



Approved HDC Minutes-December 10, 2024; adopted February 18, 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, December 10, 2024

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

CALL TO ORDER

Chair Stephen Welch called the meeting to order at 4:02 p.m.

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

ADOPTION OF AGENDA

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

I. COMMISSION DISCUSSION & VOTE

1. 2025 HDC Meeting Schedule

Discussion:	-
Motion:	Motion to approve as submitted.
Vote:	Carried 5-0//Welch, MacLeod, Pohl, Camp, Oliver (Aye)

2. 29 Fair Street - VIEW - Minimum Maintenance Ch.124-13

- Commissioners: Welch, Camp, MacLeod, Oliver, Patten; Alt: Paul, Thornewill, Pohl recused – last heard November 12, 2024

Discussion:	The Board - Discussed whether the minimum requirement of "weather tightness" had been met and requested imagery of the applied shingles to confirm compliance.
Motion:	Motion to consider the matter closed, subject to the submission of images confirming the weather tight condition of the Hiller's Lane side. (Made by: Oliver)
Vote:	Carried 4-1//Welch, MacLeod, Patten, Oliver (Aye) Camp (Nay)

3. Nantucket Health Department - Emergency action needed regarding 16 Sheep's Pond Road (NHL Data = c.1982 noncontributing)

- Not anticipated by the Chair within 48 hours

Discussion:	Holly Backus -Explained the Health Department's findings regarding the structure and confirmed the urgency of either relocating or demolishing the structure.
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	Attorney Sarah Alger -Noted that the lender preferred to relocate the structure to an adjacent lot rather than demolish it, though demolition would remain an option if relocation proved infeasible.
Motion:	Motion to approve a move or demolition as an emergency action, contingent upon ratifying the decision at the next meeting when an application is submitted. (Made by: Oliver)
Vote:	Carried 5-0//Welch, MacLeod, Pohl, Camp, Oliver (Aye)

44 Skyline Drive Move-On Discussion

The board debated whether to address the emergency move-on application for 44 Skyline Drive sooner, given the risk of demolition, while ensuring abutters had adequate notice to participate. An interested party, Arthur Gasbarro, expressed his desire to speak when the matter is heard. A motion to move the discussion to the top of the agenda for the meeting on December 17, 2024, was made by Val and passed unanimously.

II. CONSENTS 12/03/24

1. Tuttle Sanford 134 Old South Rd Antenna Mod 69/38 Allison Conwell SW
2. Douglas Carlson 2 Blueberry Ln New Shed 80/178 D Carlson SW
3. Carl & Sharon Nielson 2A Cabot Ln New Fence 30/254 EMDA SW
4. Tripp Stables LLC 14 Tripp Dr Move on site & reno 80/310 Cottage and Castle SW
5. Two Pilgrims LLC 17 Pilgrim Rd New dwelling 21/214 S Metz VO
6. Two Pilgrims LLC 17 Pilgrim Rd New guest house 21/214 S Metz VO
7. 256 Polpis LLC 256 Polpis Rd Relocate boat house 25/25 Botticelli & Pohl VO
8. Nantucket Hotel Holdings 77 Easton St New dwelling 42.4.1/35 EMDA VO
9. Fairwinds Counseling 20 Vesper Ln New Shed 55/247.1 Structures Unlimited VO
10. Akin & Kimm 60 Kendrick St New Shed 76.4.3/57 Structures Unlimited VO
11. Carmine Giardini 7A Clifford St New Shed 79/19 Structures Unlimited VO
12. Carmine Giardini 7A Clifford St Deck extension 79/19 Reid Yenor VO
13. Carmine Giardini 7A Clifford St New Garage 79/19 Reid Yenor VO
14. Alan Reed 17 First Way Window replacement 55/239.5 Val Oliver JP
15. Sullivan Realty Trust 83 Fairgrounds Rd Window replacement 67/184.1 Val Oliver JP
16. Vail Francis and Brian 18 Cherry St New Shed & Fence 55/913 Val Oliver JP
17. Robert F Greenhill Rev Trust 8 Hoicks Hollow Rd Garage Fens Revs 23/5 Botticelli & Pohl JP
18. Robinson West NT 23 New St (Sias) Addition 73.4.2/77 Normand JP
19. Pocomo Point LLC 81 Pocomo Move on Primary 88 Pocomo 15/3 Emeritus LTD RP
20. Pocomo Point LLC 81 Pocomo Rd Move on 2nd dw 88 Pocomo 15/3 Emeritus LTD RP
21. 88 Pocomo Trust 88 Pocomo Rd Move off or demo 2nd dw 15/42 Emeritus LTD RP
22. Strang, Ernie & Jamie 7 Farm View Dr New Cabana 66/180 SMRD RP
23. Nantucket Oaks LLC 99 Low Beach Rd New Cabana 75/32.1 Normand RP
24. Summer Sidecar 66 LLC 66 Miacomet Ave Add door 67/355 Gryphon Arch AM
25. Burbage, Susan & Stephen 47 Quidnet Rd Renew COA gust house 21/143 Robert Paladino AM
26. Burbage, Susan & Stephen 47 Quidnet Rd Renew COA main house 21/143 Robert Paladino AM
27. Vestal Ventures LLC 67 Vestal St Demo Structure 41/59 BPC AM
28. Snezhana- Ivanova 8 Beverly Ct Move house -from 21 Pequot 68/186.3 Val Oliver AM
29. Brian & Alexander Larkin 4B Gladlands Ave Addition 80/122.1 Lucas Velle AM
30. Emily Clarkson 47 Hooper Farm Rd Window change 67/262 LFW AC
31. Nant Con Foundation 165 Cliff Rd Roof Replacement 41/65 LFW AC
32. Whidden, Nicole & Joel 11 Davis Ln Rev COA 2020-03-0802 82/75 Emeritus LTD CT
33. John Wise 10 Starbuck Rev shed 59.3/62 Emeritus LTD CT
34. Nantucket Land Bank Mizzenmast Hardscape Parking 66/432 E. Antonietti CT III

