



HDC Minutes, May 13, 2025; Adopted May 27, 2025

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

Tuesday, May 13, 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, Joe Paul

CALL TO ORDER

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

Staff in Attendance:	Fiona Johnson , Administrative Specialist; Holly Backus , Preservation Planner; Cathy Flynn , Land Use Specialist
Attending Members:	Stephen Welch (Chair), Abby Camp, Val Oliver, Angus MacLeod, Carrie Thornewill, Connie Patten
Remote Participants:	Joe Paul
Absent Members:	Ray Pohl (Vice-Chair)
Late Arrivals:	-
Early Departures:	

ADOPTION OF AGENDA

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

I. ANNOUNCEMENTS

HDC Public Comment Email- hdcpubliccomments@nantucket-ma.gov

II. COMMISSIONER DISCUSSION &/OR VOTE

Historic Determination Form- modification to Like-Kind application	
Motion	Motion to approve the Historic Determination Form. (Made by: Oliver)
Vote:	Carried 5-0 // Welch, Oliver, Camp, MacLeod, Thornewill (Aye)

III. COMMISSIONER Q&A W/ PRESERVATION PLANNER

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IV. CONSENT

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Nantucket Housing Auth-12595	1 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
2. Nantucket Housing Auth-12596	2 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
3. Nantucket Housing Auth-12597	3 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
4. Nantucket Housing Auth-12599	4 Manta Dr	Roof/winds/doors	67/82	Rowse Architects SW
5. Nantucket Housing Auth-12598	1A/1B Benjamin Dr	Roof/winds/doors	67/500	Rowse Architects SW
6. Nantucket Housing Auth-12600	3A/3B Benjamin Dr	Roof/winds/doors	67/500	Rowse Architects SW
7. Maximo Tejada 12423	1 Allens Ln	ADU	55/234.5	Val Oliver CT
8. Robinson, Christopher 12430	30 W Sankaty Rd	Arbors and shower	73.4.1/53	Val Oliver CT
9. Holding, William B Jr Pamela 12426	12 Blackfish Ln	Rev 12196 change spa size	73/18	Ahern LLC CT
Voting:	Welch, Camp, MacLeod, Thornewill, Paul			
Recused:	Oliver			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Motion:	Motion to approve consents. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Camp, MacLeod, Thornewill, Paul (Aye)			

V. CONSENT WITH CONDITIONS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Zoran Milorski- 12421	7 Bluet Court	Spa	68/344	Self
Spa must not be visible at time of inspection and in perpetuity. No grade changes from existing at time of application as evidence by then current Nantucket Map Geo topo.				
Voting:	Welch, Oliver, Camp, MacLeod, Patten			
Recused:	-			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Motion:	Motion to approve consents with conditions. (Made by: Oliver)			
Vote:	Carried 5-0 // (Aye)			

VI. VIEW REQUESTED BY THE COMMISSION FROM 5/6/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. West Ashored, LLC-12278	62 Wanoma Way VIEW	Fence	92/16	Ana Ribeiro
Voting:	Welch, MacLeod, Thornewill, Paul			
Alternates:	-			
Recused:	Oliver			
Representative:	Ana Ribeiro			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Relocate the stretch of fencing along Wanoma Way further inside the property to be screened by existing vegetation (recommended setback: 20 feet). - Ensure fencing is located inside existing vegetation, not in front of it. - Consider replacing some wood posts with metal posts spaced approximately every 20 feet, with wood posts every 10 feet. - Reduce the visual impact of the fence by staining posts a blending color such as invisible green or allowing natural weathering to gray; do not use post caps.			
Motion:	Motion to approve through an Exhibit A. (Made by: Thornewill)			
Vote:	Carried 4-0 // Welch, MacLeod, Thornewill, Paul (Aye)			

VII. OLD BUSINESS 04/29/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Gale & Richard Valero- 12185	4 Spruce Ln VIEW	Addition	55/411	Val Oliver
Voting:	Welch, MacLeod, Camp, Paul, Patten			
Alternates:	Thornewill			
Recused:	Oliver			
Representative:	Oliver			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Add a window under the new stairwell porch on the south elevation (optional). - Preference for Option A with vertical board (natural to weather) below and shingles above. - Avoid clapboard on the lower portion; vertical board or lattice is more appropriate. - Improve material transition at the floor line; consider applying consistently on both west and east elevations. - Consider lattice over the lower portion to soften the perceived height. - Reduce boxy appearance to better reflect the original quirky, beachside character.			
Motion:	Motion to approve through an Exhibit A, which is Option A with a lattice on the west elevation lower portion. (Made by: Paul)			
Vote:	Carried 4-1 // Welch, MacLeod, Paul, Patten (Aye) Camp (No)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Neverblue, LLC- 12124	4 Van Fleet VIEW	New Main House	91/111	CWA
Voting:	Welch, Camp, MacLeod, Patten, Thornewill			

