



Minutes for February 18, 2025; adopted April 8, 2025

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

Tuesday, February 18, 2025

4 Fairgrounds Road and Remote Participation via Zoom
Nantucket, Massachusetts 02554

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-chair), Abby Camp, Vallorie Oliver, Angus McLeod
Associate Commissioners: Connie Patten, Carrie Thornewill

CALL TO ORDER

Chair Welch called the meeting to order at 4:01 pm.

Staff in Attendance:	Cathy Flynn ; Land Use Specialist; Holly Backus , Preservation Planner; Fiona Johnson , Administrative Specialist;
Attending Members:	Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abbey Camp
Remote Participants:	Angus MacLeod, Joe Paul
Absent Members:	Val Oliver
Late Arrivals:	None
Early Departures:	None

ADOPTION OF AGENDA

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

I. CONSENT

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Rockbyrne LLC- 11960	30 Pocomo Rd	Roof	14/76	Chris Carey RP
2. Blott, David- 11973	47 Brewster Rd	Main house addition	54/16	Normand Residential RP
3. Blott, David- 11977	47 Brewster Rd	New shed	54/16	Normand Residential RP
4. Dunlap, Randi- 11974	21 Woodbury Ln	Main House reno	41/547	Normand Residential RP
5. Kevin & Lauren Casey- 11982	6 Wrights Landing	New shed	91/128	NAG RP
6. Scott Gordon- 11981	14 Kildeer Ln	Window wells	68/665	NAG RP
7. Lisa Moison- 11983	22 Ahab	Shed	65/52	Val Oliver RP
8. Day, Isabella- 11992	76A Old South Rd	Add door to barn	68/408	Val Oliver JP
9. Joseph Delogu- 11980	44 Warrens Landing	New addition decking	38/23	MCA + RP
10. GHYC- 12033	19-21-23 Nobadeer Rd	Pergola	69/81-82-83	Jardins Intl AC
11. GHYC - 12034	19-21-23 Nobadeer Rd	Shed	69/81-82-83	Jardins Intl AC
12. Victor Marrett- 11984	3 Baily Rd	Studio	56/426	Self JP
13. Ack Long Pond LLC- 11986	35 Long Pond Dr	Shed	59.4/12	Structures JP
14. Eldridge, Brandon- 11991	26 Arlington St	Shed/addition	73.1.3/281	Topham Design JP
15. Koyote Realty LLC- 11993	4 Hickory Meadow Ln	Move shed on property	41/900	Richard Craddock JP
16. Sankaty Head Golf- 11995	100 Sankaty Rd	Rev. 11356; win chg	49/2	Val Oliver JP
17. Angela Berry- 11994	15 Pleasant St	Door color change	42.3./123	TWIG Perkins JP
18. Lydia Palmer 12030	110 Wauwinet Rd	Fence	11/29	LFW CP
19. M Robert Sarkisian- 11898	8 N Mill St	Garage roof change	55.4.4/78.2	Self VO
20. Kim Rondeav 12009	10 Charter St	Roof Changes	42.3.2/11	Chris Carey AM
21. Varty, Judith F Tr 12037	4 Dooley Ct	Shed	68/152	Structures Unltd AM
22. Twenty N Pastures Nom Trst 12021	20 N Pasture Ln	Demo move garage	44/86	JB Studio AM
23. Nashaquisset Coop Rachel Healy 12020	37 Washaman Ave	Add Covered Porch	55/585.9	JB Studio AM
Voting:	Pohl (Chair), Camp, MacLeod, Patten			
Recused:	-			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Motion:	Motion to approve consents. (Made by: Camp)			
Vote:	Carried 4-0 // Camp, MacLeod, Patten, Pohl (Aye)			

II. CONSENT WITH CONDITIONS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. William Hunter Trust- 11978	117 Madaket Rd	Pool	40/60.3	Normand Residential RP
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
2. Dave Avery Keller-11972	6 Plainfield Rd	Rev. 11099; pool	49/173	Champoux Landscaping RP
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
3. Jasper Young- 11988	12R Larabee Ln	Shed	55/103.1	Structures JP
Windows to be 6/1 to match the main house				
4. Brady & Sue Miller- 11987	2D Anna Dr	Shed	55/900.3	Structures JP
Trim color 'red' to match the color red on the existing house				
5. Fairgrounds Properties LLC 12031	73 Fairgrounds	Pool	67/180	LFW CP'
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
6. Fourteen Tautemo Way Realty Tr 12029	14 Tautemo	Pool Hardscape	83/13	Ahern LLC AM
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application				

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

III. SIGNS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Pepper Frazier	28 Center St	Projecting Sign	42.3.1/164	Sign Here Nantucket
Hold for a Master Sign Plan and RevisNantucket Event Co.				

