



HDC Minutes-April 1, 2025; adopted April 29 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, April 1, 2025

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

CALL TO ORDER

Chair Stephen Welch called the meeting to order at 4:03 p.m.

Staff in Attendance:	Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Sara Johnson, Administrative Specialist; Aleksandar Trifunovic, Administrative Specialist
Attending Members:	Welch, Pohl, Camp, Patten, Oliver
Remote Participants:	MacLeod & Paul
Absent Members:	Thornewill
Late Arrivals:	-
Early Departures:	

ADOPTION OF AGENDA

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

I. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Teardown LLC- 12214	31 Brewster Rd	Rev. 72672; Enclose porch	54/172	Shukarat Aziev	JP
2.	Gottwald, Mark- 11935	4R Jefferson Ave	Window revs	29/48.1	Topham Design	SW
3.	Richmond Great Pt- 12305	4 Honeysuckle	Rev trim to cedar	68/887	KOH	RP
4.	Richmond Great Pt- 12279	2 Honeysuckle	Rev trim to cedar	68/886	KOH	RP
5.	Nan Boys /Girls Club- 12280	61 Sparks Ave	Fence hardscape	55/143	Jardins Intl	RP
6.	NOB ACK LLC- 12309	2 Nobadeer Way	ADU	68/113	Reid Yenor	RP
7.	Dustin Maury- 12303	32 Cannonbury Ln	Door color change	73/24	Reid Yenor	RP
8.	5 Weetamo Rd LLC- 12307	5 Weetamo Rd	Pergola	15/50	WAPD	RP
9.	Tracy Root- 12231	20 Broad St	Roof change	42.4.2/33	T&T Roofing	AC
10.						
11.	Catholic Cemetery- 12259	Vesper Ln	Shed	56/19	Brian Davis	SW
12.	Hey Lover LLC -12260	38 Lovers Ln Lot A	Rev Main House	68/68	Normand Residential	

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13. Michele Kolb- 12264	8 Maine Ave	Rev. 8513; extend deck 4'	60.3.1/435	SW Self	SW
14. Ivanova Snezhana- 12271	8 Beverly Ct	Move house on	68/186.3	Val Oliver	SW
15. Amelia Dr LLC- 12270	6 Amelia Dr	Roof	67/446	Val Oliver	SW
16. Cohen Steven Tr1 NSR Tr- 12274	1 N Swift Rock Rd	Pergola	40/2	Ahern LLC	SW
17. Richmond Great Pt - 12277	1-5 Violet Pl	New commercial Bldg	68/340	KOH	SW
18. Tejada Elmer- 12235	26 Honeysuckle Dr	Garage apt	68/386	E Churchill	AM
19. The Peterson Trust- 12238	8 Jefferson Ave	MH Revs 11626	29/49	Botticelli & Pohl AM	AM
20. The Peterson Trust- 12239	8 Jefferson Ave	Garage Revs 11627	29/49	Botticelli & Pohl	AM
21. Diggle Bryan- 12245	6 Brinda Ln	Roof	67/282	T&T Roofing	AM
22. Peter Garran- 12258	36 Pocomo Rd	Window door rev	14/79	NAG	VO
23. Milton Rowland- 12253	15 Deer Run Rd	Shed move off	57/72	Normand Residential VO	VO
24. Milton Rowland- 12252	18 Mt Vernon	Shed move on	57/13.2	Normand Residential VO	VO
25. Beebe, Bruce- 12296	44 Essex Rd	Roof and trim	67/622	Self	JP
26. CNY Surf LLC- 12281	68 Shawkemo Rd	New Garage	44/5	Emeritus LTD	JP
27. Seven Square Rigger LLC- 12298	7 Square Rigger	Door change	69/46	Gashi construction	JP
28. Land Bank- 12297	19 Wauwinet Rd	Roof	20/35	E Antonietti	JP
29. NT Property owner - 12290	1 Beach Grass	Hardscape drive	68/885	LFW	JP
30. John West Riggs- 12289	32 Meadow View Dr	Window replacement	56/137	LFW	JP
31. Sara Martinian - 12292	14 Green Meadows	Door rev	67/384	JB Studio	JP

Motion:	Motion to approve Consent. (Made By: Camp) (Seconded By: MacLeod)
Vote:	Carried 4-0// Welch, Camp, Patten, MacLeod (Aye) Recused: Pohl & Oliver

II. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Artist Assoc Of Nant- 12267	8 Federal St	Color change-Fee Waiver	42.3.1/172	Tracey Sears	SW
	• <i>Add date of construction, c.1846, to COA.</i>					
2.	Philip Pastran- 12248	2 Honeysuckle Dr	Rev pool	68/886	KOH	AM
	• <i>Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
3.	5 Weetamo Road LLC- 12108	5 Weetamo Rd	Pool hardscape	15/50	Ahern LLC	CP
	• <i>Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.</i>					
4.	13R Evergreen Way- 12213	13R Evergreen Way	Garage	68/718.1	Structures Unltd	CP
	• <i>Due to limited visibility. Door, windows and trim color to match main house.</i>					
5.	Kane, James- 12232	21 Ridge Ln	Move shed on site	38/76	Brook Meerbergen	AC
	• <i>Adding and maintaining vegetative screening on Ridge Lane.</i>					
6.	9 Broadway LLC- 12300	9 Broadway	Renew COA 72381	73.1.3/72	Self	JP
	• <i>Add "Snug Harbor" c. 1791 Individually Significant whale cottage to the COA</i>					
7.	Joanne Murphy- 12283	32 Sankaty Rd	Window rev	49.2.3/25	LFW	JP
	• <i>Windows to be TDL.</i>					
8.	Joanne Murphy- 12286	32 Sankaty Rd	Historic determination	49.2.3/25	LFW	JP
	• <i>Letter from the Preservation Planner required</i>					

9. Seven Square Rigger LLC- 7 Square Rigger Hardscape 69/46 Gashi construction JP 12299
- *Max height of fence along driveway to be 48".*

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

III. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. VTT Management	53 Main Street	Projecting sign rev (Hot Haus)	42.3.1/223	Sign Here Nantucket
2. Marine Lumber	5 Bayberry Court	Wall Sign (Yale Appliance)	55/705	Sign Here Nantucket
3. NCHWU, LLC	8B Salros Rd #2	Wall Sign (Yale Appliance)	67/106.2	Sign Here Nantucket
4. Arnot Joseph V Trust	31 Easy Street	Projecting Sign 1 (Easy Street Restaurant)	42.4.2/16	Milan Basnet/ Sign Here
5. Arnot Joseph V Trust	31 Easy Street	Projecting Sign 2 (Easy Street Restaurant)	42.4.2/16	Milan Basnet/ Sign Here
6. Hooper Farm, LLC	1 Hooper Farm Road	Projecting Sign (Nantucket Aesthetics)	55/228	Robin Manning
7. Hooper Farm, LLC	1 Hooper Farm Road	Projecting Sign (Nantucket Aesthetics)	55/228	Robin Manning
8. NIR Retail, LLC	2 Washington Street	Wall Sign (Milly & Grace)	42.3.1/182	Emily Hollister
9. DXD SS Fund II Nant Propco, LLC	10-12- DavKim Lane	Wall Sign (Smartstop Self Storage)	68/61	Emeritus
10. Centre AMA Realty Ventures, LLC	2 Broad Street	Wall Sign (Nantucket Crisps The Store)	42.4.2/66	Hayden Arnest
11. Centre AMA Realty Ventures, LLC	2 Broad Street	Projecting Sign (Nantucket Crisps The Store)	42.4.2/66	Hayden Arnest

- *Approve the wall sign as submitted above the window with the projecting sign relocated to the main entrance.*
- *Approve as submitted provided that the sign is scaled appropriately to the existing bracket arm which is 28" to the tip.*

Motion:	Motion to accept the sign applications per the Sign Committee recommendations. (Made By: Oliver)
Vote:	Carried 5-0// Welch, Pohl, Camp, Patten, Oliver (Aye)

V. NEW BUSINESS 02/04/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Georgi Dimov- 11906 *Hold for representation	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov

VI. NEW BUSINESS 02/18/2025- VIEW

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Callen Miller, Inc- 11712	117 Orange Street	Move off	55/377	EMDA	VO
<i>Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alternate: Paul</i>					
<i>Last Heard 1/28/2025</i>					
Voting:	Welch, Paul, Pohl, Camp, MacLeod Recused: Oliver				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representative:	Isaiah Truymen				
Discussion:	Holly Backus -Stated the structure is circa 1853 -Expressed concern over elimination of historic streetscape. The Commission -Expressed significant concern that the proposed move-off of the structure would result in the permanent loss of a historically contributing building within the Old Historic District, including a nearly 100-year-old connector addition considered integral to the structure's evolution and the historic streetscape. -Agreed that the structure has long stood as a recognizable and defining element of Orange Street, contributing meaningfully to the visual continuity, historic character, and architectural integrity of the surrounding area. Public Concern -Mickey Rowland, et al; highlighted the structure's historic impact on the streetscape.				
Motion:	Motion to deny move-off based on historic significance, streetscape integrity, and residential presentation of the area. (Made by: Camp)				
Vote:	Carried 3-2 // Welch, MacLeod, Camp (Aye) Pohl & Paul (Nay)				
2. Truymen, Isaiah- 11715	10 Polliwog Pond Rd	Move on	55/423.4	EMDA	
3. The Flagship Club- 11963	1 Cherry St	New Building	55/377	EMDA	
<i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver</i>					
<i>Last Heard 3/18/2025</i>					
4. Callen Miller INC- 12051	117 Orange St	Hardscape	55/377	Ridgedale Develop	
<i>Track</i>					
5. Callen Miller INC- 12050	1 Cherry St	Hardscaping	55/377.1	Ridgedale Develop	
<i>Track</i>					

Motion:	Motion to hold applications pending applicant's determination of next steps. (Made By: Camp)
Vote:	Carried 5-0// Welch, Paul, Pohl, Camp, MacLeod (Aye)

VII. NEW BUSINESS 2/18/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Goodwin Robert- 11979	6 S Pasture	Addition	80/429	Topham Design

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
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Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Joe Topham
Discussion:	The Commission -Confirmed the lack of visibility.
Motion:	Motion to approve as submitted subject to the roof massing not being visible from a publicly traveled way at time of inspection and in perpetuity. (Made by: Pohl)
Vote:	Carried 4-1 // Welch, Oliver, Pohl, MacLeod (Aye) Camp (Nay)

2. Naughty Cal LLC- **11976** 26A Daffodil Ln Solar canopy 68/738.1 Sunwind LLC

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tim Holmes
Discussion:	The Commission -Expressed concerns regarding visibility -Suggested pushing back on lot -Requested a site plan
Motion:	Motion to hold for additional information, revisions and a site plan. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

3. Greenstick LLC- **11985** 16 Williams St Solar rooftop 55/372 ACK Smart

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tobias Glidden
Discussion:	Holly Backus - Highlighted high visibility of south elevation, and recommended landscape screening for solar panels facing Cherry Street. The Commission -Expressed concerns regarding visibility -Buildings on lot are not constructed Public Concern -Mickey Rowland, et al; suggested waiting until framing is up to assess true visibility of panels in the Old Historic District.
Motion:	Motion to hold for additional information, pending submission of landscape plan and signed extension. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

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4. Greenstick LLC- **11990** **16.5 Williams St** Solar rooftop 55/372 ACK Smart
 • *Tracking*

5. Henry & Cassandra Butler- **11996** 3 Evergreen Wy Rooftop solar 68/726.1 ACK Smart

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tobias Glidden
Discussion:	The Commission -Requested supplemental vegetation
Motion:	Motion to approve through Exhibit A by supplementing existing screening with cypress . (Made by: Oliver)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

6. Nantucket Development- **12002** **8 Sconset Ave** Add staircase garage 49.3.2/28 LINK

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tori Ewing
Discussion:	The Commission -Confirmed the lack of visibility.
Motion:	Motion to approve through Exhibit A to lower deck. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod

7. 33 Cliff Road LLC- **12000** **33 Cliff Rd** New guest house 42.4.4/5 Botticelli & Pohl

Voting:	Welch, Oliver, Patten, Camp, MacLeod; Alternates: Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ray Pohl & Lisa Botticelli
Discussion:	The Commission -Expressed concern regarding the secondary gable and the top plate eave. Public Concern -Mickey Rowland, et al; stated that both buildings (garage and guest house) are well-designed but slightly too tall at over 24 ft; suggested reducing height starting with the garage to maintain balance across structures.
Motion:	Motion to approve through Exhibit A to drop the secondary gable by 1 ½', top plate and ridge. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Oliver, Patten, Camp, MacLeod