Motion:	Motion to approve all items on the 12/03/24 consent agenda except for items 5 and 8. (Made By: MacLeod)
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Vote:	Carried 4-0// Welch, MacLeod, Camp, Patten (Aye)
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III. CONSENTS 12/10/24

1. Klaus Kleinfeld 13 Hawkes Cir Move garage on site 73/49.1 LFW SW
2. Klaus Kleinfeld 13 Hawkes Cir Hardscape driveway 73/49.1 LFW SW
3. Glowacki, Greg 22R Evergreen Way New dwelling 79/710.2 Val Oliver SW
4. Morash, Joshua 8 Bayberry Ln New Cabana 67/72 Val Oliver SW
5. Pat McCarthy 9 Cow Pond Ln Garage addition deck 55/609 Self SW
6. Pat McCarthy 9 Cow Pond Ln MH addition deck 55/609 Self SW
7. Teasdale 24 India St Rev 10877 2nd floor add 42.3.4/66 Thornewill SW
8. Osborn, Libby 6 Woodbury Ln Addition to MH 42.3.4/157 Normand RP
9. NISHA 1 Evergreen Duplex (2) Rev 10767 68/727 Emeritus LTD RP
10. NISHA 1 Evergreen Duplex (3) Rev 10768 68/727 Emeritus LTD RP
11. Charli Saporaro 23 Pond View Dr Remove chimney/ roofwalk 81/28 NAG RP
12. No worries LLC 8 Nickanoose Wy New Shed 55/55 Val Oliver RP
13. 17 Eat Fire Spring Rd LLC 17 Eat Fire Spring Rd Color change MH 20/58 EMDA RP 14. 17
- Eat Fire Spring Rd LLC 17 Eat Fire Spring Rd Color change Garage 20/58 EMDA RP
15. 32 Flintlock Road LLC 32 Flintlock Rd New Garage 75/77 Emeritus LTD VO
16. Town Of Nantucket 1 43 Sherburne Comm Move off - building #2 80/1 SMRT VO
17. Town Of Nantucket 7 Hillside Ave Move on – building # 2 87/2 SMRT VO
18. Town Of Nantucket 1 43 Sherburne Comm Move off – building #1 80/1 SMRT VO
19. Town Of Nantucket 5 Hillside Ave Move on – building #1 87/85 SMRT VO
20. Campanella 8 Cathcart Rd Addition To Garage 54/10.1 Val Oliver AM
21. WSTT Holdings LLC 9 Miller New Garage 68/123 Emeritus LTD AM

