



Minutes for December 17, 2024; adopted April 8, 2025

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

Tuesday, December 17, 2024

4 Fairgrounds Road and Remote Participation via Zoom

Nantucket, Massachusetts 02554

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-chair), Abby Camp, Valorie Oliver, Angus McLeod

Associate Commissioners: Connie Patten, Carrie Thornewill, Joe Paul

CALL TO ORDER

Chair Welch called the meeting to order at 4:00 pm

Staff in Attendance:	Fiona Johnson , Administrative Specialist; Sarah Johnson , Administrative Specialist; Holly Backus , Preservation Planner
Attending Members:	Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Connie Patten
Remote Participants:	Angus MacLeod, Joe Paul
Absent Members:	Val Oliver, Carrie Thornewill
Late Arrivals:	- None
Early Departures:	- None

ADOPTION OF AGENDA

Motion:	Motion to approve the agenda (Made by: Pohl)
Vote	Carried 4-0 // Pohl, Welch, Patten, Camp (Aye)

1. DISCUSSION & VOTE

1. 10 New Whale Street - Minimum Maintenance Ch.124-13	- Commissioners: Welch, Pohl, Camp, MacLeod, Oliver; Alt: Paul, Patten, Thornewill– last heard November 19, 2024 - Motion was made for owner to come back to address minimum maintenance concerns at the December 17, 2024, meeting with a letter sent to the owners' representatives. - Continued to the January 14, 2025, meeting
2. 5 Candle Street – Minimum Maintenance Ch. 124-13	- Same as above - Continued to the January 14, 2025, meeting.
3. Nantucket Health Department - Emergency action needed regarding 16 Sheep's Pond Road (NHL Data = c.1982 noncontributing)	- Commissioners: Welch, Pohl, Camp, Oliver, MacLeod – vote taken December 10, 2024. - Ratify vote (approved for move off/demo (Motion made by: Pohl) 5-0 vote // Camp, Pohl, MacLeod, Welch (Aye))
4. Nantucket Health Department – Emergency action needed regarding 28 Sheep's Pond Road (NHL Data = c.1979 noncontributing)	- New Request - Holly Backus, Preservation Planner- Noted that the structure is a circa 1979 non-contributing building. -Identified the request as similar to others along Sheep Pond Road. - Pohl- Confirmed that the application requests demolition. -Saw no issue in approving it as a move-off/demo to allow for the possibility of relocation if feasible. - Motion for a move off/demo (Made by: Pohl) 5-0 // Pohl, Patten, MacLeod, Camp, Welch (Aye)

I. CONSENT

1. Cohen Steven Trust 19 Austin Locke Wy

Window change Rev 10096 82/57

Shelter 7 JP

Minutes for December 17, 2024; adopted April 8, 2025

Voting:	Welch, Pohl, Camp, Patten, MacLeod
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Motion to approve Consents. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Pohl, Camp, Patten, MacLeod (Aye)

II. CONSENT WITH CONDITIONS

- 9 Bartlett LLC 9 Bartlett Rd Addition 67/13.1 Reid Yenor JP
 - Lower the plate height of the addition so that the addition of the ridge falls under the eave of the existing dwelling; Add date of construction to the COA (NHL Data = c.1983)
- Peshnachki, Viatko 10 Lewis Ct Pool Hardscape 67/155 Atlantic JP
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.
- Five Barstow LLC 5 Barstow Rd Pool Hardscape 40/46 Atlantic JP
 - Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application
- Five Barstow LLC 5 Barstow Rd Bocce Court 40/146 Atlantic JP
 - Court not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.

