



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 231

Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Tuesday, March 31, 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_Ws_G9nMFSMm4PAn6DKVO0A#/registration

To watch live feed, click here:

<https://www.youtube.com/live/3iV2LhPm4gQ>

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. COMMISSIONER Q & A WITH PRESERVATION PLANNER

II. 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.	198 HP, LLC 14203	198 Hummock Pond Rd VIEW	New dwelling	65/29	Emeritus, LTD
	• <i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul</i>				<i>Last heard 02/17/2026</i>
2.	198 HP, LLC 14193	198 Hummock Pond Rd	Garage	65/29	Emeritus, LTD
	• <i>Held to track</i>				
3.	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 02/10/2026</i>

III. OLD BUSINESS 03/31/2026

	<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 Pawguyet Ln	New dwelling	30/129.1	Normand Residential
	• Commissioners: Camp (Acting Chair), Oliver, MacLeod, Thornewill, Patten; Alternates: none; Recused: Welch				Last heard 03/03/2026
2.	Francis Farrell 13641	4 Westmoor Ln	400sf addition	41/12	John Cazayoux
	• Commissioners: Welch, Pohl, MacLeod, Patten, Paul; Alternates: none; Recused: Camp				Last heard 12/02/2025
3.	BAG Nom. Realty Tr. 14087	9 New Jersey Av	New dwelling	60.3.1/40.8	Shelter 7
	• Commissioners: Welch, Pohl, Oliver, MacLeod, Paul; Alternates: Patten				Last heard 02/17/2026
4.	Virgina Irwin 12621	115 Cliff Rd	Main House	41/7	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent: Oliver				Last heard 01/13/2026
5.	Virgina Irwin 12620	115 Cliff Rd	Guest house	41/7	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent: Oliver				Last heard 01/13/2026
6.	Virgina Irwin 12619	115 Cliff Rd	Re-site shed	41/7	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent: Oliver				Last heard 01/13/2026
7.	Virgina Irwin 12616	115 Cliff Rd	Pool house	41/7	Val Oliver Design
	• Track				
8.	Virgina Irwin 12618	115 Cliff Rd	Pool-hardscape	41/7	Val Oliver Design
	• Track				
9.	159 Orange, LP 14242	159 Orange St	New building	55/169+170	Val Olver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten, Paul; Agent: Oliver				Last heard 03/10/2026
10.	Cato Ln Prop Co. 14160	8 Cato Ln	Pool-hardscape	55/663	Ridgevale Development
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver				Last heard 03/17/2026
11.	Cato Ln Prop Co. 14161	10 Cato Ln	Pool-hardscape	55/125	Ridgevale Development
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver				Last heard 03/17/2026
12.	Tanner Powell 14267	Oliver's Way Lot 31	New dwelling	49/166	Emeritus, LTD
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill, Paul; Recused Oliver				Last heard 03/10/2026
13.	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 02/10/2026
14.	30 N. Beach St, LLC 13405	30 N. Beach St	Hardscape	29/130	Emeritus, LTD
	• Track				
15.	7 Orange St., LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus, LTD
	• Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none; Recused: Thornewill				Last heard 03/17/2026
16.	ThirtySevenSquam RdNT 13289	37 Squam Rd	New gym structure	13/26	Gryphon Architects
	• Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul				Last heard 01/13/2026

IV. OTHER BUSINESS

Approve Minutes	
	Next HDC Meeting April 7, 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

***I 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