat house/garage	60.2.4/1	LINK	
	Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: Thornewill					Last heard 12/02/2025
12.	Steven Chen Tr. 13422	32 Hulbert Av	Hardscape	29/72	LINK	
	Commissioners; Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: Thornewill					Last heard 11/18/2025
13.	Michelle Kolb 13662	8 Macy Rd	Hardscape	60/246	Michelle Kolb	
	Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill, Paul					Last heard 12/02/2025
14.	Vestal Nantucket LLC	85 Vestal St	New dwelling	56/252	JB Studio	
	Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Recused: Thornewill					Last heard 12/02/2025
15.	Vestal Nantucket LLC	85 Vestal St	Garage/studio	56/252	JB Studio	
	Commissioners: Pohl (Acting Chair), Welch, Camp, MacLeod, Patten; Alternates: Paul; Recused: Thornewill					Last heard 12/02/2025
16.	Vestal Nantucket LLC	85 Vestal St	Shed	56/252	JB Studio	
	Track					
17.	Vestal Nantucket LLC	85 Vestal St	Pool-hardscape	56/252	JB Studio	
	Track					

VII. OTHER BUSINESS	
Approve Minutes	December 2, 2025
	• Next HDC Meeting January 6, 2026- New Business
Future Discussion Topics	• 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. • 3D Renderings • Walkthroughs • Consents • Incomplete applications

***IV 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 reference are indicated as **highlighted** on the agenda.

ADDITIONAL FUTURE ACTION ITEMS - NOT TO BE ACTED ON DURING CURRENT MEETING