Voting:	Welch, Pohl, Camp, Patten, MacLeod
Public Comments:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Motion to approve Consents with Conditions (Made by:
Vote:	Carried 5-0 // Welch, Pohl, Camp, Patten, MacLeod (Aye)

III. OLD BUSINESS (FROM 12/10/2024 AGENDA)

- Clay St Devel 44 Skyline Dr Move on 79/990 LFW AC
 - Approved with conditions (4-1 vote – Oliver abstained) - October 15, 2024
 - Motion to re-open for appropriate abutters notice/input

Voting:	Welch, Pohl, MacLeod, Patten, Paul
Alternates:	- None
Recused:	- Oliver
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus, Preservation Planner - Clarified that this is a revision to a previously approved application. - Noted that the original approval included Exhibit A with the proper site plan. - Explained that the revision is necessary because the original submission did not include abutters. - Confirmed that the abutters have now been properly notified as part of the revision process.
Public Comments:	- None
Commissioner Comments:	- No concerns were raised regarding the relocated building. - All reviewing members present expressed approval.
Motion:	Motion to approve as submitted. (Made by: Patten)
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)

- Cohen Stephen TR 2 Wannacommet Rd Fence 41/573 NAG CT

Voting:	Welch, Pohl, Camp, MacLeod
Alternates:	Patten
Recused:	-
Representative:	Stephen Theroux

Minutes for December 17, 2024; adopted April 8, 2025

Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-None
Commissioner Comments:	- Concerns about the five-in-one fence along Madaket Road, as it disrupts the natural, rural character. - Suggestions to move it back 20-25 feet and use natural vegetation instead. - Preference for hedges over fencing for a softer barrier. - Debate over whether the fence is for pool screening, pets, or privacy. - If for pool screening, suggest enclosing just the pool and avoiding a fence in front of the house. - Fence at the house meets guidelines but could be more subtle to blend with surroundings.
Motion:	Motion to approve through an Exhibit A with the condition there is no 5 in 1 fence along Madaket and a 5 in 1 fence along the wide of the house facing Wannacomet is a wire fence set in privet. (Made by: Pohl)
Vote:	Carried 4-1 // Welch, Pohl, Oliver, MacLeod (Aye) Camp (No)

3. Cohen Stephen TR/Dukes Rd 2 Dukes Tennis court 41/187 Ahern LLC JP

Voting:	Welch, Camp, MacLeod, Patten (Mullen: Paul)
Alternates:	Thornewill
Recused:	Pohl
Representative:	Miroslava Ahern
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	- None at the meeting
Commissioner Comments:	- Concerns were raised about the significant grade changes required for the tennis court, particularly the six-foot depth, which is deeper than usual. - Some members questioned whether rotating the court north-south might improve screening and reduce its impact on Duke's Road. However, concerns were also noted about the potential noise impact on adjacent properties if rotated. - There was a preference for maintaining a naturalized planting scheme to ensure the area blends with the surroundings. - Ensuring the grade transition appears as a natural swale rather than a berm was emphasized as a key consideration. - While the approach to minimizing visibility seems effective, the success depends on proper implementation of planting and grading.
Motion:	Motion to approve as submitted, not to be visible upon time of inspection or thereafter. (Made by: MacLeod)
Vote:	Carried 4-1 // Welch, MacLeod, Patten, Paul (Aye) Camp (No)

4. Theodorakos, Vaios Trust 79 Pocomo Rd Sports Court 15/5 Chip Webster RP

Voting:	Welch, Pohl, Camp, MacLeod, Patten
Alternates:	-
Recused:	-
Representative:	Chip Webster
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	-

Motion:	Hold for additional information. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)

IV. NEW BUSINESS 12/03/2024 - VIEW

1. Kennedy Richardson	3 Marcus Way	Pool, Fence, Hardscape	91/9.4	KLMD SW
Voting:	Welch, Pohl, Paul, Patten, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Katie Mitchel			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- The structure is positioned far back from the street. - Vegetation will provide adequate screening. - The design is considered appropriate given these conditions.			
Motion:	Motion to approve as submitted with no grade change from existing or as noted on the application. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, Paul, Patten, MacLeod (Aye)			

