



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2026 JAN 23 AM 10:18

Original Posting Number: T 066

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 27 AM 10:39
NANTUCKET TOWN CLERK
Posting Number:T 073

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, January 27, 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:
https://us06web.zoom.us/webinar/register/WN_DZwnBOqTIOgMdhQOvvadA#/registration

To watch live feed, click here:
<https://www.youtube.com/live/VwdSq6rZGnw>

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. ANNOUNCEMENTS

- Change to Old Business Meeting hours; 4pm- 7pm effective 1/27/2026

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

III. 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>
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1.	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: Thornewill, Paul</i>				<i>Last heard 10/28/2025</i>
2.	30 N. Beach St., LLC 13405	30 N. Beach St.	Hardscape	29/130	Miroslava Land + Design
	• <i>Track</i>				

IV. 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.	George Ellis 10849	14 New Mill St	Window replacement	55.4.4/12	Vincent Cannamela
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: none</i>				<i>Last heard 08/06/2024</i>
2.	28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
	• <i>Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill</i>				<i>Last heard 12/02/2025</i>

V. OLD BUSINESS 01/27/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	FP 4 N. Water St 13697	4 N. Water St.	Hardscape/fence	42.4.2/90	Miroslava Land + Design
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, Thornewill; Alternates: Paul, Patten</i>				<i>Last heard 12/09/2025</i>
2.	K225, LLC 13820	126R Main St VIEW	Chimney	42.3.3/98.1	JB Studio
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Patten, Thornewill</i>				<i>Last heard 12/09/2025</i>
3.	Greg Raiff 13786	100 Low Beach Rd	Addition	75/27	Val Oliver Design
	• <i>Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Agent: Oliver</i>				<i>Last heard 01/06/2026</i>
4.	Seventy Eight Cliff, LLC 13908	78 Cliff Rd	New dwelling	30/71	Sophie Metz
	• <i>Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Recused Oliver</i>				<i>Last heard 01/06/2026</i>
5.	Wolfram Family Tr 13849	7 Folger Ln	Rev. 11662; garage	42.4.4/33.3	WAPD
	• <i>Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Recused: Oliver</i>				<i>Last heard 01/06/2026</i>
6.	David Gregory 13832	53 Nobadeer Av	New dwelling	88/54.1	WAPD
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 01/06/2026</i>
7.	Six Lily Street, LLC 13326	6 Lily St	Addition/fenestration	73.3.1/109	Emeritus
	• <i>Commissioners: Welch, Camp, MacLeod, Thornewill, Patten; Alternates: Paul</i>				<i>Last heard 12/02/2025</i>
8.	Six Lily Street, LLC 13326	6 Lily St	Historic Determination	73.3.1/109	Emeritus
	• <i>Track</i>				
9.	7 Orange St, LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul</i>				<i>Last heard 01/06/2026</i>
10.	Vestal Nantucket, LLC 12439	85 Vestal St	New dwelling	56/252	JB Studio
	• <i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Recused: Thornewill</i>				<i>Last heard 01/13/2026</i>
11.	Vestal Nantucket, LLC 12442	85 Vestal St	Guest house	56/252	JB Studio
	• <i>Commissioners: Pohl (Acting Chair), Welch, Camp, MacLeod, Patten; Alternates: Paul; Recused: Thornewill</i>				<i>Last heard 12/02/2025</i>
12.	Vestal Nantucket, LLC 12440	85 Vestal St	Pool- hardscape	56/252	JB Studio
	• <i>Track</i>				

VI. OTHER BUSINESS

Approve Minutes	January 13, 2026; January 20, 2026
	• <i>Next HDC Meeting February 3, 2026- New Business</i>
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

***II 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

Cancelled