



Minutes for October 1, 2024; adopted January 14, 2025

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

~~ MINUTES ~~

Tuesday, October 1, 2024

This meeting was held via remote participation using ZOOM and YouTube.

CALL TO ORDER

Ray Pohl called the meeting to order at 4:01 p.m.

Staff in Attendance:	Holly Backus, Sara Johnson, Fiona Johnson
Attending Members:	Welch, Pohl, MacLeod, Patten, Camp
Remote Participants:	Thornewill, Paul
Absent Members:	Oliver
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA

Motion:	Motion to approve. (Made by: Camp)
Vote:	Carried 5-0//Welch, MacLeod, Pohl, Camp, Thornewill (Aye)

I. COMMISSION ANNOUNCEMENT

1. Surfside Crossing, Architectural Review Workshop (comments to ZBA by November 14th)
2. Organizational Meeting; Efficient/Effective Meetings (Use of Time, Preparedness, Related Matters)

II. CONSENTS

1. 16 Quaker LLC 16 Quaker Rd	Window as built revisions	41/176.1	J Murray	SW
2. Lampe Dean 15 Aurora Wy New Shed 56/447 Self SW				
3. 2538970 Ontario Inc 5 Coffin St Sia Main Dw - Hist Determination		73.1.4/21	Emeritus LTD	SW
4. Mike & Marcia Kane 38 Vestal St	Shed addition	41/50	Val Oliver	SW
5. Cristner, Luci & Shawn 11 Bayberry Ln Add roof over garage doors		67/63	Val Oliver	SW
6. RMM Lemonade LLC 23 Masaquet	Pool & new Shed	80/139	EMDA	SW
7. Craig Harnishfeger 10 Dennis Dr	New Shed	67/361	Self	SW
8. O'Callahan 8 Second Way	New Cottage	55/664	Val Oliver	JP
9. NT Property Owner 14 Honeysuckle	New Dwelling	68/870	LFW	JP
10. NT Property Owner 3 Goldenrod	New Dwelling	68/866	LFW	JP
11. NT Property Owner 4 Goldenrod	New Dwelling	68/868	LFW	JP
12. NT Property Owner 5 Goldenrod	New Dwelling	68/867	LFW	JP
13. NT Property Owner 12 Beach Grass	Hardscape	68/856	LFW	JP
14. 6A Marble Way LLC 8 Marble Way	New Duplex	66/103.1	K Megna	VO
15. 6A Marble Way LLC 8 Marble Way	New garage	66/103.1	K Megna	VO
16. Cheney realty Trust 28 Equator Dr	Addition	56/342	BPC	VO
17. Terreri Steve 1 Dovekie Ct	Rooftop Solar	68/559	Cotuit Solar(Karen)	VO
18. Yellow Dog Nom Trust 224 Polpis Rd	New Garage Apt	26/22.3	Emeritus LTD	AC
19. Vigil Terry Anne Trust 26 Somerset Ln	New Cabana	66/10	JB Studio	AM

20. William VanHesdale Living Tr 6 Red Mill Ln Cabana addition fen changes 55/919.2 DTA/Anton AM
21. 3 Pochick Surfside LLC 3 Pochick Ave Move Off Dwelling 80/323 WAPD AM
22. HFR 19R Ack LLC 19R Hooper Farm Rd Move on from 2 Dukes Rd 55/220 LINK CP
23. 3 Masaquet LLC 3 Masaquet Ave Move Demo dwelling 80/145 WAPD CT
24. 3 Masaquet LLC 3 Masaquet Ave Move On (3 Pochick) reno dw 80/145 WAPD CT
25. 3 Masaquet LLC 3 Masaquet Ave New garage 80/145 WAPD CT
26. 3 Masaquet LLC 3 Masaquet Ave New shed 80/145 WAPD CT
27. A Sandy Ack LLC 6 Sandy Dr Rev brick piers 29/76 NAG RP
28. Jonathan Featherstone-Witty 8 Micheme Ln Add Overhang Garage 67/162.3 Self RP
29. Oreo Trust 7 Kimball Ave New Shed 30/32.1 Ann Oliver RP
30. J Cotto 3 Shawkemo Ln Color change roof 27/41 Val Oliver RP
31. 46 W Miacomet LLC 46 W Miacomet Rd Move dwelling on lot 86/6 MCA+ RP
32. 46 W Miacomet LLC 46 W Miacomet Rd Move shed on lot 86/6 MCA+ RP
33. 1 Back St LLC 1 Back St Rev 10328 glazing change 55.1.4/427 Thornewill RP
34. 3 Back St LLC 3 Back St Rev 10332 glazing change 55 348 Thornewill RP

