



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
Posting Number:T 156

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, March 3, 2026, at 4:00pm – no later than 7:00 PM *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_ZmOYVitWT_2VI2S8MP6GHw#/registration

To watch live feed, click here:
https://www.youtube.com/live/Z20CrXoI_mI

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. PUBIC HEARING- UPDATE TO HDC FEE SCHEDULE

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

III. OLD BUSINESS 01/27/2026

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	7 Orange St, LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus
	• Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten; Recused: Thornewill				Last heard 2/10/26
2.	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

- HDC Old Business Meeting 03/03/2026
3. 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*
 4. Vestal Nantucket, LLC **12440** **85 Vestal St** Pool- hardscape 56/252 JB Studio
 • **Track**

IV. 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 Pawgvet Ln	New dwelling	30/129.1	Normand Residential
	• <i>Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: Thornewill; Recused: Welch</i>				<i>Last heard 01/06/2026</i>
2.	Stacey Davis 13855	13 Williams St	New dwelling	55/134	Val Oliver Design
	• <i>Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Agent: Oliver</i>				<i>Last heard 01/06/2026</i>

V. OLD BUSINESS 03/03/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Flagship Club 11963	1 Cherry St	New building	55/377.1	EMDA
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i>				<i>Last heard 03/18/2025</i>
2.	Greg Raiff 13786	100 Low Beach Rd	Alterations	75/27	Val Oliver Design
	• <i>Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Agent: Oliver</i>				<i>Last heard 02/10/2026</i>
3.	Seamac ACK 14055	4 Westerwick Wy	Garage	73/32	LFW
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten</i>				<i>Last heard 02/03/2026</i>
4.	Robert Sarkisian 11899	8 N. Mill St	House move on site 5'	55.4.4/78.2	LFW
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver</i>				<i>Last heard 03/25/2025</i>
5.	Ralph Lauren 14070	16 Main St	Rev.47890; roof walk	42.3.1/179	LFW
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 02/03/2026</i>
6.	David Gregory 13832	53 Nobadeer Ave	New dwelling	88/54.1	WAPD
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 02/10/2026</i>
7.	Sower Property LLC 13564	6 Coffin St	New dwelling	42.3.2/21.1	MCA+
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Paul, Welch</i>				<i>Last heard 11/18/2025</i>
8.	St. Paul's Episcopal 14071	18 Fair St	Fence	42.3.2/6	Emeritus, LTD
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i>				<i>Last heard 02/03/2026</i>
9.	NIR 14195	19 N Water St- Lot 8	Add chimney	42.3.2/3	Emeritus, LTD
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten</i>				<i>Last heard 02/17/2026</i>
10.	N. Water Holdings 14079	17 N. Water St	Addition	42.4.2/49	Emeritus, LTD
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten</i>				<i>Last heard 02/03/2026</i>
11.	FP 4 N. Water 14194	4 N. Water St	Rev. 13315; fenest/chimney	42.4.2/90	Emeritus, LTD
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, Patten, MacLeod; Alternates: Paul</i>				<i>Last heard 02/17/2026</i>
12.	69 Monamour, LLC 14104	69 Monomoy Rd	Gate	43/102	Miroslava L + D
	• <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Thornewill; Alternates: Paul, Patten</i>				<i>Last heard 02/03/2026</i>

VI. OTHER BUSINESS

Approve Minutes	February 10, 2026; February 17, 2026
	• Next HDC Meeting March 10, 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

***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.

Old Historic District Sconset Old Historic District Madaket

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