OLD BUSINESS 12/03/2024

1. Eitan	16 Walsh St	Move off/demo	42.4.1/50	R Newman
Voting:	Welch, Pohl, MacLeod, Camp, Patten			
Alternates:	-			
Recused:	-			
Representative:	Robert Newman			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - The 1980s HTC survey lists the structure as non-contributing, but this was before the National Historic Landmark designation was extended to include buildings up to 1975. - Structures built between 1659 and 1975 are now considered contributing to the historic district. - The documentation provided is useful and should accompany all demo/move applications. - The structure has been modified over time, but its demolition is still unfortunate. - Encouragement was given to relocate or salvage portions of the building rather than complete demolition.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Agreement with the previous comments that the structure should be moved rather than demolished. - Belief that there is an opportunity to reuse the existing structure, possibly in a reduced form, to fit within one of the lots.			
Commissioner Comments:	- General consensus that the structure is not historically remarkable or significant. - Preference for moving the building or repurposing portions of it rather than full demolition. - Acknowledgment that the structure has changed over time, losing some original architectural elements. - Some concern that the house no longer reflects its original design, as seen in historical surveys. - Trust placed in the Historic District Commission to ensure any replacement structure aligns with the district's character.			
Motion:	Motion to approve as a move off/demo. (Made by: Pohl)			

Minutes for December 17, 2024; adopted April 8, 2025

Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Camp, Patten
-------	---

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. M Flaster	7 N Pasture Ln	Re-site garage on site	44/67	LFW
Voting:	Welch, Pohl, MacLeod, Patten, Paul			
Alternates:	-None			
Recused:	-None			
Representative:	George Berg			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-None			
Public Comments:	-None			
Commissioner Comments:	- No concerns were raised			
Motion:	Motion to approve as submitted. (Made by: Patten)			
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)			

3. M Flaster	7 N Pasture Ln	Hardscape patio walls	44/67	LFW
Voting:	Welch, Pohl, MacLeod, Patten, Paul			
Alternates:	- None			
Recused:	-None			
Representative:	George Berg			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-None			
Public Comments:	-None			
Commissioner Comments:	-Terracing the natural landscape was general concern			
Motion:	Motion to approve as submitted. (Made by: Patten)			
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)			

OLD BUSINESS 12/17/2024

1. Born & Bread	35 Center St	Solar	42.3.1/3	Ack Smart
Voting:	Welch, Pohl, MacLeod, Camp			
Alternates:	Thornewill			
Recused:	Patten			
Representative:	Tobias Glidden			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concerns were raised about the visibility of the solar panels, particularly their placement extending to the roof's edge. - The panels will be highly visible from both sidewalks and the street, which is a significant issue given the historic nature of the 1850 structure. - It was suggested that moving the panels further away from the roof edge and below the second-story windows could help reduce visual impact. - Acknowledgment that panel placement was adjusted on the opposite side, but further mitigation strategies were encouraged.			
Public Comments:	-			
Commissioner Comments:	- Majority of the board found the proposal acceptable. - One member remained opposed, citing concerns about the layout and visual impact. - The black roof was acknowledged as a factor that may help mitigate visibility.			
Motion:	Motion to approve as submitted.			
Vote:	Carried 3-1 // Pohl, MacLeod, Camp (Aye) Welch (No)			

2. Padraic Cassidy	4 Sleepy Hollow Rd	Cabana	66/107.2	Self
--------------------	--------------------	--------	----------	------

Minutes for December 17, 2024; adopted April 8, 2025

Voting:	Welch, Camp, MacLeod, Paul, Patten
Alternates:	-None
Recused:	-None
Representative:	Padraic Cassidy
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-None
Public Comments:	-None
Commissioner Comments:	- Majority of the board had no concerns with the proposal. - Some members initially questioned the layout but found the provided photographs and site plan helpful. - One member noted that proper screening would be necessary, particularly around the pool. - The Cabana was described as a "quirky little building" but was deemed acceptable due to limited visibility.
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 4-1 // Welch, MacLeod, Paul, Patten (Aye) Camp (No)