Motion:	Motion to approve. (Made By: Camp)
Vote:	Carried 5-0// MacLeod, Welch, Pohl, Camp, Patten(Aye)

III. CONSENT WITH CONDITIONS

1. Tamara Wing 52 W Chester Rev COA 2024-01-9822 41/381 Emeritus LTD SW
 - Provide original as-built elevations of the historic Greek Revival (before recent COA approval) for the file.
 2. 3. Reilly John Trust 113 Main St New roof 42.3.3/105 EMDA SW
 - Add HDC Survey NAN.514 and Historic Name: Captain David Paddock House to the COA and file.
 3. Steven & Elizabeth Hobbs 46 N Liberty St Steps & Dormer 41/253 EMDA SW
 - Add HDC Survey NAN.1711 to the COA and file.
 4. Heidi MacDonald 5 Independent Way Heat Pump remove existing 55.1.4/55 S Shore Climate C SW
 - Add date of construction of “3 Bay Typical Nantucket” to the COA with HDC Survey (c.1834) for address aka 5 Coon St.
 5. Linda Saligman 117 Eel Point New Fire Pit & Spa 32/1 Jesse Dutra SW
 - Spa & Fire Pit not visible at the time of inspection and in perpetuity. No grade change from existing just prior to the time of application.
 6. Lewis, Alice 24 Meadow View Dr Dormers windows 56/139 Self SW
 - Add date of construction to the COA = NHL Data c.1977.
- HDC Meeting October 1, 2024
7. RC Nosegay LLC Zero Sankaty Change roof to wood 73.1.4/15.3 Val Oliver SW
 - Add date of construction to the COA = NHL Data c.1994
 8. 3 Masaquet LLC 3 Masaquet Ave Pool hardscape 80/145 lot B Ahern LLC SW
 - Not visible at the time of inspection in in perpetuity. No grade change from existing, just prior to the time of application.
 9. 3 Masaquet LLC 3 Masaquet Ave Tennis court 80/145 lot B Ahern LLC SW
 - Not visible at the time of inspection in in perpetuity. No grade change from existing, just prior to the time of application.
 10. Sharp Randy 59 Polpis Rd Hardscape 54/26.1 Thornewill SW
 - Not visible at the time of inspection in in perpetuity. No grade change from existing, just prior to the time of application.
 11. Kiric Stojamon 7 Meeting House Replace roof 49/76.2 Kiric JP
 - Add date of construction to the COA = NHL Data c.1989
 12. Rugged Properties LLC 27 Rugged Rd Rev COA Studio 67/916 Normand JP
 - Approve due to lack of visibility.
 13. Rugged Properties LLC 27 Rugged Rd Rev COA MH 67/916 Normand JP