8. 33 Cliff Road LLC- **11949** **33 Cliff Rd** New garage 42.4.4/5 Botticelli & Pohl

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

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Representative:	Ray Pohl & Lisa Botticelli
Discussion:	-
Motion:	Motion to approve as submitted. (Made by: Oliver)
Vote:	Carried 5-0 // Welch, Oliver, Patten, Camp, MacLeod

9. 63 Hulbert LLC **12013** **63 Hulbert Ave** Fenestration MH 29/9 Emeritus LTD

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	The Commission -Expressed concerns regarding use of color, material, and pier distribution. Public Concern -Mickey Rowland, et al; objected to the proposed painted white brick and proposed railing.
Motion:	Motion to approve through Exhibit A with additional piers added to the left and right of the proposed porch. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod

10. 63 Hulbert LLC **12015** **63 Hulbert Ave** Fenestration GH 29/9 Emeritus LTD

Voting:	Welch, Oliver, Pohl, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	-
Motion:	Motion to approve as submitted, with the addition of one pier at the corner of the porch on North elevation. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod

11. 63 Hulbert LLC **12016** **63A Hulbert Ave** Fenestration GH 29/9.1 Emeritus LTD

Voting:	Welch, Oliver, Pohl, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	Angus MacLeod -Expressed concern regarding proximity to road.
Motion:	Motion to approve as submitted. (Made by: Camp)
Vote:	Carried 3-2 // Oliver, Pohl, Camp (Aye) MacLeod & Welch (Nay)

12. SKJ North Pasture LLC **12038** 13 N Pasture Garage 44/70 Emeritus LTD

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

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Representative:	Matt MacEachern
Discussion:	-
Motion:	Motion to approve as submitted, subject to added vegetation for screening. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

13. Fourteen Tautemo Wy RT- 12028	14 Tautemo Wy	Shed	83/13	Emeritus LTD
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Matt MacEachern			
Discussion:	The Commission -Expressed concerns regarding the proposed design, height, and visibility from road -Requested the landscape plan to track.			
Motion:	Motion to hold for minor revisions and to track with landscape plan. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)			

14. Fourteen Tautemo Wy RT- 12027	14 Tautemo Wy	Outbuilding	83/13	Emeritus LTD
• <i>Tracking</i>				
15. Roeder, Chris & Steph 12036	41 Easton St	Trim Doors Roof	42.4.1/20	Twig Perkins Inc
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Alyssa Corry			
Discussion:	The Commission -Confirmed that trim has been changed without approval. -Requested marked up elevations indicating what is being replaced with like kind.			
Motion:	Motion to approve as submitted, subject to submission of marked-up images showing scope of work and the details of the replacement work to be inspected against any prior drawings on file. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)			

16. Meinke, Lori 12035	17 Ames Av.	Addition window changes	60.2.4/17	Twig Perkins Inc
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Alyssa Corry			
Discussion:	-			
Motion:	Motion to approve as submitted. (Made by: Oliver)			
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)			

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17. Twenty N Pastures Nom Trst **12022** 20 N Pasture Ln Garage/ Studio 44/86 JB Studio

Voting:	Welch, Oliver, Pohl, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	-
Discussion:	-
Motion:	Motion to accept the withdrawal without prejudice. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

18. Den Bigh Partners **12040** 54 Orange St Fenestration deck changes 55.4.1/18 LFW

Voting:	Pohl, Camp, Oliver, MacLeod, Patten; Alternates: Paul, Welch
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	The Commission -Expressed concerns regarding the proposed railing and oval windows.
Motion:	Motion to approve as submitted subject to removal of planter boxes and the return to open balustrades. (Made by: MacLeod)
Vote:	Carried 5-0 // Patten, Oliver, Pohl, Camp, MacLeod (Aye)

19. 2 Cottage Court LLC **12025** 2 Cottage Ct MH Skylight 55.4.1/9 LFW

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	Public Concern -Mickey Rowland, et. al; suggested the skylight be moved closer to the ridge.
Motion:	Motion to approve as submitted with wood framing and 3 muntin divider (Made by: Oliver)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

20. 2 Cottage Court LLC **12018** 2 Cottage Ct Garage office Skylight 55.4.1/9 LFW