3. Padraic Cassidy 4 Sleepy Hollow Rd Pool 66/107.2 Self

Voting:	Welch, Camp, MacLeod, Paul, Patten
Alternates:	-None
Recused:	-None
Representative:	Padraic Cassidy
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-None
Public Comments:	-None
Commissioner Comments:	- Concerns were raised about the pool's visibility due to its close proximity to the road. - Some members felt that vegetation alone may not provide sufficient screening. - A suggestion was made to use a 4-foot solid board fence near the pool coping, combined with vegetation, to ensure effective screening. - There was hesitation about placing a fence along the road, as it could disrupt the natural setting. - A cross-section showing a berm with landscaping was recommended to provide more clarity on screening effectiveness. - Final consensus emphasized the need for naturalized, indigenous plant material planted in an organic manner, with a not-visible-at-time-of-inspection-or-thereafter condition, and a fence that is also screened from view.
Motion:	Motion to approve through an Exhibit A. (Made by: Patten)
Vote:	Carried 4-1 // Welch, MacLeod, Paul, Patten (Aye) Camp (No)

4. Ack Koda LLC 42 Shimmo Pond Rd MH Reno Move 43/126 Botticelli & Pohl

Voting:	Welch, Camp, Paul, Patten, MacLeod
Alternates:	Thornewill
Recused:	-Pohl
Representative:	Lisa Botticelli, Ray Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - Concerns were raised about the north elevation being the most critical, as it is visible from the harbor. - The proposed dormer, while breaking up the roofline, extends close to the edge, though assumed to meet setback requirements. - There was hesitation about the amount of fenestration, with a reminder to ensure it does not exceed the 10% guideline.

Minutes for December 17, 2024; adopted April 8, 2025

	- Previous approval of option A was noted as a preferable design solution.
Public Comments:	-None
Commissioner Comments:	- Concerns remain about the significant changes to the historic structure, particularly regarding the north elevation, which is most visible from the harbor. - The large second-floor dormer on the left was noted as disproportionate, with suggestions to reduce its width and lower its roofline. - The right-side fenestration remains a concern, with recommendations to decrease the number of doors and windows to simplify the design. - The main chimney should match the existing one in size and proportion to maintain historical integrity. - There was discussion about modifying the second-floor decks by increasing the shingled areas to lessen visual impact. - The overall goal is to maintain more of the structure's historic character while allowing for modifications. - The leftmost dormer on the north elevation will be reduced in height and width by modifying the triple-ganged window to three C windows while maintaining the existing sill height. - The second-floor balconies will be adjusted so the far-right balcony has a single door with flanking C windows to match the others. - The shingled portion of the balconies will extend inward to terminate at the edge of the door, reducing visual impact. - The center chimney will be modified to match the existing in width, height, and detail.
Motion:	Motion to approve through an Exhibit A. (Made by: Paul)
Vote:	Carried 4-1 // Paul, Patten Camp, Welch (Aye) MacLeod (No)

5. Ack Koda LLC 42 Shimmo Pond Rd New Guest House 43/126 Botticelli & Pohl

Voting:	Welch, Camp, Paul, Patten, MacLeod
Alternates:	Thornewill
Recused:	-Pohl
Representative:	Lisa Botticelli, Ray Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - The proposed guest house at 24 ft 11 in should relate more closely to the changes made to the main house. - The balcony design should match the approved revisions for the main house. - The dormers should incorporate appropriate shingle space, following Building with Nantucket in Mind guidelines.
Public Comments:	-None
Commissioner Comments:	- Guest house should better align with the main house's revised details, including simplified fenestration and removed corner boards. - Its height makes it feel less secondary; a clipped gable or adjustments could help. - First-floor fenestration is excessive; reducing glass, especially on the north elevation, is needed. - Second-floor balcony should be modified with shingled ends, a shorter railing, or adjusted door/window configuration. - Some support a hip roof wrap for historic reference, while others feel it would make the structure too enclosed. - Maintaining architectural cohesion is key to avoiding visual disruption from the harbor.