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

IV. CONSENT WITH CONDITIONS 12/03/24

1. Theodore A Lee 39 Fair St Change Roof (to 3-tab) 42.3.2/211 Lyuben Stanov SW
 - Add the date of construction to the COA (HDC Survey NAN.3143 = c.1829-1832 Greek Revival)
2. Dunham 16 Deer Run Rd Plunge pool/ hardscape 57/13.1 Val Oliver SW
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
3. No Worries LLC 8 Nickanoose Way Plunge pool/ hardscape 55/55 Val Oliver SW
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
4. Nantucket Hotel Holdings 77 Easton St Move off 42.4.1/35 EMDA VO
 - Move off only; more historic information needed
5. Gonnella 73 Easton Driveway & Apron 42.4.1/109 Val Oliver JP
 - Add date of construction to the COA (HDC Survey NAN.265 = c.1945 Bungalow)
6. Strang, Ernie & Jamie 7 Farm View Dr Pool Hardscape 66/180 SMRD RP
7. • Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
8. 4 Macy Road RT 4 Macy Rd New Pool 60/105 Atlantic AM
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
9. Piccirillo, Paul 6 Baltimore St New Spa 60/106 Atlantic AM
 - Spa not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
10. Beth & Jared Krumper 5 Davis Lane Alterations 82/72 Val Oliver AM
 - Due to lack of visibility & existing architectural elements

11. Cohen StephenTR/ Dukes rd 2 Dukes Rd Tennis court 41/187 Ahern, LLC AM
 - Tennis court is not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
12. 5 Luff Rd LLC 5 Luff Rd Windows change 66/351 DTA CP
 - Add date of construction to the COA (NHL Data = c.1994)
13. Kathryn Graham 11 Priscilla Ln New generator 41/351 DTA CP
 - Generator is to be screened at the time of inspection and in perpetuity.
14. Kathryn Graham 11 Priscilla Ln Fenestration 41/351 DTA CP
 - Add date of construction to the COA (NHL Data = c.1979); add plantings around lattice.
15. Richard Burch 3 Falcon Ct Dormer 68/536 LFW CT
 - Reducing the width of the dormer by 18" on each side (total 36"), so fenestration is more appropriately spaced in the dormer (as per BWNIM)
16. Nantucket Mountain LLC 21 Berkely Ave Window door change 54/160 Ron Winters CT
 - Due to lack of visibility

Motion:	Motion to approve consent with conditions, excluding item 11. (Made By:MacLeod)
Vote:	Carried 5-0// Welch, MacLeod, Pohl, Camp, Patten (Aye)

V. CONSENT WITH CONDITIONS 12/10/24

1. Richard Sears 104 Cliff Rd New fence 41/11 Nate Barber SW
 - Due to lack of visibility
2. Kevin Bannon 2A Winn St New door & infill wall 41/183.1 NAG SW
 - Add date of construction of studio to the COA (NHL Data = c.2012)
3. Peter Horan 18 Killdeer Window & bulkhead 68/665 NAG SW
 - Add date of construction to the COA (NHL Data = c.1999)
4. Nicole & Joel Whidden 11 Davis Ln Demo/ Move 82/75 Emeritus LTD SW
 - Subject to move/demo notification requirements; Add date of construction and architect name to COA (NHL Data = c.1998 by D. Neil Parent) HDC Meeting December 10, 2024 4
5. Todd /Susan Raisch 13 Witherspoon Roof Replacement 68/477.2 Hicks Frank SW
 - Add date of construction to the COA (NHL Data = c.2001); 3-tab to architectural Morie Black
6. Nogueira, William 31 Daffodil Ln New dwelling 68/744 Val Oliver SW
 - North (Easterly) elevation, 2nd & 3rd floor and Rear (Westerly) elevations, 3rd floor – slightly separate mulled window units to add structural mullions
7. Nogueira, William 31 Daffodil Ln Pool Hardscape 68/744 Val Oliver SW
 - Show pool equipment in plan; pool including pool equipment not visible at the time of inspection and in perpetuity, no grade change from existing or as noted on the application.
8. Lebrecht Doug 4 R Daffodil Pool Hardscape 68/719.1 Waterscape SW
 - Show pool equipment in plan; pool including pool equipment not visible at the time of inspection and in perpetuity, no grade change from existing or as noted on the application.
9. Weiss/Carruthers 38 Burnell St Plunge Pool 73/123 DTA SW
 - Subject to vegetative screening adjacent to the house and between pool and street, and between pool equipment and street; pool including pool equipment not visible at the time of inspection and in perpetuity, no grade change from existing or as noted on the application.
10. Matt Fee 50 Cliff Rd Kitchen Hood 41/28 Peter Fernandes RP
 - Add date of construction to the COA (HDC Survey NAN.1468 = c.1935 Craftsman)
11. Roni Roberts 16 Allens Ln Replace windows MH 55/92 Self RP
 - Add date of construction to the COA (NHL Data = c.1974)
12. Tina & Tim Moore 7 Sandy Dr Rebuild expand deck 29/77 Val Oliver AM
 - Due to lack of visibility
13. NRSA/ Landbank 7 Nobadeer Farm Court Revs 5065 69/1 CHA AM
 - White awnings; lighting to meet Dark Sky Standards
14. Tomack LLC 38 Chuck Hollow Rd Sports court 75/66.1 Ahern LLC AM