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	-
Motion:	Motion to approve as submitted with wood framing and 3 muntin divider (Made by: Pohl)
Vote:	Carried 4-1 // Welch, Oliver, Pohl, MacLeod (Aye) Camp (Nay)

21. Cannon Family Rev T **12017** 11 Chatham Rd Garage alterations 54/186 LFW

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
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, Oliver, Pohl, Camp, MacLeod (Aye)

22. Summer Pine LLC **12032** 2 Summer St New Driveway 42.3./24 LFW

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Linda Williams
Discussion:	The Commission -Expressed concerns regarding proposed driveway location and lack of existing fence on site plan.
Motion:	Motion to approve through Exhibit A. Driveway to be 5 feet off the neighboring property line and the addition of existing fence on site plan. (Made by: Camp) (Seconded By: MacLeod)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

VIII. NEW BUSINESS 3/4/25 - VIEW

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 16 Stone Post LLC- 12047	8 Stone Post Wy	Gate & Drive	74/78	EMDA

Voting:	Welch, Oliver, Pohl, Paul, MacLeod; Alternates: Patten; Recused: Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan McMorrow
Discussion:	The Commission -Discussed concern regarding a precedent for gated streetscapes
Motion:	Motion to approve through Exhibit A to replace granite posts and chain-link fencing with New natural-to-weather wooden gate and posts, upper railing no taller than 4 feet, at the rearmost portion of the apron. (Made By: Pohl)
Vote:	Carried 4-1 // Welch, Pohl, Camp, MacLeod (Aye) Oliver (Nay)

2. 16 Stone Post LLC- 12048	16 Stone Post Wy	Gate & Drive	73.3.2/36	EMDA
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Voting:	Welch, Oliver, Pohl, Paul, MacLeod Alternates: Patten; Recused: Camp
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Ethan McMorrow
Discussion:	-
Motion:	Motion to approve with Exhibit A specifying: Use of natural-to-weather fencing, increase depth of driveway apron to 10 feet, gate to be located at the back end of the apron (Made By: Pohl)
Vote:	Carried 4-1 // Welch, Pohl, Camp, MacLeod (Aye) Oliver (Nay)

3. Kalin Rachel Lynn Tr 12109	11 Pine St.	Hardscape	42.3.3/24.1	Ahern LLC
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*Hold for representation

IX. NEW BUSINESS 03/04/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nant. Public Schools- 12067	24 Surfside Rd	Office Building	55/243	Chip Clunie
Voting:	Patten, Oliver, Pohl, Camp, MacLeod; Alternates: Paul, Welch			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	John McMeeking			
Discussion:	The Commission - Expressed concern regarding preservation of mature trees along First Way and Surfside Road, minimizing vegetative removal for parking area, and simplifying fencing design and height.			
Motion:	Motion to hold for minor revisions and further information. (Made By: Camp)			
Vote:	Carried 5-0 // Patten, Oliver, Pohl, Paul, MacLeod (Aye)			
2. Nant. Public Schools- 12068	24 Surfside Rd	Hardscape	55/243	Chip Clunie
Voting:	Patten, Oliver, Pohl, Camp, MacLeod; Alternates: Paul, Welch			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Amrate Kirpalani			
Discussion:	The Commission - Expressed concerns regarding the overall massing and roof pitch. - Suggested reducing the roof pitch to lower the overall height, considering a full hip roof in place of gables for simplification, and exploring the potential for integrating solar panels within a flatter roof design			
Motion:	Motion to hold for revisions. (Made By: MacLeod)			
Vote:	Carried 5-0 // Patten, Oliver, Pohl, Paul, MacLeod (Aye)			
3. Estill, Scott- 12064 *Hold for representation	17 Ranger Rd	Roof Walk	39/28	R. Newman
4. Estill, Scott- 12063 *Hold for representation	17 Ranger Rd	Door & Window Rev	39/28	R. Newman
5. Gottwald Thomas E Tr- 12069	4R Jefferson Ave	Hardscape	29/48.1	Ben Champoux
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Ben Champoux			
Discussion:	-			
Motion:	Motion to approve as submitted. (Made By: Oliver)			
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)			

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6. 9 Doc Ryder LLC- 12079	9 Doc Ryder Dr	Demo/ Move off	66/213	Brook Meerbergen
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Brook Meerbergen			
Discussion:	-			
Motion:	Motion to approve as submitted. (Made By: Oliver)			
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)			