Minutes for December 17, 2024; adopted April 8, 2025

	- Applicant should refine massing, fenestration, and balcony details while balancing differentiation with consistency.
Motion:	Motion to hold for revisions. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Camp, Paul, Patten, MacLeod (Aye)

6. Ack Koda LLC	42 Shimmo Pond Rd	New Garage	43/126	Botticelli & Pohl
Voting:	Welch, Camp, Paul, Patten, MacLeod			
Alternates:	Thornewill			
Recused:	-Pohl			
Representative:	Lisa Botticelli, Ray Pohl			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-None			
Public Comments:	-None			
Commissioner Comments:	- No concerns from the Board.			
Motion:	Motion to approve as submitted with the stone matching the main house. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Camp, Paul, Patten, MacLeod (Aye)			

7. Greg Coffee	1 Lowell Place	Revisions	41/858	NAG
Voting:	Welch, Camp, MacLeod, Paul, Patten			
Alternates:	-None			
Recused:	-None			
Representative:	Stephen Theroux			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - No concerns with the previous or current proposal.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Concern that Lowell Place has a distinctly lower scale and more informal character compared to the examples provided. - Emphasis that every house on Lowell Place is 1 ½ stories, making the proposed structure feel too formal in this context. - Suggestion that a steeper roof pitch would better align with neighboring homes. - The detailing on the bay window and door feels more in line with the Old Historic District (OHD) rather than the informal character of Lowell Place. - Recommendation for the design to better reflect the neighborhood's scale and informality. Arthur Reade , Representing Bowen Smith - Concern that the full two-story appearance is out of place on Lowell Place. - Emphasis that the structure should be reduced to 1 ½ stories to match the neighborhood. - Agreement that the design is too formal compared to the informal character of the surrounding houses.			

Minutes for December 17, 2024; adopted April 8, 2025

	- Appreciation for the parking space's conventional orientation but still emphasizing the need for a scale reduction.
Commissioner Comments:	- Concern that the full two-story design appears too formal for Lowell Place, which has a more informal, bungalow-style character. - Suggestion to reduce the height to 1 ½ stories for better consistency with the neighborhood. - Discussion on whether the design should include a subtle nod to Main Street's Greek Revival influence without being too pronounced. - Concerns that corner boards appear too narrow, making the structure look unbalanced. - Debate over the appropriate trim color, with suggestions for a softer gray instead of stark white to blend better with the surroundings. - Question about whether the bay window panels should be shingled rather than painted to reduce visual prominence. - Concern that Platinum Gray may appear too contemporary, while Nantucket Gray might be too dark. - Acknowledgment that the trim color is an important detail for fitting into Lowell Place's character. - Support for shingling the bay window rather than painting it to better integrate with the informal surroundings.
Motion:	Motion to approve through an Exhibit A. (Made by: Paul)
Vote:	Carried 5-0 // Welch, MacLeod, Paul, Patten (Aye) Camp (No)

8. 3 Pops Ln Holding Trust	3 Pops Lane	Main House	60.2.4/64.1	MCA+
Voting:	Welch, Pohl, MacLeod, Paul, Oliver			
Alternates:	Patten, Thornewill			
Motion:	HOLD PER APPLICANT			

9. 3 Pops Ln Holding Trust	3 Pops Lane	Guest House	60.2.4/64.1	MCA+
Voting:	Welch, Pohl, MacLeod, Paul, Oliver			
Alternates:	Patten, Thornewill			
Motion:	HOLD PER APPLICANT			

10. 3 Pops Ln Holding Trust	3 Pops Lane	Garage	60.2.4/64.1	MCA+
Voting:	Welch, Pohl, MacLeod, Paul, Oliver			
Alternates:	Patten, Thornewill			
Motion:	HOLD PER APPLICANT			

11. 3 Pops Ln Holding Trust	3 Pops Lane	Pool	60.2.4/64.1	MCA+
Voting:	Welch, Pohl, MacLeod, Paul, Oliver			
Alternates:	Patten, Thornewill			
Motion:	HOLD PER APPLICANT			