- Approve due to lack of visibility.
- 14. NT Property Owner 2 Goldenrod New Dwelling 68/869 LFW JP
 - Drawings must be included in the file (not in digital copy.)
- 15. NT Property Owner 10 Beach Grass Hardscape 68/857 LFW JP
 - Driveway apron to be Belgian Block to match existing aprons in the neighborhood.
- 16. NT Property Owner 14 Beach Grass Hardscape 68/395 LFW JP
 - Driveway apron to be Belgian Block to match existing aprons in the neighborhood.
- 17. NT Property Owner 3 Beach Grass Hardscape 68/884 LFW JP
 - Driveway apron to be Belgian Block to match existing aprons in the neighborhood.
- 18. 8 Walbang Nom Trust 8 Walbang Ave Revs to 2023-12-9609 shed 82/146 Botticelli & Pohl VO
 - Provide photographs to the file of all existing structures on the lot.
- 19. Bernard James 29 Long Pond Dr Fenestration Color change 59.4/19 JB Studio AM
 - Add date of construction to the COA = NHL Data c.1989
- 20. Ricards, Trevor 6 Milestone Crossing Pool/Spa 68/461 Clear Water Pool AM
 - Pool/Spa not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
- 21. Nantucket Golf Club 250 Milestone Rd Hardscape deck 50/3 Emeritus LTD AM
 - Add date of construction of Clubhouse Building to the COA = NHL Data =c.1997
- 22. Zoe Glink Tr of 31 EPR Nom Tr 31 Eel Point Rd New shed 39/52 WAPD AC
 - Existing vegetation to be retained and supplement with natural vegetation, as needed and not to be seen from Dionis Road at the time of inspection and in perpetuity.
- 23. Zoe Glink Tr of 31 EPR Nom Tr 31 Eel Point Rd New cabana 39/52 WAPD AC
 - Existing vegetation to be retained and supplement with natural vegetation, as needed and not to be seen from Dionis Road at the time of inspection and in perpetuity.
- 24. Zoe Glink Tr of 31 EPR Nom Tr 31 Eel Point Rd New pergola 39/52 WAPD AC
 - Existing vegetation to be retained and supplement with natural vegetation, as needed and not to be seen from Dionis Road at the time of inspection and in perpetuity.
- 25. Powers, Rachel 164 Hummock Pond Rd New Pool Spa 65/13.1 LINK CP
 - Pool/Spa not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
- 26. Eric Sumner HPR NT 46 Hummock Pond Rd Rev's COA extend patio 56/288 LINK CP
 - Pool/Spa not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
- 27. NIR Retail LLC 32 Main St Repaint brick replace win trim 42.3.1/217 Paul Beaulieu RP
 - Add date of construction & name to the COA (HDC Survey =c.1892-1912 Claire-Elaine's Beauty Parlor)
- 28. Marley, Evan & Maria 49 Ridge Ln Deck minor mods 38/61 Brook Meerbergen RP
 - Add date of construction to the COA = NHL Data = c.2006
- 29. Karghan, Robert 8 Mill St New Roof 55.4.4/16 T&T Roofing RP
 - Add date of construction to the COA = c.1820 Typical Nantucket
- 30. NIR Retail LLC 11 New Whale St Like kind deck stair 42.2.4/14 Paul Beaulieu RP
 - Add date of construction to the COA =c.1969 HDC Survey

Motion:	Motion to approve. (Made By: Camp)
Vote:	Carried 5-0// MacLeod, Welch, Paul, Camp, Patten(Aye)

IV. NEW BUSINESS 9/3/24

1. **Bittersweet East N LLC 5 Mattapoisett Ave Deck expanded 82/371 Val Oliver RP**
APPLICATION NOT HEARD

2. **Knight, Marc 60 Nobadeer Ave Add roof window shed 88/10 Permits Plus RP**

Voting:	Welch, Pohl, Thornewill, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Mark Poor
Discussion:	The Board -Discussed visibility of the proposed structure and consistency of roofing material, recommending shingles match existing.
Motion:	Motion to approve with the condition that the pent roofs be changed from standing seam metal to architectural shingles to match the existing structures. (made by: MacLeod)
Vote:	Carried 5-0// Welch, Pohl, Thornewill, Patten, MacLeod (Aye)