Voting:	Pohl, Camp, Patten, MacLeod
Alternates:	Paul
Recused:	-
Representative:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	-
Motion:	Motion to hold per the Sign Committee recommendation. (Pohl)
Vote:	Carried 4-0 // Pohl, Camp, Patten, MacLeod (Aye)

IV. COMMISSIONER Q&A WITH PRESERVATION PLANNER

1. 6 West Dover St	Holly Backus , Preservation Planner - Confirm Boston Sash 50L windows as specified in the application, as they are more appropriate than Anderson for a historic structure in the OHD. - The proposed 6-lite, 2-panel door is not suitable; a 6-pane with 2 lites would be more appropriate, especially with a change to 6-over-6 windows. - The 2-over-1 panel windows and front dormer are later contemporary alterations; adding more windows further exacerbates the dormer and is not appropriate. - The new side yard door should better match with a 12-lite kick panel. - Front door: Option B preferred. - Side door: Option B preferred.
--------------------	--

V. NEW BUSINESS 01/21/2025 VIEW TO BE DISCUSSED 02/18/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. NIR Retail, LLC- 11798	137 Old South Road	Rooftop Solar	69/50	ACK Smart SW
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Tobias Glidden			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- The board generally has no concerns due to the industrial nature of the area and the building's design. - The shallow roof pitch and two-story starting height contribute to low visibility. - The western elevation is identified as the most visible, particularly from Old South Road. - Encouragement to maximize solar panel coverage on the western side to minimize monolithic facade appearance. - Comparison made to similar solar installations at Sun Island metal buildings. - No additional screening required as existing trees appear sufficient. - Mention of a large dirt mound on a neighboring property, possibly requiring further review by the building department.			
Motion:	Motion to approve as submitted. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

VI. NEW BUSINESS 01/07/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Browne & Clark- 11707	23 Ocean Ave	Addition pergola	73.3.1/19	Angus MacLeod RP
• HOLD PER APPLICANT TO MARCH 18TH				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. CBR ACK holdings LLC- 10302	6 W Dover St	Fenestration	55.4.1/191	LFW CP
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	Mickey Rowland, et al - Agreed with Holly's recommendations on the doors, with the potential caveat that the original front door might be appropriate to keep. - Discussion about using true divided lights (TDLs) on the main mass facing the road instead of simulated divided lights (SDLs) due to its proximity to the street.			
Commissioner Comments:	- The initial concern regarding Anderson windows was alleviated with confirmation that Boston Sash will be used. - Preference for option B for the side door, featuring a kick panel. - Strong preference to restore the existing front door if possible; if not, a two-light door with bottle glass or a four-panel with five-light transom would be more appropriate. - Agreement on switching to six-over-six windows for historical accuracy. - Clarification requested on storm windows: preferred approach is traditional storm panels covering the entire window, applied to the jamb extensions, rather than energy panels affixed to the sash. Interior energy panels would also be acceptable.			
Motion:	Motion to approve through an Exhibit A. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

VII. NEW BUSINESS 01/21/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Dave Webster- 11793	11 S Shore Rd	New Guest House	67/468.1	CWA SW
Voting:	Welch, Pohl, Camp, MacLeod, Paul			