12. Hart Pine LLC	38 Pine St	Addition	55.4.1/69	Normand
Voting:	Pohl (Chair), Welch, Oliver, Camp, MacLeod			
Alternates:	Patten, Thornewill			
Recused:	None			
Representative:	Ben Normand			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner			

Minutes for December 17, 2024; adopted April 8, 2025

	- Concern that the dormers do not follow building guidelines and need reconsideration. - The proposed 12-over-12 windows appear out of proportion with the dormer. - The dormer should be set further off the ridge and have more shingle space. - While the existing structure has large windows, the new addition should maintain a better balance between differentiation and proportionality.
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Agrees with concerns about the dormer scale. - The amount of shingle space below the dormer windows is excessive. - Suggests lowering the windows, possibly by steepening the roof pitch. - Recommends scaling down the addition by pushing the north wall southward to allow the lower roof to rise, reducing shingle space. - A combination of these changes could improve the proportions.
Commissioner Comments:	- Concerns about dormers being too dominant, particularly on the north and south elevations. - Suggested filling the dormer with three windows to reduce contrast and make it feel less busy. - Questioned whether lowering the dormer windows slightly would help the proportions. - Noted that the dormers, especially on the south elevation, feel overwhelming, particularly above the porch and doorway. - Recommended reducing the dormer width and matching the window size to the existing one over the bulkhead. - Proposed extending the eave through the dormer with a setback to maintain light while reducing mass. - Agreed that adjustments to the single-story gable height and porch roof pitch could help balance the design.
Motion:	Motion to hold for minor revisions. (Made by: Camp)
Vote:	Carried 5-0 // Pohl, Welch, Oliver, Camp, MacLeod (Aye)

13. Cordts-Pearce	76 Pleasant St	New dwelling	55/367	Sanne Payne
Voting:	Pohl (Chair), Welch, MacLeod, Camp, Patten			
Alternates:	Paul			
Recused:	-None			
Representative:	Sanne Payne			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concerns about window style, suggesting 6-over-6 instead of 2-over-2 to avoid being too similar to the Greek Revival house in front. - Acknowledged improvements, including removal of the oversized bay and reduction of the roof walk. - Noted that the small four-light window in the rear gable was a positive addition but suggested further refinement. - Emphasized the importance of maintaining historical window proportions while differentiating from the primary structure.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Suggested changing windows to 6-over-6 to differentiate from the main house and better suit the infill structure. - Noted the front door is oversized at 8 feet and recommended reducing it to 7 feet, with window heights adjusted accordingly. - Proposed lowering the first-floor ceiling height from 9 feet to 8 feet to reduce overall building height.			

Minutes for December 17, 2024; adopted April 8, 2025

	- Confirmed the building will be on a mud block foundation, preventing it from sitting higher than shown. - Recommended better vertical alignment of windows on the west elevation. - Expressed concern over the roof walk, suggesting reducing its width to under 8 feet or removing it entirely.
Commissioner Comments:	- Concerns were raised about the verticality of the structure, particularly on the north elevation, which feels too tall and narrow. - Suggestions included switching to six-over-six windows to reduce the emphasis on height. - Recommended lowering the front door from 8 feet to 7 feet and reducing the first-floor ceiling height from 9 feet to 8 feet. - Aligning the west elevation stairway window with the one above was suggested for improved consistency. - Reducing the second-floor window height to 6 feet 8 inches was proposed to further balance proportions. - Some questioned the necessity of the roof walk, feeling it appeared out of place on this building. - One member suggested a gable-forward design instead of the current three-mass approach to reduce the narrow appearance. - Clarification was sought regarding the trim style, ensuring it matches the proposed drawings.
Motion:	Motion to approve through an Exhibit A. (Made by: Welch)
Vote:	Carried 4-1 // Pohl, Welch, Camp, Patten (Aye) MacLeod (No)