- Sports court not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.

15. Lazowski, Alan 20 Waquoit Rd Addition to Guest House 90/5 CWA CT

- Add previous approval COA # (of the move-on site) to the application.

16. 256 Polpis LLC 256 Polpis Rd Boat House Addition & re-site 25/25 Botticelli & Pohl CT

- Due to minimal visibility.

Motion:	Motion to approve the consent with conditions, excluding items five and six. (Made By:MacLeod)
Vote:	Carried 4-0// Welch, MacLeod, Camp, Patten (Aye)

5. Two Pilgrims LLC 17 Pilgrim Rd New dwelling 21/214 S Metz VO

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Sophie Metz
Discussion:	Angus MacLeod -Expressed concern regarding the garage placement in front of the house, as it deviated from typical guidelines despite being somewhat common in the neighborhood. Val Oliver -Noted that many older homes in the neighborhood were ranch-style with attached garages, and based on this context, the current design appeared appropriate and well-integrated with the surrounding area.
Motion:	Motion to approve as submitted. (Made by: Pohl)
Vote:	Carried 4-1 // Welch, Oliver, Pohl (Aye) MacLeod (Nay)

8. Nantucket Hotel Holdings 77 Easton St New dwelling 42.4.1/35 EMDA VO

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan McMorrow
Discussion:	The Board -Expressed concerns about the formality of the design, particularly the elaborate rake trim and window proportions, which were seen as too sophisticated for the surrounding area
Motion:	Motion to approve the application with the following revisions: adjust the window heights, reduce the formality of the design by modifying the rake trim and other detailing, align the downspouts with the cornerboards, and potentially replace the clabber with shingles, depending on further review. (Made by: Camp)
Vote:	Carried 5-0 // Welch, MacLeod, Pohl, Camp, Oliver (Aye)

11. Cohen StephenTR/ Dukes rd 2 Dukes Rd Tennis court 41/187 Ahern, LLC AM

Voting:	Welch, MacLeod, Camp, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representative:	Miroslava Ahern
Discussion:	Public Comment -Lissette Stanoff (Homeowner at 4 Dukes) raised concern regarding the proposed location of the tennis court, particularly in relation to potential noise, lighting, and the adequacy of screening from the road. The Board -Requested a site visit to better understand the impact of the proposed tennis court on the surrounding area
Motion:	Motion to hold for site visit (Made by: Camp)
Vote:	Carried 4-0 // Welch, MacLeod, Camp, Patten (Aye)

VI. NEW BUSINESS 10/29/24

1. Alexander Woodley 3 Newtown Ct Rev 2022-03-6065 55/210.2 Val Oliver AM

Voting:	Welch, MacLeod, Pohl, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Val Oliver
Discussion:	Chair Welch -Clarified that the front east-facing driveway elevation, as seen in the plans, is not an addition with a shed roof but rather a covered porch. The Chair also suggested that a street tree could be planted on the right side of the entrance.
Motion:	Motion to approve the application as submitted, with the suggestion to consider adding a street tree to the front right as one enters the driveway, as a future enhancement. (Made by:
Vote:	Carried 4-0 Welch, MacLeod, Pohl, Patten (Aye)