3. **Knight, Marc 60 Nobadeer Ave hardscape 88/10 Permits Plus RP**

Voting:	Welch, Pohl, Thornewill, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Mark Poor
Discussion:	The Board -Discussed concerns regarding the visibility of the fire pit facing the street, the need for better screening of the fence with indigenous plantings, and the lack of sectional drawings to show how the hardscape elements relate to the street.
Motion:	Motion to hold for revisions and more information. (made by: MacLeod)
Vote:	Carried 5-0// Welch, Pohl, Thornewill, Patten, MacLeod (Aye)

4. **25 N Pasture Ack LLC 25 N Pasture Rd New dwelling 44/75 P+/James Golden RP**

Voting:	Welch, Pohl, Paul, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Mark Poor
Discussion:	The Board -Discussed concerns regarding the proposed structure's height and grading, which seemed excessive and inconsistent with the surrounding landscape, along with issues in the architectural details and design. Public Comment -Sarah Alger, representing the North Pasture Homeowners Association Trust, expressed concerns about the project's excessive grading, elevated height, potential impact on the natural landscape, and the extent of clearing required.
Motion:	Motion to hold for revisions and additional information, with height and grade being of paramount concern. (made by: MacLeod)
Vote:	Carried 5-0// Welch, Pohl, Paul, Camp, MacLeod (Aye)

5. Stephen & Kathy Lasota 8 Maple Ln New dwelling 67/303.4 Kris Megna RP

Voting:	Welch, Pohl, Camp, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Kris Megna
Discussion:	The Board - Raised concerns regarding the left-side massing, the balance between the main and secondary structures, the authenticity of the chimney, and the roof pitch. - Recommended reducing the height of the left-side massing, adjusting the roof pitch, and ensuring the chimney appears more authentic and proportional.
Motion:	Motion to hold for revisions. (made by: MacLeod)
Vote:	Carried 5-0// Welch, Pohl, Camp, Patten, MacLeod (Aye)

6. Orenstein 5 Crow's Nest Wy Window door revs 12/22.2 R. Newman JP

• **HOLD PER APPLICANT**

7. LM Kelly 81 Cliff Rd New Garage 30/165 R. Newman JP

• **HOLD PER APPLICANT**

8. LM Kelly 81 Cliff Rd Hardscape arbor 30/165 R. Newman JP

• **HOLD PER APPLICANT**

9. E Foley 76 Orange St Relocate parking 55.1.4/25 R. Newman JP

• **HOLD PER APPLICANT**

10. Orange Swordfish LLC 28 Orange St Change Chimney Color 42.3.2/175 Emeritus LTD VO

Voting:	Welch, Pohl, Camp, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matthew MacEachern
Discussion:	-
Motion:	Motion to approve as submitted. (made by: Pohl)
Vote:	Carried 5-0// Welch, Pohl, Camp, Thornewill, MacLeod (Aye)

11. Laura Lorio 12 New St New Fence 55/340 Self VO

APPLICATION NOT HEARD

12. 19 FGR ACK LLC 19 Fairgrounds Move on from 2 Nobadeer Wy 67/156 Reid Yenor VO

Voting:	Welch, Pohl, Camp, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Reid Yenor
Discussion:	-
Motion:	Motion to approve contingent upon retaining as much vegetation as possible. (made by: Camp)
Vote:	Carried 5-0// Welch, Pohl, Camp, Thornewill, MacLeod (Aye)

13. Nob Ack LLC 2 Nobadeer Wy Move off to 19 FGR 68/113 Reid Yenor VO

Voting:	Welch, Pohl, Camp, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Reid Yenor
Discussion:	Holly Backus -Referenced the subdivision's historic significance, noting that this proposal would be one of the first moves in the 12-lot subdivision established in the 1950s and 60s.
Motion:	Motion to approve contingent upon adding the date of construction to application. (made by: Camp)
Vote:	Carried 5-0// Welch, Pohl, Camp, Thornewill, MacLeod (Aye)