14. 13 & 15 Nancy Ann Ln LLC 13 Nancy Ann Mixed use 67/137 Emeritus LTD

Voting:	Pohl (Chair), Welch, MacLeod, Camp, Paul
Alternates:	Patten
Recused:	-None
Representative:	Matthew MacEachern
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-None
Public Comments:	-None
Commissioner Comments:	- Concerns were raised about the balance between window proportions on the gable end and the main elevation. - Some felt the transoms made the pent roof work and visually broke up the building's height, while others thought they made the windows too dominant. - A compromise was suggested to keep the transoms and lower the sill height of the four windows flanking the front door to create a more cohesive look. - The adjustment is expected to provide a better balance between the gable and the wraparound pent roof while maintaining the building's visual identity.
Motion:	Motion to approve through an Exhibit A. (Made by: Welch)
Vote:	Carried 5-0 // Paul, Camp, MacLeod, Welch, Pohl (Aye)

15. 13 & 15 Nancy Ann Ln LLC 15 Nancy Ann Mixed use 67/138 Emeritus LTD

Voting:	Welch (Chair), Pohl, MacLeod, Camp, Paul
Alternates:	Patten
Recused:	-None
Representative:	Matthew MacEachern
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-comments on the roof color
Public Comments:	-None
Commissioner Comments:	- No concerns from the Board.

Minutes for December 17, 2024; adopted April 8, 2025

Motion:	Motion to approve as submitted with changing to Dove Grey roof to Moray Black. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Camp, Paul (Aye)

16. . Madaket Rd LLC	74 Madaket Rd	New dwelling	41/810 Emeritus	LTD
Voting:	Welch, Pohl Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-None			
Representative:	Matthew MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-None			
Public Comments:	-None			
Commissioner Comments:	- The design is moving in a positive direction, with a rural farmhouse feel that suits the transition along Madaket Road. - Encouragement was given to further accentuate overhangs, particularly on the east-west gables, to enhance the design. - Appreciation was expressed for stepping in the gable by 24 inches, improving the massing. - The removal of problematic cross-gables and valley placements was noted as a significant improvement. - There was a suggestion to introduce some contrast in the trim and sash, rather than having all elements in white. - Overall, no major concerns were raised, and the revisions were well received.			
Motion:	Motion to approve as submitted. (Madey by: Pohl)			
Vote:	Carried 5-0 // Pohl, Camp, MacLeod, Patten, Welch (Aye)			

17. Nantucket Hotel	77 Easton St	Windows	42.4.1/35	EMDA
Voting:	Welch, Pohl, Camp, Oliver, MacLeod			
Alternates:	Patten, Thornewill			
Recused:	-None			
Representative:	Ethan McMorro			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - No concerns.			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - The changes were well received. - A suggestion was made to keep the shutters, as they add visual interest to the building.			
Commissioner Comments:	- Concerns were raised that the design feels too formal and does not relate well to the surrounding structures, which include bungalows and cottage-style buildings. - A recommendation was made to add a hip-roofed, wrap-around Farmers porch to help integrate the building with the Nantucket Hotel and improve its relationship with the streetscape. - The structure appears isolated, and suggestions were made to consider some form of additive massing to break up the facade. - The chimneys were noted as being too small and out of proportion. - The current design was described as resembling a formal Main Street building rather than fitting into the more relaxed Brand Point area. - A reference was made to Joe Paul's project at Captain's Corner, suggesting that design elements like a turret or diamond windows could help make the structure feel more in line with the neighborhood.			
Motion:	Motion to approve through an Exhibit A. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, Oliver, MacLeod (Aye)			

