



Minutes for June 17, 2025; Adopted July 8, 2025

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

Tuesday, June 17, 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 4:02 pm

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

ADOPTION OF AGENDA

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

I. CONSENT

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent	
1. Mary Murray- 12704	18 Gardner Rd	Bsmnt egress windows	43/135	Structures Unltd	VO
2. David Keller- 12651	6 Plainfield Rd	Reduce garage	49/173	LINK	VO
3. Quaiapen LLC- 12753	111A Old South Rd	Hoop House 1	67/167	Brooke Watson	VO
4. Quaiapen LLC- 12754	111A Old South Rd	Hoop House 2	67/167	Brooke Watson	VO
5. Quaiapen LLC- 12755	111A Old South Rd	Hoop House 3	67/167	Brooke Watson	VO
6. Quaiapen LLC- 12756	111A Old South Rd	Hoop House 4	67/167	Brooke Watson	VO
7. 7 Farm View Nom Tr- 12724	7 Farm View Dr	New shed	66/180	SMR RP	
8. Harman Irr Trust- 12729	13 Meadowview	Move with addition	56/87	Thornewill Design	RP
9. Cheryl Emery- 12725	7 West Wy	Fence	38/135	Self	RP
10. 5 Rosebud Ln Nantucket- 12717	5 Rosebud Ln	New Duplex	68/783.1	Normand Residential	AM
11. 5 Rosebud Ln Nantucket- 12716	5 Rosebud Ln	Studio	68/783.1	Normand Residential	AM
12. 5 Rosebud Ln Nantucket- 12715	5 Rosebud Ln	Driveway/Apron	68/783.1	Normand Residential	AM
13. Cappel Real Estate LLC- 12719	46 Milestone Rd	Rev. 12181; garage	54/113.1	EMDA	AM
14. Thomas Kasza- 12699	33 Pleasant St	Remove Greenhouse	55.4.1/107	EMDA	SW
15. Beau Barber- 12697	7 Kelley Rd	New Dwelling	54/27	Kai Hodge	SW
16. Berta Scott- 12701	3B Saratoga Ln	New Roof	41/589.2	Self	SW
17. Meredith Martin-12702	3A Saratoga Ln	New Roof	41/589.2	Self	SW
18. ACK Koda LLC- 12709	42 Shimmo Pond Rd	GH Revs.11291	43/126	Botticelli & Pohl	SW
19. Partida Jesus- 12710	27B Essex Rd	Rooftop Solar	67/613.2	ACK Smart	SW
20. 40 OSR LLC- 12734	2A Forrest Ave	Hardscape	68/10.1	LFW	JP
21. 40 OSR LLC 12735	2B Forrest Ave	Hardscape	68/10.2	LFW	JP
22. Radcliff NTCohen- 12737	2 Black Walnut Ln	Demo garage1	48/1.2	LFW	JP
23. Radcliff NTCohen- 12738	2 Black Walnut Ln	New garage	48/1.2	LFW	JP
24. Robin Youngman- 12712	32 York St	Shed	55.4.1/101	Robin Youngman	AC
25. Nant Islands Land Bank-12713	48 S Cambridge	ADA Upgrades/ Hardscape	54.3/42	Eleanor Antoinette	AC

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

II. CONSENT WITH CONDITIONS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
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1. Morash Joshua D TR- 12757 35 Meadow View Dr Pool hardscape 56/131 AHERN LLC
 • Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.
2. Morash Joshua D TR 12739 35 Meadow View Dr Demo/move off shed 56/131 LDA Architecture
 • Move off only
3. Morash Joshua D TR- 12760 35 Meadow View Dr New cabana 56/131 LDA Architecture
 • Due to limited visibility
4. Third Time Trust- 12759 37 Cliff Rd Move off demo 42.4.4/42 Emeritus LTD CP
 • Date of construction to be added to the COA
5. 20 Cliff Rd LLC- 12761 20 Cliff Rd Shutters 42.4.4/52 Chuck Lenhart CP
 • Shutters added to East and South elevation to be Quaker Gray
6. Mark Cook- 12720 37 Cato Ln Rooftop soar 56/40 Cotuit Solar AM
 • Date of construction, c. 1999, to be added to the COA
7. William Hopkins- 12721 7 Hallowell Ln Rooftop solar- MH 30/93 Cotuit Solar AM
 • Date of construction, c.1920 HDC Survey NAN.1355 "Seaward" to be added to the COA
8. William Hopkins- 12722 7 Hallowell Ln Rooftop solar- garage 30/93 Cotuit Solar AM
 • Date of construction, mid-century HDC Survey NAN.1354 "Seward garage" to be added to the COA
9. Tic Tack Toe LLC- 12708 2 Fawn Ln Shed 68/972 Brook Meerbergen SW
 • Mudsill 10" minimum foundation