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Alternates:	Paul
Recused:	Oliver
Representative:	Chip Webster
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- C windows on the south elevation are too large; suggest replacing with F or ganged G windows, or adding vegetation for screening. - Rear (west) elevation feels overly large, especially facing the open field; current house is smaller and set farther back. - Concern with excessive glazing, particularly in connector areas and west elevation; recommend reducing the number and size of large windows. - Three forward-facing gables feel too repetitive; suggest turning one to an eave-forward orientation to reduce visual mass. - Overall mass still feels too large; recommend reducing height and width further. - Site slopes toward South Road field, making the house appear even taller; additional clearing could worsen visibility. - Recommend further reduction in glazing to align with Building with Nantucket in Mind. - Lot is in LUG-3 zone; current height is 29'6", just under 30' max—this should be noted given the previous height of 32'. - Eight-foot doors and windows exaggerate the scale of the building and should be avoided.
Motion:	Motion to hold for revisions. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Camp, MacLeod, Patten, Thornewill (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Neverblue, LLC- 12123	4 Van Fleet	New Guest House	91/111	CWA
Voting:	Welch, Camp, MacLeod, Patten, Thornewill			
Alternates:	Paul			
Recused:	Oliver			
Representative:	Chip Webster			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Massing still reads as a vertical box despite the large site. - Concern with overly large banks of windows, especially on the north elevation. - Recommend using the design of the main house to inform window scaling and placement on the guest house. - Structure does not respond to existing grade; recommend stepping down the massing to better integrate with the sloped site. - Suggest reducing second-floor fenestration for better compatibility with natural surroundings. - Recommend lowering ridge heights by 1.5 feet to approximately 22'6" to reduce verticality without altering roof pitch.			
Motion:	Motion to hold for revisions. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Camp, MacLeod, Patten, Thornewill (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. Beach Bucket, LLC- 11784	14 Silver St	Alterations/addition/move	55.4.1/182	Emeritus
Voting:	Welch, Camp, Oliver, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Matt MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner			

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	- Updated historic survey exists from the latest effort, though only the limited 1989 version may have been submitted. - Recommends requesting a formal historic determination due to the nature of recent after-the-fact applications. - Commission asked to consider adding this request as part of the current review process. - Window survey should be included for the historic structure, as replacement windows were mentioned by the applicant.
Public Comments:	Mickey Rowland, et al - Additions are too large and sited too far forward, contrary to Building with Nantucket in Mind guidance. - Additions should extend from the rear or sidewall and remain inconspicuous. - Proposed bulk overwhelms the original historic structure. - Recommends a gable addition to the rear with smaller side warts as a more appropriate approach. - Suggests flipping the addition to the opposite side to reduce visibility from the public way.
Commissioner Comments:	- Consider pushing addition slightly back on the lot to reduce prominence. - Replace tall (7'6") doors with max 7' height for better proportion. - Suggest modifying the shed roof over front bump-out to a hipped roof for improved appearance. - Front bump-out could also be slightly narrower for better scale. - Several members suggested moving the addition to the rear or east side to preserve visibility of historic mass from Pleasant and Silver Streets. - The overall scale of addition remains large and should be reduced if possible. - General support for simplification and direction of changes so far.
Motion:	Motion to approve through an Exhibit A; and the Historic Determination, subject to a formal application and ratification vote and to submit the required Window Survey and Form B for the file, and Boston Sash windows. (Made by: Oliver)
Vote:	Carried 4-1 // Welch, Camp, Oliver, Patten (Aye) MacLeod (No)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. Easy Street, LLC- 11953	4 Easy St	Windows/doors/dmr alt	42.3.1/79	Hart Construction
Voting:	Welch (Mullin), Camp, MacLeod, Patten, Thornewill			
Alternates:	-			
Recused:	-			
Representative:	Susan Shepherd			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	On file			
Public Comments:	Mickey Rowland, et al - Provide more accurate and detailed drawings, including trim details and window casings, to properly assess scale and changes. - Maintain the historic side location of the front door; do not relocate to the center. - Reduce the size of the proposed shed dormer significantly.			
Commissioner Comments:	- Do not alter the original fenestration or relocate the front door; the asymmetry is a defining feature. - Retain the original red window trim to reinforce the building's historic character. - Avoid filling in the porch or removing character-defining windows on Cambridge Street. - The proposed shed dormer is too large and overwhelms the structure; recommend either no dormer or smaller, setback gable dormers, possibly three, with single windows. - Window replacements in gables (currently vents) should be consistent with historic photos (preferably six-light sash, not nine-light). - Improve accuracy and detail in drawings to better convey the proposed changes. - Drawings must be revised. - Suggest maintaining the lower portion of the structure largely as-is. - If dormers are reintroduced, they must be dramatically downsized in width. - Top plate height should be reduced relative to window height. - Overall dormer scale should be minimized to better fit the historic character.			
Motion:	Motion to hold for revisions. (Made by: MacLeod)			