7. 9 Doc Ryder LLC- 12076	9 Doc Ryder Dr	Main House	66/213	Brook Meerbergen
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
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, Oliver, Pohl, Camp, MacLeod (Aye)			

8. 9 Doc Ryder LLC- 12080	9 Doc Ryder Dr	Guest House	66/213	Brook Meerbergen
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Brook Meerbergen			
Discussion:	The Commission -Discussed concerns regarding overcrowding on the lot due to the addition of the guest house			
Motion:	Motion to approve as submitted. (Made By: Oliver)			
Vote:	Carried 4-1 // Welch, Oliver, Pohl, MacLeod (Aye) Camp (Nay)			

9. 9 Doc Ryder LLC- 12077	9 Doc Ryder Dr	Gazebo	66/213	Brook Meerbergen
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Brook Meerbergen			
Discussion:	-			
Motion:	Motion to approve as submitted. (Made By: Oliver)			
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)			

10. 9 Doc Ryder LLC- 12078	9 Doc Ryder Dr	Pool & Hardscape	66/213	Brook Meerbergen
Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representative:	Brook Meerbergen			

Discussion:	The Commission -Discussed concern regarding visibility.
Motion:	Motion to approve with the condition that a minimum of one street tree be planted along the frontage. (Made By: MacLeod)
Vote:	Carried 4-1 // Welch, Oliver, Pohl, MacLeod (Aye) Camp (Nay)

11. Waydale LLC **12097** 5 Waydale Rd Duplex 55/85 Reid Yenor

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Reid Yenor
Discussion:	The Commission - Expressed concerns regarding the use of identical colors and architectural features for both duplexes.
Motion:	Motion to approve as submitted with the condition that a street tree be added on each side of the lot. (Made By: Pohl)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

12. Waydale LLC **12100** 3 Waydale Rd Duplex 55/85 Reid Yenor

Voting:	Welch, Oliver, Pohl, Camp, MacLeod; Alternates: Patten, Paul
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Reid Yenor
Discussion:	The Commission - Expressed concerns regarding the use of identical colors and architectural features for both duplexes.
Motion:	Motion to approve as submitted with the condition that a street tree be added on each side of the lot. (Made By: Oliver)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

13. Ten Straight Wharf- **12086** 10 Straight Wharf Addition & add window 42.3.1/137 Structures Unltd
*Hold for representation

14. Tracy Root- **12111** 20 Broad St Rev 11125; window change 42.4.2/33 Emeritus LTD

Voting:	Welch, Oliver, Pohl, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Matt MacEachern
Discussion:	Abby Camp -Asked about the trim color.
Motion:	Motion to approve as submitted with the modification of brick mold trim and black sash. (Made

	By: Oliver)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

15. Nan 16 Quaker Proj- **12148** 16 Quaker Rd Shed 41/176.1 LINK

Voting:	Welch, Oliver, Pohl, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tori Ewing
Discussion:	The Commission -Expressed concern regarding the location of the proposed shed, its overall scale, lack of fenestration facing Quaker Road, and compatibility with the main structure. Public Concern -Mickey Rowland, et al; noted the shed appeared too close to the property line.
Motion:	Motion to hold for revisions to rotate the shed 90 degrees, verify the required setback, reduce the overall length, consider a saltbox roof with the lower pitch to the rear, and evaluate the addition of a window on the street-facing elevation. (Made By: Camp)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

16. Nan 16 Quaker Proj- **12149** 16 Quaker Rd Outdoor Shower 41/176.1 LINK

Voting:	Welch, Oliver, Pohl, Camp, MacLeod
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representative:	Tori Ewing
Discussion:	-
Motion:	Motion to approve as submitted through Exhibit A, 6' NTW board fence vertical with cap 4x4 enclosure. (Made By: Paul)
Vote:	Carried 5-0 // Welch, Oliver, Pohl, Camp, MacLeod (Aye)

X. ADJOURNMENT

Motion:	Motion to adjourn at 8:25pm. (Made By: Oliver)
Vote:	Carried 5-0// Welch, Oliver, MacLeod, Patten, Paul (Aye)

YouTube Link: <https://www.youtube.com/live/rCAzDKxxfA0>