



MEETING POSTING

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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)

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, February 10, 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_As1XgyL8SQyw4P-6WEpCtw#/registration

To watch live feed, click here:

<https://www.youtube.com/live/XIM3j12-4Zg>

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. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	John Warner 14096	12 Derrymore Rd	Add pent roof	41/241	Daily Construction	VO
2.	Alex Glasier 14098	57 Madaket Rd	Temporary structure	41/201.2	Steve Hollister	VO
3.	Somersack, LLC 14109	5 High Brush Path	Rev. 10786; remv pergola	56/388	Topham Design	VO
4.	12 N Pasture R. T. 14107	12 N. Pasture Ln	Shed	44/89	Alex Boyce	VO
5.	Arthur Hogan 14003	61 Tom Nevers	Re-site shed	76/55	Structures Unltd	VO
6.	Amelia Properties, LTD 14100	8 Amelia Dr	Roof change	67/445	Val Oliver Design	CP
7.	Klaudius & Leipa 14117	5 Chestnut St	Roof change	42.3.1/5	T & T Roofing	CP
8.	Cappo Real Estate 14106	46 Milestone Rd	Shed	54/113.1	EMDA	CP

II. CONSENTS WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Steven Garfinkel 14101	13 Starbuck Rd	Rev. 13747; pool	60/113	Thornewill Design	VO
	• Pool not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	David Worth 14108	19 Long Pond Rd	Shed	59/37.1	Self	VO
	• Change roof pitch on plans and COA to 7:12.					
3.	Klaudius & Leipa 14118	33 Center St	Roof change	42.3.1/4	T & T Roofing	CP
	• Date of construction added to the COA.					
4.	19 Sherburne Tmpk N.T. 14135	19 Sherburne Turnpike	Pool-spa	30/173.1	Edgewater	VO
	• Pool and spa not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER**IV. TO BE HEARD AT REQUEST OF THE COMMISSION FROM 02/03/2026**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Town of Nantucket 14040	83 Washington St	Addition	42.2.3/23	Val Oliver Design	
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Agent: Oliver Last heard 02/03/2026					

V. 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.	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					
2.	30 N. Beach St., LLC 13405	30 N. Beach St.	Hardscape	29/130	Miroslava Land + Design	
	• Track					

VI. 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	
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: none Last heard 08/06/2024					
2.	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					

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

VIII. OLD BUSINESS 02/10/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Shelley Dolan 13913	1 Pawguvet Ln	New dwelling	30/129.1	Normand Residential	
	• Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: Thornewill; Recused: Welch Last heard 01/06/2026					
2.	Stacey Davis 13855	13 Williams St	New dwelling	55/134	Val Oliver Design	
	• Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Agent: Oliver Last heard 01/06/2026					

IX. OTHER BUSINESS	
Approve Minutes	February 3, 2026
	• Next HDC Meeting February 17, 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

***III 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.

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