14. Perry, Chris & Stacie 3 Austin Farm Rd Pool Hardscape 56/385 Atlantic VO

Voting:	Welch, Pohl, Camp, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Lindsay Congleton
Discussion:	
Motion:	Motion to approve the pool and hardscape proposal with the proviso that it will not be visible from Austin Farm Drive at the time of inspection or thereafter, in perpetuity (made by: Patten)
Vote:	Carried 5-0// Welch, Pohl, Camp, Patten, MacLeod (Aye)

15. America Trust Co 7A New Ln New Spa/Patio 41/285.1 Atlantic VO
APPLICATION NOT HEARD

16. Poodlin Around LLC 39A Milk St New Spa/Patio 56/198 Atlantic VO

Voting:	Welch, Pohl, Camp, Paul, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Lindsay Congleton
Discussion:	The Board -Discussed concerns regarding the visibility of the spa, its material choices, and ensuring it was appropriately screened and placed to minimize its impact on the historic property. Angus MacLeod -Suggested aligning the east side of the spa coping with the east side of the existing or proposed patio Holly Backus - Stated that the blue stone patio materials were unsuitable for the historic rope maker building and recommended using brick to better complement the dwelling's period, along with pulling back the coping to reduce visibility.
Motion:	Motion to approve with Exhibit A. (made by: MacLeod)
Vote:	Carried 4-1// Welch, Pohl, Paul, MacLeod (Aye) Camp (Nay)

17. Goldman, Joshua 16 Poliwog Pond Pool Hardscape		55/422.7 Atlantic	VO
Voting:	Welch, Pohl, Camp, Thornewill, MacLeod		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representative:	Lindsay Congleton		
Discussion:	The Board -Discussed concerns regarding the patio, blue stone hardscaping, and the potential impact on neighboring properties, particularly regarding visibility and privacy. -Requested adjustments to the proposed patio and pool, specifically suggesting that the patio be pulled back from the setback and that the pool be shifted to reduce its impact on neighboring properties Public Comment -Mary Longacre, a neighbor, asked for clarification on the shed and pool equipment location and wanted to ensure that her plans to remove privet on her property would not affect the applicant's screening requirements.		
Motion:	Motion to approve with Exhibit A. (made by: MacLeod)		
Vote:	Carried 5-0// Welch, Pohl, Camp, Thornewill, MacLeod (Aye)		

18. Big Patch LLC 69 Hummock Pond Rd Pool Hardscape		56/320 Atlantic	VO
Voting:	Welch, Pohl, Camp, Patten, MacLeod		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representative:	Lindsay Congleton		
Discussion:	Holly Backus - Noted that the property was part of the Sunshine Farm, originally owned by Thomas H. McGrath, and that the main structure had been moved from Cliff Road in 1922 and converted into a guest house. She expressed concern about the visibility of the Bocce Court and whether the conservation restriction allowed the wall in that area. She recommended obtaining correspondence from the holder of the restriction and suggested reducing the hard surfaces to create a more natural, rural landscape. The Board - Discussed potential impacts to the rural landscape -Requested additional information to ensure the design blends with the site's topography and preserves its views.		
Motion:	Motion to hold for revisions and more information. (made by: MacLeod)		
Vote:	Carried 5-0// Welch, Pohl, Camp, Thornewill, MacLeod (Aye)		

19. Robert Jepson 32 Hinsdale Rd As-Built Shed		68/19.2 Ryan Jepson	VO
<u>*APPLICATION NOT HEARD*</u>			

20. 14 Meadow Ln LLC 14 Meadow Ln Change windows doors 41/405 Sanne Payne AM

Discussion:	The Board - Held the application, requesting revised and clearer drawings of the proposed changes to be submitted by Thursday at noon.
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21. Stone Martin Edward 38 Hooper Farm Rd Move On fen roof changes 67/129 JBStudio AM

