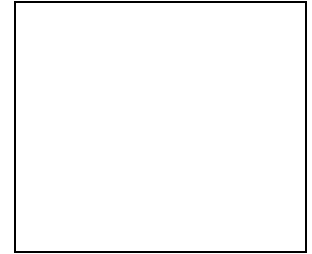




HISTORIC DISTRICT COMMISSION

Minutes March 17, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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 and Fiona Johnson

Holly Backus left the meeting at 4:50pm
Present: Welch, Camp, MacLeod, Patten
Remote: Pohl, Thornewill, Paul
Late arrivals: Oliver at 5:35PM

Meeting called order at 4:05pm by Stephen Welch
MacLeod made the motion to approve the agenda.
Board: Welch, Patten, MacLeod and Camp

I.COMMISSIONER DISCUSSION AND/OR VOTE

- Definition of demolition (inclusive levels of demolition) **not anticipated by the Chair with 48 hours*
- Unapproved demolition & fines **not anticipated by the Chair with 48 hours*

Request through the Planning Director; How do other Historic Districts handle fees for demolition without approval? Demolition happens in different ways. Would like a more granulated definition through Town Counsel based on levels and/or classification, including fee structure.

Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten, Paul

Motion to support recommendation through the Chair acquiring information and guidance through Town Counsel what best practices are throughout Massachusetts made by MacLeod.

Carries unanimously

I. 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

- Board: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill, Paul
- Motion to approve made by Camp
- Carries unanimously

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

Holly Backus informed the Commission that we have been awarded funding from MHC for a preservation plan— funding in the CLG category. Our CLG meeting will need to be scheduled soon for the week of April 7th via zoom. Commissioners were happy to hear about the funding.

III. 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
	<i>Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none; Recused: Thornewill</i> - Concerns that the proposed gambrel competes with the adjacent historic house next door. Other noted concerns were the massing, the suspended two-story (floating) bay as inappropriate, the cupola, three-over-five windows. Suggestions were made to make it simpler; bring bay windows down to the ground. Motion to hold for revisions made by Camp. Carries unanimously				
2.	Vestal Nantucket, LLC 12439	85 Vestal St	New dwelling	56/252	JB Studio
	<i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Recused: Thornewill</i> - Suggested the hip roof on the South first floor be filled in to give balance. It was noted that the wrap around porch needs to be balanced on the West elevation. Another suggestion was to slip head casing into eave to reduce the height. The 8' front door is out of proportion and should be reduced to bring windows down. The C windows on the first floor seem small. Agreement that option A with modifications suggested by the board. Motion to hold for revision made by MacLeod to include losing 1' between the first and second floor so the front door is 7' high and the porch is reduced in height by 1'. The second-floor window head casings are tucked underneath the eave. The "C" windows on the first floor to be the size of the "B" windows to the right. Fill in the West elevation side of the porch. Pohl seconded for discussion: not necessary to lose 1' in the overall height; drop the porch instead. Carries unanimously				
3.	Vestal Nantucket, LLC 12442	85 Vestal St	Guest house	56/252	JB Studio
	<i>Commissioners: Pohl (Acting Chair), Welch, Camp, MacLeod, Patten; Alternates: Paul; Recused: Thornewill</i> - Concerns addressed were that the exposure on the downhill side was not appropriate. The pool and primary entry to the structure could be lowered a few feet by adding steps from the main house. Adding retainage on the inside was suggested. Another suggestion was to reduced 4' – 6', not 2'. Another concern raised was that the flush dormers are not appropriate. West elevation has two different size French doors. The elevation of the first floor above existing grade is higher. Suggested a split-level. Retainage between the house and the pool. - Another suggestion was to lower the guest-house/pool plateau by approximately 3 feet (from 33'-10.75" to 30'-10.75" in the cross-section) thereby dropping the coping so the guest house 3' and to modify the hardscape plan to address that. To show the option at 3'. Show option of the ridge to grade like shown with the Main House. Existing grade with relation to the first floor joist. Motion to hold for revision by reviewing option with respect to the elevation and existing grade. Option to lower currently shown existing grade at pool area 3' and also lower the pool and guest house. Option 2 is to replicate the difference in grade at the main house at the center line gable and existing grade made by Welch. Carries unanimously				
4.	Vestal Nantucket, LLC 12440	85 Vestal St	Pool- hardscape	56/252	JB Studio
	Track				

IV. 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
	<i>Commissioners: Pohl (Acting Chair), Camp, Oliver, Patten, MacLeod; Alternates: Paul</i> Concerns were that the chimney needs to be simplified. It's too short - Motion to approve through Exhibit A with made by Oliver. Carries unanimously				

V. 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
	<i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver</i> - Concerns were that the lot was overdeveloped. Decking is a problem and the massing needs to be reduced. Try to keep the addition as low as possible. The gable dormers are too high and imposing on the North elevation. The deck should be integrated into the footprint. The gables have different pitches. Suggested a hip roof and remove mass on far left. All elevations have to coincide and be accurate. Motion to hold for revisions and more accurate information made by Camp. Carries unanimously				
2.	2 Shore Nantucket, LLC 14066	2 Shore Rd	In deck pool	55.1.4/4.1	Warren Ard
	<i>Held to track</i>				
3.	10 Meadowview Dr, LLC 14110	10 Meadowview Dr	Dormers, porch	56/146	Thornewill Design
	<i>Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul; Recused: Thornewill</i> - No concerns Motion to be approved as submitted by MacLeod Carries unanimously				
4.	Harborvue, LLC 14121	94 Hulbert Av	MH addition	30/50	SMRD
	<i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i> - No concerns The motion to approve made by MacLeod. Carries unanimously				
5.	Cato Lane Prop Co. 14160	8 Cato Ln	Pool-hardscape	55/663	Ridgevale Development
	<i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i> - Suggestions were made to plateau and fill. Too much bluestone and grading is a concern. Reduce retaining wall and bring the pool in. Put the fence in front of wall. Another suggestion was to pour concrete retaining wall and add vegetation. Lower the platform by increasing the steps from the house into the pool. If the pool dropped 2' and was pulled back towards the house and/or tapered the fill from the pool down towards the property line to 0 then no retaining wall would be needed. Another suggestion was to illustrate the same set of drawings with the modifications of a 2' lower grade, the transition at the pool area and the majority of the backyard as you are proceeding to the Land Bank property, which lowers the retaining wall and add a vegetative buffer and/or alternative suggestions. - Motion to hold for revisions including cross sections from the Land Bank property to Cato with 3 options made by Camp. Carries unanimously				
6.	Cato Lane 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>Track</i>				
7.	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> - Application was not opened. Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates Thornewill, Pattern, Paul Motion to adjourn at 6:58PM made by MacLeod Motion carries unanimously				