



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 JAN 09 AM 10:17

Original Posting Number: T 025

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

2026 JAN 13 AM 11:23
NANTUCKET TOWN CLERK
Posting Number: T 043

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, January 13, 2026, 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:

[Webinar Registration - Zoom](#)

To watch live feed, click here:

[Nantucket Historic District Commission - January 13, 2026](#)

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 Sherrieff, 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 AND/OR VOTE

- Change to Old Business Meeting hours; 4pm- 7pm; effective next Old Business meeting- January 27, 2026.
- Proposal of the Certified Local Government (CLG) being the appointing authority of an Historic Preservation sector member to the Nantucket Planning & Economic Development Commission (NP&EDC), votes may be taken.

II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Elizabeth Wetherman 13964	22 Burnell St	Roof change	73/2.1	T & T Roofing	CP
2.	Jason Maroney 13961	29 Rhode Island Av	Porch roof	60.3.1/132	Thornewill Design	VO

3.	NISHA 13965	25 Airport Rd	Roof top solar	68/727	ACK Smart	VO
4.	138 OSR, LLC 13968	138 Old South Rd	Roof top solar	69/11	Cotuit Solar	VO
5.	Peter Hicks 13984	268 Polpis Rd	Pool-hardscape	25/29	Atlantic Landscaping	VO
6.	Hornbeam Thompson 13981	1 Crow's Nest Wy	Roof/wind/door	12/23	Thornewill Design	VO
7.	Catherine Molnar 13982	12R Skyline Dr	Hardscape/fence/gate	79/35	Jardins Intl	VO
8.	Charles Johnson Tr 13983	5 Farmers St	Historic Determination	42.3.2/160	R. Newman	HB

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.	Linger Longer, LLC 13978	10 Warren St	Roof change	55.4.1/39.2	Chris Lydon	CP
	• Date of construction to be written on the COA.					
2.	Navy Whale, LLC 13977	3 W Chester St	Roof change	42.4.3/14	Chris Lydon	CP
	• Date of construction to be written on the COA.					
3.	29 Hinsdale Rd, LLC 13976	29 Hinsdale Rd	Roof change	68/410	Chris Lydon	CP
	• Date of construction to be written on the COA.					

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.	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
2.	Virginia Irwin 12620	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
3.	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
4.	Virginia Irwin 12619	115 Cliff Rd	Re-site shed	41/7	Val Oliver Design	
	• Track					
5.	Virginia Irwin 12618	115 Cliff Rd	Pool/hardscape	41/7	Val Oliver Design	
	• Track					
6.	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
7.	30 N. Beach St., LLC 13405	30 N. Beach St.	Hardscape	29/130	Ahern, LLC	
	• Track					
8.	Vestal Nantucket LLC 12439	85 Vestal St	New dwelling	56/252	JB Studio	
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Recused: Thornewill					Last heard 12/02/2025
9.	Vestal Nantucket LLC 12442	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
10.	Vestal Nantucket LLC 12441	85 Vestal St	Shed	56/252	JB Studio	
	• Track					
11.	Vestal Nantucket LLC 12440	85 Vestal St	Pool-hardscape	56/252	JB Studio	
	• Track					

VII. OLD BUSINESS 01/13/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Seven Pleasant, LLC 13784	7 Pleasant St	Hardscape	42.3.3/158	Greyson Keller	
	• Commissioners: Welch, Pohl, Camp, Thornewill, Paul; Alternates: Patten					Last heard 12/09/2025
2.	Warner Peacock 13445	6 Fargo Way	Garage apartment	14/61.7	Beau Barber	
	• Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none					Last heard 12/16/2025
3.	Thirty-Seven Squam 13289	37 Squam Rd VIEW	Studio	13/26	Gryphon Architects	
	• Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates Patten, Paul					Last heard 09/23/2025
4.	George Ellis 10849	14 New Mill St	Window replacement	55.4.4/12	Vincent Cannamela	
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: none					Last heard 08/06/2024
5.	Nant Prop Owner 13647	14 Beach Grass	Shed	68/395	Structures Unltd	
	• Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Thornewill, Patten					Last heard 12/09/2025
6.	17 ACK, LLC 13805	17 Hooper Farm Rd	Second dwelling	55/220.3	Reid Yenor	
	• Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Thornewill, Patten					Last heard 12/09/2025

7.	17 ACK, LLC 13807	17 Hooper Farm Rd	Primary dwelling	HDC Old Business Meeting 01/13/2026 55/220.3	Reid Yenor
	• Track				
8.	28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
	• Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill				Last heard 12/02/2025

VIII. OTHER BUSINESS

Approve Minutes	
	Next HDC Meeting January 20, 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.

Old Historic District ‘Sconset Old Historic District Madaket

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