Voting:	Welch, Pohl, Patten, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat
Discussion:	Holly Backus -Expressed appreciation for the applicants' effort to reuse the structure but recommended that the Certificate of Appropriateness (COA) include the date of the structure's original move. She also raised concerns about the dormers, noting that the windows appeared to be "floating" within the shingles, and suggested they adhere to the Building with Nantucket Guidelines. The Board -Discussed concerns regarding the front dormer and the front porch-style roof.
Motion:	Motion to approve with Exhibit A. (made by: Welch)
Vote:	Carried 5-0// Welch, Pohl, Patten, Thornewill, MacLeod (Aye)

22. Krupp Est Trust 134 Miacomet Rd New Cabana 81/6.4 Jeff Morash AM

APPLICATION NOT HEARD

23. Dex Dog LLC 6B Arrowhead Dr New Addition 69/58.1 Emeritus LTD AM

Voting:	Welch, Pohl, Paul, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matthew MacEachern
Discussion:	The Board -Raised concerns regarding the steep roof pitch and the visibility of the deck. - Suggested to either reduce the pitch or expose the railing to better integrate with the building's design.
Motion:	Motion to hold for minor revisions. (made by: Paul)
Vote:	Carried 5-0// Welch, Pohl, Paul, Camp, MacLeod (Aye)

24. Capry Island Holdings LLC 47 Crooked Ln New garage Studio 41/200.1 Workshop AM

Voting:	Welch, Patten, Thornewill, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Michael Luft
Discussion:	The Board -Discussed concern about the visibility of the large windows and French doors on the south-facing second floor, particularly from Crooked Lane.
Motion:	Motion to approve as submitted. (made by: Thornewill)
Vote:	Carried 4-1// Welch, Pohl, Paul, Camp (Aye) MacLeod (Nay)

25. Middleton 28 Nonantum Ave Move garage onsite 87/21.1 LINK CT

Voting:	Welch, Camp, Thornewill, Paul, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Victoria Ewing
Discussion:	The Board -Confirmed that the proposed move would remain out of the setbacks and that the existing vegetation along Nobadeer Avenue be preserved.
Motion:	Motion to approve as submitted contingent upon the preservation of vegetation along Nobadeer Avenue. (made by: Camp)
Vote:	Carried 5-0// Welch, Camp, Thornewill, Paul, MacLeod (Aye)

26. Rockbyrne LLC 30 Pocomo Rd Driveway Gate 14/76 LINK CT

Voting:	Welch, Camp, Patten, Paul, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Victoria Ewing
Discussion:	The Board - The Board discussed concerns regarding the driveway gate's location, specifically whether it extended beyond the property boundaries, as the driveway appeared to go outside the property line where the gate and cobblestone were situated.
Motion:	Motion to hold for additional information (made by: MacLeod)
Vote:	Carried 5-0// Welch, Camp, Patten, Paul, MacLeod (Aye)

27. Regen Horchow 33 Cliff Rd Move Cottage Off 42.4.4/5 LINK CT

Voting:	Welch, Camp, Thornewill, Paul, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Victoria Ewing
Discussion:	Holly Backus -Confirmed that there is a separate application for relocating the cottage to 11 Equator

	Dr.
Motion:	Motion to approve as submitted. (made by: MacLeod)
Vote:	Carried 5-0// Welch, Camp, Thornewill, Paul, MacLeod (Aye)

28. Shawn Davis 11 Equator Dr Move Cottage on 66/262 LINK CT

Voting:	Welch, Camp, Thornewill, Paul, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Victoria Ewing
Discussion:	Holly Backus -Requested submission of a hardscaping plan for the driveway in the future
Motion:	Motion to approve as submitted. (made by: Paul)
Vote:	Carried 5-0// Welch, Camp, Thornewill, Paul, MacLeod (Aye)

29. Eric Kiley 78 Skyline Dr New Pool 79/52 LINK CT

Voting:	Welch, Camp, Thornewill, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Victoria Ewing
Discussion:	The Board -Raised concerns regarding visibility.
Motion:	Motion to approve with the condition that a planting buffer plan, showing two areas of plant buffers, be submitted as an exhibit. (made by: MacLeod)
Vote:	Carried 4-1// Welch, Thornewill, Patten, MacLeod (Aye) Camp (Nay)