2. Jeff & Nicole Barden 1 Hedgebury Ln Addition 41/594 MCA CT

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Mark Cutone
Discussion:	Mark Cutone - Stated that the application involved minor additions and fenestration changes to a building that was originally part of the Chase Farm property. The building, which dated back to the late 1920s, had undergone several renovations, including the replacement of all original windows with Anderson windows. The proposed changes included a modest rear addition to accommodate an additional bathroom, as well as the transformation of an existing screened porch into a three-season space. This was to be achieved by replacing the screen panels with window units, making the space more functional year-round. The Board

	- Noted that the scale of the proposed windows made the addition appear larger than expected
Motion:	Motion to approve the application with the following conditions: the screen panels would be replaced with double-hung windows or multi-light sliders (either 2-over-2 or 6-over-6) to match the existing design, and the date of the original construction would be added to the Certificate of Appropriateness (COA). (Made by: Pohl)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Oliver (Aye)

VII. NEW BUSINESS 11/12/24

1. Olympic Equity Holdings 91 Main Street Rev to Repair due to rot 42.3.3/18 NAG SW

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Steve Theroux
Discussion:	Holly Backus - Provided historical context for the house, which dated back to 1740, with additions from 1823. -Emphasized the importance of preserving the Greek Revival finishes and ensuring that the work was done to maintain the building's historic integrity. Public Comment Mickey Rowland, representing the Historic Structures Advisory Group, raised concerns about the use of pressure-treated wood for the repairs. He suggested that the materials should ideally be the same species as the original timbers, considering the building's age.
Motion:	Motion to approve, subject to submission of an adequate like-kind application for review. (Made by: Pohl)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Oliver (Aye)

2. Bo Wilson 30 Ridge Ln Rev Hardscape 38/114 KMLD SW

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Katie Mitchell
Discussion:	Abby Camp - Expressed concerns regarding visibility.
Motion:	Motion to approve as submitted. (Made by: Pohl)
Vote:	Carried 4-0 Welch, MacLeod, Pohl, Oliver (Aye) Camp (Abstained)

3. Koufakis, Michael 6 Swain St Addition 42.4.1/82.2 NAG SW

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
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Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Steve Theroux
Discussion:	Holly Backus - Provided historical context, noting that the building is a non-contributing, circa 1984 dwelling in Brant Point and is included in the HDC survey. She also raised concern about the proposed addition's height, particularly regarding the ridge of the gable edition, suggesting that lowering the eve could help reduce its prominence in relation to the main structure.
Motion:	Motion to approve as submitted. (Made by: Pohl)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Oliver (Aye)

4. DXD SS Fund II Nantucket Propco LLC 10/12 DavKim Ln Storage Unit Window sash color change
68/61 & 62 Emeritus LTD SW

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Oliver)
Vote:	Carried 4-0 MacLeod, Pohl, Camp, Oliver (Aye) Welch (Abstained)

5. Bernard James 29 Long Pond Dr Fenestration 59.4/19 JB Studio RP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat
Discussion:	The Board -Discussed concerns regarding the visual impact of transitioning from 2 over 2 to 6 over 6 windows.
Motion:	Motion to approve the proposed window revisions, contingent upon the updated plans being submitted to staff, ensuring the window schedule is legible and clearly indicates the 6 over 6 design. Additionally, the aperture size should remain consistent with the original submission. (Made by: Pohl)
Vote:	Carried 4-1 Welch, MacLeod, Pohl, Oliver (Aye) Camp (Nay)

6. Cassaza Chris 6 Old Westmoor Farm Hardscape 41/821 R Newman RP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representative:	Juraj Bencat
Discussion:	The Board -Discussed concern regarding visibility.
Motion:	Motion to approve with condition that the work is not visible from the public way at the time of inspection or thereafter. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

7. Theodorakos, Vaio Trust 79 Pocomo Rd Sports Court 15/5 Chip Webster JP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Chip Webster
Discussion:	The Board -Expressed the need for a clearer understanding of the proposed sports court location and visibility before moving forward.
Motion:	Motion to hold the application for a site visit, contingent upon the installation of corner posts for visibility and the submission of a vegetative screening plan, with plant materials that are indigenous or naturalized. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