Minutes for February 18, 2025; adopted April 8, 2025

Alternates:	Patten
Recused:	-
Representative:	Chip Webster
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Approval is conditional upon maintaining a vegetative buffer to mitigate visibility concerns. - Roof pitches should match to improve consistency; lowering the eave to align them is preferred. - Balcony railing should be shingled, at least on the east-facing profile, rather than glass. - Consideration given to increasing ridge height slightly while reducing overall height by approximately 1.5 feet. - Height of the structure remains a primary concern, particularly due to the tall first-floor height and lack of a mudsill. - Glass railing is acceptable if fully obscured by vegetation, but a traditional baluster and rail should be used if visibility is possible. - The door on the east elevation under the porch could be made more visually interesting, though it is not a condition for approval.
Motion:	Motion to hold for revisions and provide a cross-section of the building. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Dean Lampe- 11804	3 Manatook Wy	Main House	73/82	Self VO
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Dean Lampe			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	Rob Benchley, et al - Limited discussion on the project due to some members being away. - The site has historical significance as a former small crop farm, still within the extended family. - Concern that the primary elevation appears too formal, given its agricultural history, particularly due to the shutters and formal front door.			
Commissioner Comments:	- Concern that the pediment over the door makes the house appear too formal. Suggestion to remove it for a calmer, quieter look. - White shutters are fine, but a green color could provide a subtle nod to the property's agricultural past. - Suggestion to replace the pediment with a shed roof to improve additive massing and eliminate competing roof pitches. - A chimney was suggested as a beneficial design element, possibly on a secondary mass. - Consideration for lowering the top plates on the left and right additive masses to differentiate them from the main structure.			
Motion:	Motion to approve through an Exhibit A. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Dean Lampe- 11804	3 Manatook Wy	Garage	73/82	Self VO
Voting:	Pohl (Acting Chair), Welch, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Dean Lampe			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:				
Commissioner Comments:	- The garage design is generally acceptable. - The 11-pitch roof seems severe; lowering it to a 10-pitch is recommended to minimize its			

Minutes for February 18, 2025; adopted April 8, 2025

	- impact. - Preference to maintain the mature tree as part of the historic streetscape. - The roof appears heavy; adjusting the proportions might improve balance. - Consider raising the top plate slightly to improve the relationship between the first and second floor massing. - Change roof pitch to 10 and 12 by raising the plate while keeping the ridge height. - Adjust cardinal points on the west and east elevations. - Use gardener green for the garage doors.
Motion:	Motion to approve through an Exhibit A. (Made by: Welch)
Vote:	Carried 5-0 // Pohl, Welch, Camp, MacLeod, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. Dean Lampe- 11807	3 Manatook Wy	Cabana	73/82	Self VO
Voting:	Pohl (Acting Chair), Welch, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Dean Lampe			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:				
Commissioner Comments:	- No concerns due to lack of visibility. - Suggest shifting the pool slightly to the right to address length concerns and neighbor's issue with pool equipment. - Change outdoor shower fencing to vertical board instead of horizontal. - Correct cardinal points for East and West. - Consider enclosing the pool equipment within a shed-style enclosure with a shed roof and doors for better screening.			
Motion:	Motion to approve through an Exhibit A. (Made by: MacLeod)			
Vote:	Carried 5-0 // Pohl, Welch, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. Dean Lampe- 11086	3 Manatook Wy	Pool	73/82	Self VO
Voting:	Pohl (Acting Chair), Welch, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Dean Lampe			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	-			
Commissioner Comments:	- Reduce the pool length to 38 feet. - Shift the pool, Cabana, and related elements accordingly to maintain alignment. - Maintain previously discussed changes, including adjusting outdoor shower fencing to vertical board, correcting cardinal points, and enclosing pool equipment in a shed-style enclosure.			
Motion:	Motion to approve through an Exhibit A. (Made by: Camp)			
Vote:	Carried 5-0 // Pohl (Chair), Welch, Camp, MacLeod, Patten (Aye)			

Break: 5:23pm – 5:30pm

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. 6A Marble Way LLC- 11819	8 Marble Wy Lot 3	New dwelling	66/103.1	K Megna VO
• AGENT NOT PRESENT.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. ATE Sandwich LLC- 11818	8 Sandwich Rd	New dwelling	54/230.1	MCA+ VO
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Doug Mills			