30. GHYC 19 Nobadeer Farm Rd Move off Demo 69/83 LINK CT

Voting:	Welch, Camp, Paul, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Victoria Ewing
Discussion:	Holly Backus -Mentioned that the structure was originally located at JJ Clamps, which she noted was previously associated with a mini golf course. The Board - Confirmed that the applicant had already received approval for the move but is now seeking approval for demolition. Joe Paul - Expressed concern that the demolition delay article might lead to a surge in demolition applications, which could be used as an insurance measure, resulting in the board spending considerable time on applications that might not actually proceed with demolition. The Board - Discussed whether approving the demolition without first requiring an earnest attempt to move the structure could conflict with the town bylaw, which mandates that a move

	attempt must be made before demolition can be authorized.
Motion:	Motion to amend the original approval (HDC2022-11-7503) for the move-off of the structure to include demolition as part of the same approval, ensuring the HDC's approval aligns with the town bylaw. (made by: Paul)
Vote:	Carried 5-0// Welch, Camp, Paul, Patten, MacLeod

31. Regen Horchow 33 Cliff Rd Move off demo MH 42.4.4/5 LFW CT

Voting:	Welch, Camp, Paul, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	Holly Backus -Mentioned that the structure was built in 1982 and was non-contributing, and she appreciated the historical photographs and information provided, but noted that the floor plan or layout from the tax assessor was missing, which they had been requesting for completeness. The Board - Expressed appreciation of the reuse of materials from the structure.
Motion:	Motion to approve as submitted. (made by: Paul)
Vote:	Carried 5-0// Welch, Camp, Paul, Thornewill, MacLeod

32. Regen Horchow 33 Cliff Rd Move off Demo Garage 42.4.4/5 LFW AC

Voting:	Welch, Camp, Paul, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	-
Motion:	Motion to approve as submitted. (made by: Camp)
Vote:	Carried 5-0// Welch, Camp, Paul, Thornewill, MacLeod

33. Michael Pearlstein 20 Derrymore Rd Hardscape Pool 41/112 LFW AC

Voting:	Welch, Camp, Paul, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	Holly Backus -Expressed concern about the pool coping, suggesting it be reduced. She also noted that the fence would need screening.
Motion:	Motion to approve as submitted. Pool not to be visible at the time of inspection and in perpetuity. (made by: Camp)
Vote:	Carried 5-0// Welch, Camp, Paul, Patten, MacLeod

34. 43A Union Trust 43A Union St Move off demo garage 42.3.2/29.1 LFW

AC

Voting:	Welch, Camp, Thornewill, Patten, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	Holly Backus -Stated that the approval for moving or demolishing the structure was missing. -Recommended verifying if the building could be moved, and emphasized that the structure, as shown in a 1938 aerial, should be moved rather than demolished if possible. The Board -Showed concern about the structure's contribution to the streetscape, emphasizing that it should not be demolished or moved due to its role in maintaining the character and setting of the area. -Noted that the structure, despite being originally approved for demolition or relocation, is considered contributing to the historical context of the district. Mickey Rowland -Stated that the structure in question contributes to the streetscape and should not be demolished. Public Comment -Liz Coffen advocated for the preservation of the garage due to its historical, architectural, and community significance. -Dana Zaloom expressed frustration about notification issues and concern about potential damage to a nearby tree during demolition. -Hershel Allerhand questioned whether the garage demolition is part of a larger, potentially harmful transformation of the Union Street area and speculated about the future of the block.
Motion:	Motion to deny the request for the demolition or relocation of the structure, based on the board's determination that the structure contributes to the character and setting of the streetscape. (made by: Thornewill)
Vote:	Carried 5-0// Welch, Camp, Thornewill, Patten, MacLeod