Vote:	Carried 5-0 // Welch (Mullin), Camp, MacLeod, Patten, Thornewill (Aye)
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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. OSR, LLC- 12188	2A Forrest Av- Lot 40 VIEW	Garage apartment	68/10.1	Linda Williams
Voting:	Welch, Camp, Oliver, MacLeod, Thornewill			
Alternates:	Patten, Paul			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Deb Holdgate - Streetscape lacks any grass, resulting in an entirely impermeable surface. - Original Planning Board submission included two small cottages along Forest Avenue and two in the rear. - Rear cottages have grown significantly in size compared to original proposal. - Rear structures were initially intended as accessory to the apartments, not as separate workspaces.			
Commissioner Comments:	- Drawings lacked sufficient detail (stoops, decks), leading to concerns over similarity and visibility of structures. - Concern expressed that all buildings appear too identical, lacking variation in orientation or design. - The front structure is pushed back, but taller buildings behind remain clearly visible from public ways. - Building A, highly visible from the Thai restaurant's parking lot, should have a front door to present as residential rather than garage-like. - Vegetative screening between buildings and parking areas is doubted; hedges may not fit effectively. - Concerns noted over overly dense layout - Emphasis on requiring landscape conditions as part of approval: every corner should have a tree; trees needed to screen tall buildings. - If trees cannot fit due to paths, then the paths and/or buildings must change to accommodate proper screening. - New development should be congruent with older and mixed-use structures nearby; without screening, scale and placement would be incongruous. - Suggestion to reintroduce smaller structures in the center of the site, not at the rear. - Two-bay garage structures with dwellings above should be placed at the rear of the lot to reduce visibility.			
Motion:	Motion to hold for revisions and a comprehensive visual package. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Camp, Oliver, MacLeod, Thornewill (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. OSR, LLC- 12187	2B Forrest Av- Lot 39 VIEW	Garage apartment	68/10.2	Linda Williams
Voting:	Welch, MacLeod, Camp, Paul, Patten			
Alternates:	Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	-			
Motion:	Motion to hold for revisions and a comprehensive visual package. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, MacLeod, Camp, Paul, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. Boulevard Prop Grp-10839	20 Main St	Pool	73.3.1/50	Linda Williams

Hold per applicant.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. Michelle Kolb- 10270	27 N. Liberty	Garage	41/456	Self
Voting:	Welch, Camp, Oliver, Paul, Patten			
Alternates:	-			
Recused:	-			
Representative:	Michelle Kolb			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	On file			
Public Comments:	Mickey Rowland , et al - Building is too close to the street and too tall for the historic setting. - Flush dormers are inappropriate. - Windows are out of scale. - Small shed roof facing Liberty Street appears awkward. - Second floor balcony is inappropriate. - Recommends any outbuilding be simple, low, discreet, and set further back from the street.			
Commissioner Comments:	- Proposed building competes with the historic house and appears taller due to fenestration and dormers. - Dormer windows, especially on the north elevation, are too large and out of proportion. - Recommend eliminating dormers entirely or simplifying with smaller gable dormers. - Elevation drawings contain inconsistencies - Windows should be scaled down to match existing house fenestration. - Structure appears too tall and overwhelming for the lot and setting; suggest lowering plate height and simplifying form. - Recommend a simpler, one-story barn-like outbuilding set further back on the lot. - Setback shed helps mitigate front elevation, but overall height and proximity to road are still concerns.			
Motion:	Motion to hold for revisions and correct the drawings. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Camp, Oliver, Paul, Patten (Aye)			