Minutes for February 18, 2025; adopted April 8, 2025

Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Public Comments:	-
Commissioner Comments:	- The overall height is a concern, particularly the central roof pitch with the roof walk, which may be too tall compared to the surrounding Gables. Lowering it to align with the other two Gables could help. - The roof pitches on the shed additions could be adjusted to 4/12 for a more traditional proportion. - There is a discussion about whether 6-over-1 windows or 2-over-2 windows are more appropriate. Given the variety of window sizes, keeping the 2-over-2 may avoid an overly busy look. - The front pediment should be removed, as it contributes to an overly formal appearance. A shed roof could be considered instead. - The columns on the front porch could be slightly larger for better proportions. - Trim details could be more substantial to fit the area's character.
Motion:	Motion to hold for revisions. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. ATE Sandwich LLC- 11817	8 Sandwich Rd	New Garage apt	54/230.1	MCA+ VO
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Doug Mills			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	-			
Commissioner Comments:	- Ensure design consistency with the main house, particularly regarding height reduction. - Avoid unnecessary grade increases; a 12-inch increase in grade is not appropriate. - Reduce overall height significantly, aiming for around 23-24 feet instead of 27+ feet. - Address verticality concerns by adjusting roof pitch, dropping the eave height, and breaking up large blank wall sections. - Consider adding design elements like a trellis on the blank wall beside the garage doors for better proportion. - The cantilevered second-floor deck is a concern but may be acceptable if visibility is minimal. - Maintain the two-over-two window style but ensure the height does not exaggerate the vertical proportions.			
Motion:	Motion to hold for revisions. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. ATE Sandwich LLC- 11816	8 Sandwich Rd	New Zoning Shed	54/230.1	MCA+ VO
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Doug Mills			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Reduce height; 16 feet is too high, especially in relation to the other structures. - Address architectural elements that appear atypical, which may be mitigated with height reduction. - Adjust the horizontal boarding of the outdoor shower to vertical, subject to visibility. - Overall, ensure design consistency with the surrounding buildings and previously discussed structures.			
Motion:	Motion to hold for revision. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Minutes for February 18, 2025; adopted April 8, 2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
10. ATE Sandwich LLC- 11815	8 Sandwich Rd	New Pool	54/230.1	MCA+ VO
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Doug Mills			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Maintain modest scale. - Avoid raising the grade by 12 inches.			
Motion:	Motion to hold for minor revisions. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
11. Lacoursiere, Michael & Mary- 11821	67 Fairgrounds Rd	As-built Shed	67/177	Val Oliver RP
• AGENT NOT PRESENT- hold until 3/4/25				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
12. Lacoursiere, Michael & Mary- 11822	67 Fairgrounds Rd	Asbuilt alterations	67/177	Val Oliver RP
• AGENT NOT PRESENT- hold until 3/4/25				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
13. Kane- 11829	12 Pond Rd	New Garage studio	56/295	Topham RP
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Joe Topham			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Location is appropriate given site constraints and existing tree. - Consider reducing the second-floor height by six inches for better proportions. - Design aligns well with the main house and existing layout.			
Motion:	Motion to approve with a condition of approve to reduce the second-floor height by 6" and adjust the dormers in the roof pitch. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
14. KAC Holdings LLC- 11840	156 Madaket Rd	Driveway Change	39/13.4	Atlantic JP
• HOLD PER APPLICANT TO MARCH 4TH				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
15. Two Pilgrims LLC- 11839	17 Pilgrim Rd	Pool Hardscape	41/214	Atlantic JP
• HOLD PER APPLICANT TO MARCH 4TH				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
16. Elegance LLC- 11846	75 Pocomo Rd	Greenhouse	15/7	Ahern LLC AM
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Mirka Ahern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns from the board.			

Minutes for February 18, 2025; adopted April 8, 2025

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

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
17. Blue Sunday LLC- 11847	3 Nobadeer Rd	New dwelling	80/46	GBDA AM
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	George Berg			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	-			
Commissioner Comments:	- The design includes multiple conflicting architectural styles that do not align with traditional Nantucket homes. - The garage doors are particularly out of place and may work better as a separate structure. - The front (north) elevation lacks cohesion and would benefit from simplification. - Several elements, such as the dormers and balconies, appear too complex and disconnected from the overall massing. - Suggestions include revising rooflines, reconsidering the garage placement, and refining details to create a more unified aesthetic.			
Motion:	Motion to hold for revisions. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
18. Blue Sunday LLC- 11850	3 Nobadeer Rd	Pool hardscape	80/46	GBDA AM
• TRACK WITH NEW DWELLING				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
19. 1 Cliff Ln LLC- 11866	1 Cliff Ln	Rev 2024-11-11492	30/633	JB Studio AM
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Juraj Bencat			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	-			
Commissioner Comments:	- The previously approved design had a manageable height that complemented the adjacent structure. - Increasing the height moves the design in the wrong direction and creates unnecessary competition between the two buildings. - The new height disrupts the balance and intended relationship between the structures. - Window placement in relation to the eaves could be improved if the increased height remains, but overall, the preference is to maintain the originally approved lower height. - The board seems to favor keeping the smaller structure as initially approved rather than modifying it to compete with its counterpart.			
Motion:	Motion to hold for revisions and additional information presented in context. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
20. Calder Andrew- 11862	93 Main St	Alteration	42.3.3/17	JB Studio AM
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			