8. Hart Pine NT 38 Pine St Addition 55.4.1/69 Normand JP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ben Normand
Discussion:	Holly Backus -Noted that the house is a 1 and ¾ bay circa 1820 structure, originally built for William Hart, a blacksmith, and emphasized that the dormers should be lowered off the ridge, the east side should have at least one window, and the side door should be simpler. Public Comment -Mickey Rowland concurred with Backus. The Board - Discussed concerns regarding the dormers and window sizes being too large and out of scale with the original structure, recommending that the windows be made more proportional to the original 12 over 12 design
Motion:	Motion to hold the application for revisions. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

9. Ang Barry & Robert 11 Jonathan Way New dwelling 75/42 Nate Barber JP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
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Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Steve Theroux
Discussion:	Holly Backus -Suggested including the previous COA number on the application to streamline approval. The Board - Requested modification to the drawings to ensure clarity.
Motion:	Motion to approve as submitted, subject to the removal of red outlines on the drawing. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

10. Lanetta, Laura & Doug Fisher 7 Paul Jones Rd Add Pergola 30/68.1 Emeritus LTD JP

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

11. Anna & Anna Dean 8 Heath Ln Hardscape driveway 72/46 Liza Hatton JP

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Liza Hatton
Discussion:	Chair Welch -Recommended the use of darker fill material between the Belgian blocks.
Motion:	Motion to approve as submitted. (Made by: Camp)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

12. Sandy Paws Salty Kisses 4 Weweeder Ave Rev COA Fen changes 80/102 Brook Meerbergen JP

Voting:	Welch, MacLeod, Pohl, Camp, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Brook Meerbergen
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Pohl)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Camp (Aye)

13. Sandy Paws Salty Kisses 4 Weweeder Ave Retaining/ topo 80/102 Brook Meerbergen JP

Voting:	Welch, MacLeod, Pohl, Camp, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Brook Meerbergen
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Camp (Aye)

14. 1 North Swift Rock Rd Trust 1 N Swift Rock Rd Pool House 40/2 Emeritus LTD JP

Voting:	Welch, MacLeod, Pohl, Camp, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	The Board -Raised concerns about the lack of clear differentiation between main, secondary, and subordinate structures. Public Comment Lisa Berger, an abutter, expressed concern about the number of structures on the lot and how it affects the allowable ground coverage.
Motion:	Motion to hold for revisions addressing height, massing, and architectural adjustments. (Made by: Camp)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Camp (Aye)

15. 1 North Swift Rock Rd Trust 1 N Swift Rock Rd Relocate structure on site 40/2 Emeritus LTD JP

Voting:	Welch, MacLeod, Pohl, Camp, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	Public Comment - Lisa Berger, an abutter, expressed frustration over the number of structures in a small, modest residential neighborhood and the lack of vegetation screening along the property line.
Motion:	Motion to approve as submitted. (Made by: Pohl)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Camp (Aye)

16. 1 North Swift Rock Rd Trust 1 N Swift Rock Rd Pool rev 10131 40/2 Ahern LLC AM

Voting:	Welch, MacLeod, Pohl, Camp, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Miroslava Ahern
Discussion:	The Board -Raised concerns about the lack of clear differentiation between main, secondary, and

	subordinate structures. Public Comment - Lisa Berger, an abutter, noted the pool's size increase and raised concerns about its proximity to the septic system and visibility from the road.
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Camp (Aye)

17. Jeffrey Auseizer 14 Moors End Ln Porch 43/216 EMDA AM

Voting:	Welch, MacLeod, Pohl, Camp, Patten
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan McMorrow
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Pohl)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Patten, Camp (Aye)

18. Maisto, Mark 78 Pleasant St Addition 55/654 Gryphon Architect VO

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan Gryphon
Discussion:	Holly Backus -Noted that the house was built in 2005. Stated that triple French doors along Pleasant Street are inappropriate for the OHD and recommended minimizing glazing to match the sensitive design of the existing dwelling. Public Comment - Mickey Rowland expressed concerns about visibility of the French doors through the hedge, especially in winter, and found the amount of glazing inappropriate. The Board -Requested modification to the design to resemble a sun porch with reduced glazing, fewer full-light doors, and a better balance between windows and doors.
Motion:	Motion to hold for revisions. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

19. Hampton S Lynch Jr Trust 2 Green Ln Historic Reno fen changes 42.3.3/130 Gryphon Architect VO

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan Gryphon
Discussion:	Holly Backus