VIII. OLD BUSINESS 05/13/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. George Metri 10334	12 Angola St	Retaining wall	54.4.4/78	KMLD

Hold per applicant.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Nant 16 Quaker LLC- 12148	16 Quaker Rd	Shed	41/176.1	LINK
Voting:	Welch, Camp, Oliver, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Tori Ewing			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:				
Public Comments:	Mickey Rowland , et al - Saltbox configuration appears awkward in this context; front plate is too tall, creating excess space above the door. - Suggest reverting to the original submission with a simple gable facing the street, which has more appropriate plate heights and scale.			
Commissioner Comments:	- Preference for original simple gable design over saltbox; it reads better and aligns with scale and style. - Saltbox makes structure feel taller; suggested that if retained, the eave should align with dormer window height. - Concern over increased height from 10' to 10'6" - Recommend reducing height to 9'6" by burying door header into top plate. - Rotating shed 90 degrees as shown in recent submission. - Pushing shed back several feet or placing it behind the house plane to reduce visibility and comply with guidelines. - Consensus favors simplified massing and lower profile for better integration with			

	surroundings.
Motion:	Motion to approve through an Exhibit A with the previous gable lowered to 9'6" maximum and to move the east side in line with the east side of the house. (Made by: MacLeod)
Vote:	Carried 4-0 // Welch, Camp, Oliver, MacLeod (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. William McInerney-12158	8 Copper Ln VIEW	Demo deck	42.3.3/134	LINK
Voting:	Welch, Camp, Oliver, MacLeod, Patten			
Alternates:	Thornewill, Paul			
Recused:	-			
Representative:	Tori Ewing			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	On file			
Public Comments:	-			
Commissioner Comments:	- Too much hardscaping; appears overly formal and not typical of the area. - Would benefit from a more naturalistic, softer layout with additional garden elements. - Winter photos exaggerate the visual impact; vegetation in other seasons provides better screening. - A gate was suggested to block views. - Cutting back existing privet could promote lower growth and better screening. - Brick and bluestone are currently adjacent with no material transition. - Suggestion to introduce a differentiating material, such as granite, between the two would be helpful.			
Motion:	Motion to approve through an Exhibit A. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Camp, Oliver, MacLeod (Aye) Patten (No)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. Clifford Williams-11698	11 Somerset Rd	Portico	56/96	Val Oliver Design
Voting:	Welch, Camp, MacLeod, Paul, Patten			
Alternates:	-			
Recused:	Oliver			
Representative:	Oliver			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	On file			
Public Comments:	-			
Commissioner Comments:	- No concerns with the proposed application.			
Motion:	Motion to approve as submitted with the existing door. (Made by: Patten)			
Vote:	Carried 4-1 // Welch, Camp, Paul, Patten (Aye) MacLeod (No)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. Town of Nant- 12200	4 Waitt Dr	Rooftop solar- Ticcoma B	67/917	ACK Smart
Voting:	Oliver (Acting Chair), Camp, MacLeod, Patten, Thornewill			
Alternates:	Paul			
Recused:	-			
Representative:	Tobias Glidden			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns with the proposed application.			
Motion:	Motion to approve as submitted. (Made by: MacLeod)			
Vote:	Carried 5-0 // Oliver, Camp, MacLeod, Patten, Thornewill (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. Town of Nant- 12202	6 Fairgrounds Rd	Rooftop solar- Ticcoma A	67/918	ACK Smart

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Voting:	Oliver (Acting Chair), Camp, MacLeod, Patten, Thornewill
Alternates:	Paul
Recused:	Tobias Glidden
Representative:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Documentation:	-
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Shift the dormers on the left-hand side. - Relocate one dormer to align with the second dormer position - Move the remaining dormers to the far-right massing
Motion:	Motion to approve through an Exhibit A. (Made by:)
Vote:	Carried 4-1 // Oliver, Camp, Patten, Thornewill (Aye) MacLeod (No)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. 85 Orange LLC-10613	85 Orange St	Front addition	55.4.1/77	Christopher Anderson