Minutes for February 18, 2025; adopted April 8, 2025

Recused:	-
Representative:	Juraj Bencat
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Public Comments:	-
Commissioner Comments:	- Confusion about what was presented.
Motion:	Motion to hold for revised drawings to show actual existing, proposed drawings. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
21. Starboard And Port LLC- 11853	12 Baltimore St	Move alterations	60.2.4/75	Emeritus LTD AC
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Matthew R. MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	Bruce Mandel, et al - Found the plans unclear, particularly in differentiating between the proposed work and any potential relocation. - Ensuring clarity on whether this is a relocation, a new structure, or both is essential before proceeding with further review.			
Commissioner Comments:	- The number of windows, particularly the French doors on the East and North elevations, is excessive for a structure of this age. - Preference for a single 12-light door with a kick panel instead of French doors, along with a six-light window to match others. - The original South elevation's historic character, with two windows and a storm door, is missing- suggestion to incorporate a similar element. - The missing chimney, visible in historic photos but absent in the current structure, raises concerns. Some members would like to see it reinstated. - The extensive fenestration may detract from the building's original historic character.			
Motion:	Motion to hold for revisions. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
22. Ack Greglen 12A LLC- 11854	12A Greglen Ave	Res/Storage	68/181	Emeritus LTD AC
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Matt MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- The pent roof is positioned too high above the garage doors, emphasizing the overall height of the structure unnecessarily. Lowering it would help mitigate this effect. - The steep pitch of the pent roof adds to the perceived height and may not be necessary. - The massing is very long (142 feet), and the use of brackets and pent roofs on both sections may overwhelm the design. - Consider removing the pent roof from the back section to help break up the length and avoid repetition. - Swapping the materials (shingles on the taller mass and vertical boards on the back mass) could help differentiate the sections. - The structure could benefit from some reduction in height, particularly to avoid excessive verticality on the west elevation. - A landscape plan should be included with visual mitigation in the form of columnar trees			

Minutes for February 18, 2025; adopted April 8, 2025

	along the north and south property lines to soften the building's visibility.
Motion:	Motion to hold for revisions. (Made by: Camp)
Vote:	Carried 5-0 // Pohl, Welch, Camp, MacLeod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
23. 88 Pocomo Trust- 11855	88 Pocomo Rd	New Guest House	15/42	Emeritus LTD AC
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Matt MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- The east elevation is overly ornate and opulent, raising concerns about its appropriateness. Visibility will be a key factor in determining if modifications are needed. - The site grading and terracing details are crucial for evaluation. A revised submission should include a site section showing both previously approved and newly proposed changes. - The north elevation does not fully align with the site plan, which shows terracing and retaining walls. The section drawing should clarify these elements and how they integrate with the landscape. - The existing house should be shown for context to better assess the massing and compatibility of the proposed design. - If these elements are provided, the board could likely move through the review more efficiently.			
Motion:	Motion to hold for additional information. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
24. Johnson, Brendan P Trust- 11852	2 Hamblin Rd	New Boat Barn	30/130	Emeritus LTD AC
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Matt MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	-			
Commissioner Comments:	- The proposed structure is too much of a departure from the main house in terms of design vocabulary, including rooflines, dormers, and siding. - The building does not relate well to the main house and appears disconnected in style. - The second floor appears excessively tall, making the structure feel too large for the site. - Suggestions were made to simplify the design and better integrate it with the main house. - The height and placement of the living space above the boat storage contribute to the structure overwhelming the main house. - A reconfiguration of massing, possibly stepping down the height or repositioning elements, could help mitigate concerns. - There is a suggestion to explore a larger pent roof or shed roof to soften the massing.			
Motion:	Motion to hold for revisions. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
25. NT Electric Co- 11863	10 New Whale	Demo Structure	42.3.1/37	LFW CP
• Hold until March 18th per applicant				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
26. Dukes Rd Tr /S. Cohen Tr- 11860	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders CP
Voting:	Welch, Camp, MacLeod, Paul, Patten			
Alternates:	-			