	-Emphasized the chimney as a defining feature and recommended retaining it. She also advised reducing glazing and questioned the appropriateness of a circular window. Public Comment - Mickey Rowland highlighted visibility concerns, noting that although there is a thick hedge, the structure is more visible from Milk Street than from Green Lane. The Board -Expressed concerns regarding excessive glazing, the prominence of French doors, and the addition of a circular window, which detract from the barn's historical character and simplicity.
Motion:	Motion to hold for revisions. (Made by: Camp)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

20. Trottier, Jeremy & Sarah 7 Moors End Ln New dwelling 43/218 Thornewill VO

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

21. Jeffrey & Colleen Duran 14 Ellen's Wy Raise garage roof 81/176 Sanne Payne VO

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Sanne Payne
Discussion:	The Board -Expressed concern about the garage's proportions. -Requested reducing the height of the second floor and lowering the north gable top plate height to improve proportional balance. -Requested correction to drafting errors in elevations where ridges are misaligned.
Motion:	Motion to hold for revisions. (Made by: Pohl)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

22. Thomas Sansone 35 Pleasant St Addition 55.4.1/156 Gryphon Architect CT

Application Not Heard

23. Scott O'Connor 2 Hussey St Change wall material 42.3.1/119 Emeritus LTD CT

Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	Holly Backus -Requested that clapboard feature be retained. The Board

	-Discussed concern regarding changing the exterior from clapboard to shingles, which alters a historic feature of the former garage -Recognized the need to balance preserving the original character with integrating the structure into the surrounding shingled buildings
Motion:	Motion to approve, subject to payment of as built fee. (Made by: Camp)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)
24. Stephen Cohen 2 Wannacommet Rd Fence 41/573 NAG CT	
Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Steve Theroux
Discussion:	Holly Backus -Requested that clapboard feature be retained. The Board -Expressed concern regarding visibility.
Motion:	Motion to hold for a site view to assess the visibility. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Camp (Aye)

25. William Carson 23R Clifton St Dormer deck 49.3.2/2 JGGA CP	
Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Adam Davis
Discussion:	The Board -Confirmed lack of visibility
Motion:	Motion to approve as submitted. (Made by: Pohl)
Vote:	Carried 4-1 Welch, MacLeod, Pohl, Oliver (Aye) Camp (Nay)

26. Albion Ridge LLC 3 Reeds Way Hardscape pool 92.4/319 LFW CP	
Voting:	Welch, MacLeod, Pohl, Camp, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	The Board -Confirmed lack of visibility
Motion:	Motion to approve as submitted. Must not be seen at time of inspection and in perpetuity. (Made by: Oliver)
Vote:	Carried 4-1 Welch, MacLeod, Pohl, Oliver (Aye) Camp (Nay)

27. Cliff Lane 1 LLC 1 Cliff Lane Demo shed 30/63 JB Studio AC	
Voting:	Welch, MacLeod, Pohl, Camp, Oliver

Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	The Board -Confirmed lack of visibility
Motion:	Motion to approve as submitted. Must not be seen at time of inspection and in perpetuity. (Made by: Oliver)
Vote:	Carried 4-1 Welch, MacLeod, Pohl, Oliver (Aye) Camp (Nay)

27. Cliff Lane 1 LLC 1 Cliff Lane Demo shed 30/63 JB Studio AC

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Patten (Aye)

29. Cliff Lane 1 LLC 1 Cliff Lane Demo move cabana 30/63 JB Studio AC

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Patten (Aye)

28. Cliff Lane 1 LLC 1 Cliff Lane New shed 30/63 JB Studio AC

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Patten (Aye)

30. Cliff Lane 1 LLC 1 Cliff Lane New cabana 30/63 JB Studio AC

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Juraj Bencat

Discussion:	The Board - Requested modifications to address window alignment, height proportions, and the possibility of a connector between the structures to improve visual harmony.
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Patten (Aye)

31. Richard Travaglione 29 Tomahawk Rd Fen and stair change 69/322

LFW

AC

Voting:	Welch, MacLeod, Pohl, Patten, Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Oliver)
Vote:	Carried 5-0 Welch, MacLeod, Pohl, Oliver, Patten (Aye)

VIII. ADJOURNMENT

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

YouTube Link: https://www.youtube.com/watch?v=Ori_QmUdfcs