Voting:	Welch, MacLeod, Paul, Patten
Alternates:	-
Recused:	-
Representative:	Christopher Anderson
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - Request for the existing floor plans of the historic structure. - Request to submit the COA with the final application.
Public Comments:	Mickey Rowland , et al - The central wall plane with three windows is flush with the adjacent gable, despite appearing to have a corner board; this creates visual confusion. - Recommend pushing the central wall back a few feet, along with the second-floor wall above it, to better differentiate it from the gable and preserve proportions. - The current front stoop design is problematic and uncharacteristic for the area. - Suggest replacing the stoop with a traditional balustered version to improve appropriateness and resolve issues with railing, sidewalls, and material transitions.
Commissioner Comments:	- Support for the stepped-back one-story mass on the most visible elevation; floor plans and roof plans confirm its appropriateness. - No concerns with massing or fenestration. - Open to the more traditional balustered stoop if that direction is chosen, based on feedback from preservation professionals. - General agreement that the current stoop design is atypical; a simplified railing or traditional approach would be more appropriate. - Suggested setback of the first-floor wall should be increased to 5–6 feet for better proportionality. - Consider lowering the roofline to meet head casings and tuck under window sills. - Strong defense of the existing stoop design from one member, citing its basis in historic imagery and importance of preserving idiosyncratic features; does not support homogenization of stoops.
Motion:	Motion to approve as revised, with the COA revised, subject to the Preservation Planner's review. (Made by: Paul)
Vote:	Carried 3-1 // Welch, Paul, Patten (Aye) MacLeod (No)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. CNV Surf LLC-12266	68 Shawkemo Rd	New dwelling MH	44/5	Emeritus LTD

Voting:	Welch, Camp, Oliver, MacLeod, Paul
Alternates:	Thornewill, Patten
Recused:	-
Representative:	Matt MacEachern
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-

Public Comments:	-
Commissioner Comments:	- No architectural concerns raised by the board. - Grade changes reviewed; maximum grade differential is approximately 4 feet and largely interior to the lot. - Grade manipulation and retaining walls are not visible from the street and will be reviewed in a separate application. - General consensus that the proposed architecture is acceptable, with the grade plan not expected to affect its approval. - Concern that the grade manipulation results in the house being set at the highest point on the lot, which may impact the overall appropriateness, though acknowledged they were in the minority.
Motion:	Motion to approve as submitted. (Made by: Camp)
Vote:	Carried 4-1 // Camp, Oliver, MacLeod, Paul (Aye) Welch (No)

IX. NEW BUSINESS 02/04/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Georgi Dimov- 11906	3 Miles Court	Solar Roof	68/187.2	Georgi Dimov RP
Agent not in attendance.				

X. NEW BUSINESS 04/01/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Moesinger Rebecca- 12219	45 Surfside Rd	As-Built Fence	67/14	Self AC
Applicant not in attendance.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Tejada Elmer- 12234	26 Honeysuckle Dr	Hardscape	68/386	E Churchill AM

Voting:	Welch, Camp, Oliver, MacLeod, Patten
Alternates:	Thornewill, Paul
Recused:	-
Representative:	Elizabeth Churchill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Design is unique in layout but not in materials. - Some concern raised about lack of context regarding neighboring driveway. - Abby and others expressed no concerns with the application as proposed.
Motion:	Motion to approve as submitted. (Made by: Camp)
Vote:	Carried 5-0 // Welch, Camp, Oliver, MacLeod, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber VO
Applicant not in attendance.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. CNY Surf LLC- 12295	68 Shawkemo Rd	Move off Demo Shed	44/5	Emeritus LTD JP
Voting:	Welch, Camp, Oliver, MacLeod, Thornewill			
Alternates:	Paul			
Recused:	-			
Representative:	-			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Concern expressed about demolishing the structures; sentiment that both are worth saving. - Suggestion made to consider a move rather than demolition, as the application states "move off/demo".			
Motion:	Motion to approve as submitted. (Made by: Oliver)			
Vote:	Carried 5-0 // Welch, Camp, Oliver, MacLeod, Thornewill (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. CNY Surf LLC- 12293	68 Shawkemo Rd	Move off Demo Garage	44/5	Emeritus LTD JP
Applicant not in attendance.				