Minutes for February 18, 2025; adopted April 8, 2025

Recused:	Pohl
Representative:	Pat Levesque
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Public Comments:	-
Commissioner Comments:	- Past approvals for demolitions of midcentury structures exist. - The structure is not individually significant—no notable person or cultural events associated. - Concerns expressed over demolition, as it is a charming farmhouse. - Uncertainty about its condition and feasibility of relocation.
Motion:	Motion to hold for a view. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Camp, MacLeod, Paul, Patten (Aye)

VIII. NEW BUSINESS 02/04/2025 - VIEW

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Robert L Ray Trust- 11875	25 Hussey St	Demo garage	42.3.4/54	BPC SW
Voting:	Welch, Pohl, Camp, MacLeod, Patten			
Alternates:	-			
Recused:	Paul			
Representative:	Joe Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	Mickey Rowand, et al - Parts of the structure are potentially 85 years old. - Preference expressed for incorporating the existing structure into a new building rather than full demolition. - Interest in reviewing Joe's proposed sketches for integrating the structure into a new design.			
Commissioner Comments:	- Concerns about the structural integrity and potential for deconstruction rather than full demolition. - Need for visual evidence of rot or other structural issues if demolition is pursued. - Preference for incorporating the existing structure into a new design rather than complete replacement. - Request for additional imagery of the interior to assess condition and historical value. - Massing of any proposed new structure should not be dramatically larger than the existing one. - Need for better understanding of what portions of the structure are visible from Academy Hill and public ways.			
Motion:	Motion to hold for a review of the new design and information. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Nantucket Vestal Proj LLC- 11879	22 Vestal St	Hardscape	41/39	Demato Design SW
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Jake Murphy			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Public Comments:	Mickey Rowland, et al - The proposed 5-foot fence extends to the property line, which is not ideal. It should stop at least behind the front facade of the house to avoid being too close to the street. - The driveway shape appears unusual, and it's unclear if a 10-foot apron is required for a 7-foot-wide driveway. Simplifying the design to a straight driveway would be more visually appropriate. - The sidewalk width should be verified to ensure it aligns with the neighborhood standard.			
Commissioner Comments:	- Use a historically appropriate post and skirted board fence with a type two cap.			

Minutes for February 18, 2025; adopted April 8, 2025

	- Eliminate the fence section closest to the sidewalk; keep perpendicular and parallel sections at 42 inches with hidden posts. - Ensure the remaining fence follows a board and cap design with hidden posts on the neighbor's side. - Adjust the sidewalk width to match neighborhood standards.
Motion:	Motion to hold for revisions and additional information. (Made by: Pohl)
Vote:	Carried 4-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Keane, John- 11881	4 E Chestnut St	Platform lift	42.3.1/101	Self SW
• HELD UNTIL MARCH 4TH				

IX. NEW BUSINESS 02/04/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. M Robert Sarkisian- 11889	8 N Mill St	House move on site 5'	55.4.4/78.2	Self VO
• HELD UNTIL MARCH 4TH TO BE HEARD AT THE BEGINNING OF THE MEETING.				

MINUTES

Approved Minutes	December 10, 2024
Review Minutes	July 23, 2024 and August 6, 2024
	*No HDC Meeting February 25, 2025- School Break Next HDC Meeting March 4, 2025 Old/New Business
Voting:	Welch, Pohl, Camp, Patten
Motion:	Motion to approve minutes. (Made by: MacLeod)
Vote:	Carried 4-0 // Pohl, Camp, MacLeod, Patten (Aye)

POTENTIAL ITEMS FOR FUTURE DISCUSSION

- Discussion on distinguishing between solid and veneer brick on chimneys and foundations.
- Classification of street trees & vegetation mapping.
- Discussion of Wind Turbines
- Review policy of move/demo hearings in relation to new dwellings and historic dwellings.
- Hardscaping
- Discussion of salvaging demos and options for house moves.
- Value of written submission and submission deadlines.

ADJOURNMENT

Motion:	Motion to adjourn at 8:12 pm. (Made by: Camp)
Roll-Call Vote:	Carried 4-0 // Pohl, Camp, MacLeod, Patten

YouTube Link: <https://www.youtube.com/watch?v=Qvs7pHsUxoU>