



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2026 MAR 11 PM 02:10

Original Posting Number: T 195

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 MAR 12 PM 03:35
NANTUCKET TOWN CLERK
Posting Number:T 205

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

Day, Date, and Time | Tuesday, March 17, 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_yq-gKrrxSEuqQrxebcSCYQ#/registration

To watch live feed, click here:

<https://www.youtube.com/live/iJxE4twAbs>

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. COMMISSIOER DISCUSSION AND/OR VOTE

- Definition of demolition (inclusive levels of demolition) *not anticipated by the Chair within 48 hours.

II. COMMISSIONER DISCUSSION AND/OR VOTE

- Unapproved demolitions & fines *not anticipated by the Chair within 48 hours.

III. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	6 Tautemo LLC 14208	6 Tautemo Way	Shed	83/19	LINK	VO
2.	Todd Stout 14212	65 Meadowview Dr	Window/door change	56/169.6	Self	VO
3.	Kathryn Flynn 14306	3 Newtown Rd	As-Built window/door change	55/210	Self	SW

4.	Town of Nantucket 14288	38 W. Chester St	Window replacement	41/151	Paul Berard	VO
5.	Town of Nantucket 14277	188 Madaket Rd	HVAC/exhaust equip	58/38.1	SMRT	VO
6.	Nick Johnson 14290	250 Madaket Rd	Rooftop solar	59.4/213	Cotuit Solar	VO
7.	Jerry Adams 14289	6 Meadowview Dr	Rooftop solar	56/148	Cotuit Solar	VO
8.	8 Highland 1031, LLC 14304	8 Highland Av	Door color change	30/287	T. Savov	VO
9.	HFR 19 ACK, LLC 14303	19 Hooper Farm Rd	Demo/move shed	55/220.6	Reid Yenor	VO
10.	Terry Norton 14299	5B Mary Ann Dr	Roof change	68/215.4	T&T Roofing	VO
11.	Hey Lover, LLC 14294	38 Lovers Ln- Lot A	Rev. 13032; cabana	68/65	Normand Residential	VO

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

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.	7 Orange St, LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus
	<ul style="list-style-type: none"> Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten; Recused: Thornewill 				
2.	Vestal Nantucket, LLC 12439	85 Vestal St	New dwelling	56/252	JB Studio
	<ul style="list-style-type: none"> Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Recused: Thornewill 				
3.	Vestal Nantucket, LLC 12442	85 Vestal St	Guest house	56/252	JB Studio
	<ul style="list-style-type: none"> Commissioners: Pohl (Acting Chair), Welch, Camp, MacLeod, Patten; Alternates: Paul; Recused: Thornewill 				
4.	Vestal Nantucket, LLC 12440	85 Vestal St	Pool- hardscape	56/252	JB Studio
	<ul style="list-style-type: none"> Track 				

VI. 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.	FP 4 N. Water 14194	4 N. Water St	Rev. 13315; fenest/chimney	42.4.2/90	Emeritus, LTD
	<ul style="list-style-type: none"> Commissioners: Pohl (Acting Chair), Camp, Oliver, Patten, MacLeod; Alternates: Paul 				

VII. OLD BUSINESS 03/17/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	2 Shore Nantucket, LLC 14069	2 Shore Rd VIEW	Addition to MH	55.1.4/4.1	Warren Ard
	<ul style="list-style-type: none"> Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver 				
2.	2 Shore Nantucket, LLC 14066	2 Shore Rd	In deck pool	55.1.4/4.1	Warren Ard
	<ul style="list-style-type: none"> Held to track 				
3.	10 Meadowview Dr, LLC 14110	10 Meadowview Dr	Dormers, porch	56/146	Thornewill Design
	<ul style="list-style-type: none"> Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul 				
4.	Harborvue, LLC 14121	94 Hulbert Av	MH addition	30/50	SMRD
	<ul style="list-style-type: none"> Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver 				
5.	Cato Lane Prop Co. 14160	8 Cato Ln	Pool-hardscape	55/663	Ridgevale Development
	<ul style="list-style-type: none"> Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver 				
6.	Cato Lane Prop Co. 14161	10 Cato Ln	Pool-hardscape	55/125	Ridgevale Development
	<ul style="list-style-type: none"> Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver 				
7.	198 HP, LLC 14203	198 Hummock Pond Rd VIEW	New dwelling	65/29	Emeritus, LTD
	<ul style="list-style-type: none"> Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul 				
8.	198 HP, LLC 14193	198 Hummock Pond Rd	Garage	65/29	Emeritus, LTD
	<ul style="list-style-type: none"> Held to track 				
9.	28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
	<ul style="list-style-type: none"> Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill 				

VIII. OTHER BUSINESS

Approve Minutes	March 11, 2026
	<ul style="list-style-type: none"> Next HDC Meeting March 24, 2026- New Business
Future Discussion Topics	<ul style="list-style-type: none"> 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 Scenset Old Historic District Madaket

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