35. Joseph Motta 38 Cliff Rd New Driveway 42.4.4/43 LFW

AC

Voting:	Welch, Camp, Thornewill, Paul, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	Holly Backus - Highlighted that the proposed plan for the driveway did not provide the required dimensions under the zoning bylaw, specifically the width of the sidewalk and the 10-foot depth for the apron, and she recommended submitting a more detailed site plan showing these dimensions. She also clarified the need to retain the existing granite curbing but dropped to grade. The Board -Requested that the new driveway adhered to the appropriate dimensions, used

	consistent materials, and maintained proper separation from the house to comply with zoning bylaws and preserve the neighborhood's aesthetic.
Motion:	The motion to approve with the conditions that the apron be 10 feet deep, made of shell, retain granite curbs sunken to grade, have a minimum of one foot setback from the house, and include a detailed site plan with the required dimensions for review. (made by: Camp)
Vote:	Carried 5-0// Welch, Camp, Thornewill, Patten, MacLeod (Aye)

36. Tommaso Conti 17 Miller Ln New Pool 68/125 LFW AC

Voting:	Welch, Camp, Patten, Paul, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	-
Motion:	Motion to approve as submitted. Pool not to be visible at the time of inspection and in perpetuity. (made by: MacLeod)
Vote:	Carried 4-0// Welch, Patten, Paul, MacLeod (Aye) Camp (Abstained)

37. 7 Brewster Rd LLC 7 Brewster Rd New Dwelling 54/286 LFW AC
APPLICATION NOT HEARD

V. NEW BUSINESS 9/17/24

1. Andrew and Jeanne Caspe 46 Essex Rd Lot 3 Driveway 67/621 Self RP

Voting:	Welch, Camp, Patten, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Andrew Caspe
Discussion:	-
Motion:	Motion to approve as submitted. (made by: Camp)
Vote:	Carried 5-0// Welch, Camp, Patten, Thornewill, MacLeod Aye)

2. Carl & Sharon Nielson 50 Wanoma Way New Dwelling 92.4/244 Thornewill RP

Voting:	Welch, Camp, Patten, Thornewill, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Andrew Caspe
Discussion:	-
Motion:	Motion to approve as submitted. (made by: Camp)
Vote:	Carried 5-0// Welch, Camp, Patten, Thornewill, MacLeod Aye)

3. Little Big Building LLC 9 Orange St Rear Step and Door Rev's 42.3.1/150 NAG

SW

Voting:	Welch, Camp, Patten, Thornewill, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Stephen Theroux, NAG
Discussion:	-
Motion:	Motion to approve as submitted. (made by: Patten)
Vote:	Carried 5-0// Welch, Camp, Patten, Thornewill, Paul Aye)

4. Bechtold, Deb & Bob 3 Mantook Way Demo move bldg. 1 73/82 Val Oliver

SW

5. Bechtold, Deb & Bob 3 Mantook Way Demo move bldg. 2 73/82 Val Oliver

SW

6. Bechtold, Deb & Bob 3 Mantook Way Demo move bldg. 3 73/82 Val Oliver

SW

Voting:	Welch, Camp, MacLeod, Thornewill, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Deb Bechtold, owner
Discussion:	Holly Backus -Stated that the property contains historically significant structures, including the William Bron house, which have surveys available dating back to around 1960. She emphasized the importance of preserving these structures, suggesting that they be relocated rather than demolished, as they contribute to both the local and National Historic District.
Motion:	Motion to hold for more information and a site view. (made by: Camp)
Vote:	Carried 5-0// Welch, Camp, MacLeod, Thornewill, Paul (Aye)

VI. APPROVAL OF MINUTES

- May 14, 2024

Motion:	Motion to approve as drafted. (made by: Camp)
Vote:	Carried 3-0// Camp, Paul, Patten (Aye) MacLeod, Thornewill, Welch (Abstained)

VII. ADJOURNMENT

Motion:	Motion to adjourn. (Made By: Macleod)
Vote:	Carried 5-0// Welch, Camp, MacLeod, Thornewill, Paul (Aye)

YouTube Link: <https://www.youtube.com/watch?v=hm9bfQdAvu4>