Minutes for December 17, 2024; adopted April 8, 2025

18. 7 Brewster LLC	7 Brewster	New dwelling	54/286	LFW
Voting:	Pohl (Chair), MacLeod, Patten, Paul, Welch			
Alternates:	-None			
Recused:	-None			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-None			
Public Comments:	-None			
Commissioner Comments:	- Concerns were initially raised about the verticality of the gambrels, but the applicant adjusted the pitch from 5/12 to 6/12 as requested. - The height of the first leg of the gable increased while the main roof between the gables was lowered. - Overall, the changes were appreciated, and no major concerns were expressed. - A minor observation was made regarding the chimney height relative to the roof walk, with a suggestion that it might need an additional six inches for better proportion.			
Motion:	Motion to approve as submitted with the condition that the chimney is raised 6 inches. (Made by: MacLeod)			
Vote:	Carried 5-0 // Pohl, MacLeod, Patten, Paul, Welch (Aye)			

19. High Tide Homes	45B Vestal	Hardscape	41/59.1	LFW
Voting:	Welch, Pohl, MacLeod, Camp, Patten			
Alternates:	Paul			
Recused:	-None			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-None			
Public Comments:	-None			
Commissioner Comments:	- The pool's location in front of the house was noted, but given the prevalence of pools in the area, there was no strong opposition. - Concerns about visibility were mitigated by proposed fencing and greenery. - Board members expressed general acceptance of the proposal with no major objections.			
Motion:	Motion to approve as revised. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Camp, Patten (Aye)			

20. Big Patch LLC	69 Hummock Pond	Hardscape	56/320	LFW
Voting:	Welch, Pohl, Patten, MacLeod, Camp			
Alternates:	Thornewill, Paul			
Recused:	-None			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Concerns were raised about the formality of the driveway in a rural farm setting, though improvements were acknowledged. - Question was raised regarding the material of the driveway, as the site plan suggests a hard surface, which may not align with the dirt road character of Burnt Swamp Lane. - Suggested further reduction in formality to better reflect the country-like setting.			
Public Comments:	-None			
Commissioner Comments:	- Concern raised about the proximity of the outdoor kitchen to the property line.			

Minutes for December 17, 2024; adopted April 8, 2025

	- Visibility from Hummock Pond was checked and found to be minimal due to existing vegetation. - Concern about the brightness of the proposed Belgium Block or white granite; suggestion to use brown granite instead. - Request for steps to be spaced appropriately.
Motion:	Motion to approve as submitted through an Exhibit A. (Made by: MacLeod)
Vote:	Carried 5-0 // MacLeod, Camp, Patten, Pohl, Welch (Aye)

21. 21 Pleasant St LLC 21 Pleasant St Main House (Rev- 5454) 55.4.1/1 Glidden/Link

- HDC2023-01-7624, lift house & replace foundation
 - i. “Staff Approval” submittal did not address motion
- HDC2023-03-8128, as-built foundation work
 - i. Motion: held for a VIEW and revisions

Voting:	Pohl (Chair), Camp, Welch
Alternates:	Oliver
Recused:	-None
Representative:	Richard Glidden, Tori Ewing
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - Concerns remain about the cinder block foundation and whether it aligns with the previous board motion. - Staff never received the required submittals for the previously approved staff-level changes. - The as-built foundation work was reviewed but revisions were never submitted following the board’s motion to hold for revisions. - The newly submitted package does not appear to fully address previous concerns, particularly regarding the replication of the original foundation's indentations. - Public visibility from Candle House Lane shows a solid foundation, differing from the original design.
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - Current concerns focus primarily on the hardscaping, particularly the driveway. - The foundation issue was not discussed in this review.
Commissioner Comments:	-concerns over work already done
Motion:	Motion to hold for more information. (Made by: Camp)
Vote:	Carried -0 // Pohl, Camp, Welch

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
22. 21 Pleasant St LLC	21 Pleasant St	Hardscape/Driveway apron	55.4.1/1	Glidden/Link

- HDC2024-02-10023
 - i. Motion: track the resolution of the open foundation issues

Voting:	Welch, Camp, Coombs, Oliver, Patten
Alternates:	Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	Hold to track with the Main House.
Vote:	Carried 5-0 //

ADJOURNMENT

Motion:	Motion to adjourn. (Made by: MacLeod @8:37pm)
Roll-Call Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten