



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, April 14, 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_KOO7WM6DTMulf05BqeX0wA#/registration

To watch live feed, click here:
<https://www.youtube.com/live/Hc6UxWDKHHQ>

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 03/31/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Cato Ln Prop Co. 14160	8 Cato Ln	Pool-hardscape	55/663	Ridgevale Development
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i>				<i>Last heard 03/17/2026</i>
2.	Cato Ln Prop Co. 14161	10 Cato Ln	Pool-hardscape	55/125	Ridgevale Development
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i>				<i>Last heard 03/17/2026</i>

3.	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
4.	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
5.	30 N. Beach St, LLC 13405	30 N. Beach St	Hardscape	29/130	Emeritus, LTD
	• Track				
6.	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
7.	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

III. OLD BUSINESS 04/14/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Von Velle 14227	10 Maxey Pond Rd	Guest house	40/100	CWA
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod, Alternates: Thornewill, Patten, Paul				Last heard 03/10/2026
2.	Joe Minella 14319	5 Gingy Ln	New dwelling	41/852	R. Newman
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul				Last heard 03/24/2026
3.	Allen Miller, Inc. 11963	1 Cherry St	New building	55/377.1	EMDA
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver: Mullin: Paul				Last heard 03/03/2026
4.	198 HP, LLC 14203	198 Hummock Pond Rd	New dwelling	65/29	Emeritus, LTD
	• Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Paul				Last heard 03/31/2026
5.	Servants Heart 14286	42 Monohansett Rd	Rev. 10186; downsize bldg.	79/55	Val Olver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Agent: Oliver				Last heard 03/24/2026
6.	159 Orange St., LLP 14242	159 Orange St	New building	55/169+170	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Agent: Oliver				Last heard 03/31/2026
7.	Greco Qual. Pers. Res. Tr 13594	7 Maxey Pond Rd VIEW	New pool house	40/104	CWA
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul				Last heard 11/18/2025
8.	Adam West 14354	118 Eel Point Rd VIEW	New dwelling	32/34	Emeritus, LTD
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten				Last heard 03/24/2026
9.	Richard Bellevue 14363	118 Eel Point Rd	Pool-hardscape	32/34	Atlantic Landscaping
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Paul; Alternates: Patten				Last heard 03/24/2026
10.	Starbuck Court, N.T. 14365	1 R Old North Whf	Rev. 8806; add shed drmr	42.3.1/80	Emeritus, LTD
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Paul				Last heard 03/24/2026
11.	2 Shore Nantucket, LLC 14069	2 Shore Rd	Addition to MH	55.1.4/4.1	Warren Ard
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver				Last heard 03/17/2026
12.	2 Shore Nantucket, LLC 14066	2 Shore Rd	In deck pool	55.1.4/4.1	Warren Ard
	• Held to track				

IV. OTHER BUSINESS

Approve Minutes	March 17, 2026
	Next HDC Meeting April 28, 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

***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.

Old Historic District Sconset Old Historic District Madaket

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