XI. NEW BUSINESS 04/15/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Curlee, Burfield-12311	121 Wauwinet Rd	Replace roof walk; access stair	12/10	R Newman CP
Applicant not in attendance.				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Millham, Brian & Laura-12317	6 Boulevarde	Driveway/ Gate	80/75.1	KMLD AM
Voting:	Welch, Oliver, MacLeod, Patten, Paul			
Alternates:	Thornewill			
Recused:	-			
Representative:	Katie Mitchell			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Option One does not have support of the board.			
Motion:	Mtion to approve Option Two. (Made by: Oliver)			
Vote:	Carried 5-0 // Welch, Oliver, MacLeod, Patten, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Nant Land Bank- 12335	125 Somerset Rd	Move on site	66/69	Normand Residential AM
Voting:	Welch, Oliver, MacLeod, Thornewill, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Ben Normand			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	On file			
Public Comments:	-			
Commissioner Comments:	- Holly Backus' written comments were mentioned and raised concern about the height of the foundation. - The applicant confirmed they can drop the shingle line. - Members expressed support for the change and stated no concerns if the shingle line is dropped to a more typical 8–10 inches.			
Motion:	Motion to approve as submitted with the shingle line dropping to 9" above grade. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Oliver, MacLeod, Thornewill, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. David & Patricia Dick- 12411	52 Pleasant St	Window replacement	55.4.1/97	Greg Mazare VO
Voting:	Welch, Oliver, MacLeod, Patten, Thornewill			
Alternates:	Paul			
Recused:	-			
Representative:	Jake Roberts			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Would like to see a sample of the window.			
Motion:	Motion to hold for revisions and a sample. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Oliver, MacLeod, Patten, Thornewill (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. 21A Pleasant St LLC- 12348	21 Pleasant St	Hardscape steppingstones	55.4.1/1	LINK VO

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Voting:	Welch, Oliver, MacLeod, Thornewill, Paul
Alternates:	Patten
Recused:	-
Representative:	Tori Ewing
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- No concerns.
Motion:	Motion to approve as summitted. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Oliver, MacLeod, Thornewill, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW VO

Hold until the following meeting for Holly Backus' comments.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. 111 OSR- 12377	111 Old South Rd	Solar roof	68/167.1	AckSmart RP

Agent not in attendance.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. Archer, John- 12381	14 Dukes Rd	Hardscape	41/60	Self RP

Agent not in attendance.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. Robert L Roy Trust- 12386	25 Hussey St	Guest Cottage	42.3.4/54	BPC RP

Hold for full board.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
10. Robert L Roy Trust- 11875	25 Hussey St	Garage Demo	42.3.4/54	BPC RP

Hold for full board.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
11. 1 N Swift Rock Tr- 12382	1 N Swift Rock Rd	Rev COA 2023-12-9580	40/2	Emeritus LTD RP

Agent not in attendance.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
12. 37 Cliff Rd Nom Trust- 12399	37 Cliff Rd	Partial Demo	42.4.4/42	Emeritus LTD RP

Agent not in attendance.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
13. Tomack LLC- 12402	38 Chuck Hollow Rd	Fence & Gate	75/66.1	JB Studio RP

Voting:	Welch, Camp, Oliver, MacLeod, Paul
Alternates:	Patten, Thornewill
Recused:	-
Representative:	Juraj Bencat
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Chain link fence on the perimeter is not supported. - Fence needs to be moved at least 10 feet into existing vegetation. - If no existing vegetation, fence must be screened. - Fence material must be 4-inch-on-center square galvanized, not chain link. - Requests reducing post size from 16'x16' to 8'x8'.
Motion:	Motion to approve through an Exhibit A. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Camp, Oliver, MacLeod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
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14. NT Property owner LLC- 12398 22 Honeysuckle Ln New dwelling 68/391 LFW JP

Voting:	Welch, Oliver, MacLeod, Paul, Thornewill
Alternates:	Camp, Patten
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Requests to see adjacent structures for context and compatibility with the proposal. - Appreciation for the use of an eave-forward design rather than the more common gable-forward approach. - Concern about the 30-foot ridge height being too tall, especially in relation to the neighboring structure. - Specific concern about how the matching ridge height affects the view and overall impact.
Motion:	Motion to hold for a view. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Oliver, MacLeod, Paul, Thornewill (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent	
15. Ack Mid Island LLC- 12393	18-26- Sparks Ave	Hardscape	55/231.1+	LFW	JP

Hold per applicant.

XII. OTHER BUSINESS

Amended Minutes	March 11, 2025- approved 04/15/2025
Approve Minutes	March 18, 2025
Voting:	MacLeod, Patten, Thornewill,
Motion:	Motion to approve the minutes. (Made by: MacLeod)
Vote:	Carried 3-1-1 // MacLeod, Patten, Thornewill (Aye) Welch (No) Camp (Abstain)
• 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. (Made by: MacLeod)
Roll-Call Vote:	Carried 5-0 // Oliver, MacLeod, Patten, Thornewill Camp (Aye)

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