Voting:	Welch, Pohl, Oliver, Camp, MacLeod
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 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)

III. SIGNS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. 16 Federal St, LLC	16 Federal St	Projecting sign (Commonwealth/Mor Wine)	42.3.1/71	Edwin Claflin
• Recommended for approval subject to the addition of a black border to provide contrast, and the removal of the wording "Wine, Spirits and Mor"				
2. Charles & Cynthia Lenhart	137A Orange St	Temporary wall sign (The Baldwin Group)	55/665	Plymouth Sign Company
• Recommended for approval, subject to the sign being constructed of wood and permitted for a duration not exceeding 30 days.				
3. Charles & Cynthia Lenhart	137A Orange St	Temporary projecting sign (The Baldwin Group)	55/665	Plymouth Sign Company
• Recommended for approval, subject to the sign being constructed of wood and permitted for a duration not exceeding 30 days. • Mudsill 10" minimum foundation				

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

IV. COMMISSIONER Q&A W/ PRESERVATION PLANNER

Holly reminded the CLG meeting next Friday, June 27th at 1pm via zoom and that it is a public meeting.

V. 10 NEW WHALE STREET DEMO BUILDING- HELD FROM 6/10/25 FOR CLARIFICATION FROM TOWN COUNSEL ON VOTE FROM 6/10/25

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Nantucket Electr. Co.- 11863	10 New Whale St	Demo building	42.3.1/37	Linda Williams
• HOLD at applicant's request				

VI. OLD BUSINESS FROM 06/10/2025 REQUESTED BY THE COMMISISON

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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Robert L. Roy Trust- 1187525 Hussey Street		Garage demo	42.3.4/54	BPC
• HOLD until 6/24/25				

VII. NEW BUSINESS 04/15/2025

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

- Hold until 6/24/25

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Kim Glowacki- 12388 5 Meader St.		New secondary dwelling	42.2.3/40	LFW JP

- Hold until 6/24/25

VIII. NEW BUSINESS 05/06/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Bernice Jitta B-J 12467	24 Arlington St VIEW	Plastic shed	76.1.3/285	Self AC

Voting:	Welch, Pohl, Oliver, Camp, MacLeod
Alternates:	- Patten
Recused:	-
Representative:	Bernice Jitta
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	Acceptable with visibility restriction clause.
Motion:	Motion to approve as submitted with the caveat that it must be screened at time of inspection and in perpetuity. (Made by: Oliver)
Vote:	Carried 4-1 // Welch, Pohl, Oliver, MacLeod (Aye) Camp (No)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Warner Peacock- 12478 6 Fargo Way		Renovation	14/61.1	CWA AC

- Hold until 7/1/25

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Alexander Macko- 12528 5 Folgers Court		Outdoor shower	73.1.3/79	Self RP

Voting:	Welch, Pohl, Oliver, Camp, MacLeod;
Alternates:	- Patten, Paul
Recused:	-
Representative:	Alexander Macko
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner -informed the commission that Sconset Advisory concurred with her comments.
Public Comments:	-
Commissioner Comments:	Acceptable as proposed, conditional on appropriate evergreen screening and a detailed drawing or stipulation for height and materials.
Motion:	Motion to approve through Exhibit A. (Made by: Pohl)
Vote:	Carried 3-2 // Welch, Pohl, Oliver (Aye) Camp, MacLeod (No)

IX. NEW BUSINESS 05/20/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Charles & Cynthia Lenhart-12576 25 Dukes Rd		Roof top solar	44/530.3	ACK Smart AC

Voting:	Welch, Pohl, Oliver, Camp, MacLeod;
Alternates:	- Patten, Paul
Recused:	-
Representative:	Tobias Glidden
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- No major concerns with panel placement; main request is for an updated site plan that includes all structures.
Motion:	Motion to approve with the condition that a site plan be shown with the roof layout and panels. (Made by: MacLeod)
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)

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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Leslie Wyrzes-12607 • Hold until 7/1/25	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design SW
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Leslie Wyrzes-12605 • Hold until 7/1/25	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design SW
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. West Ashored, LLC- 12613 • Hold	62 Wanoma Way	MH color chg	92/16	Talissa Kungler VO
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. West Ashored, LLC- 12615 • Hold	62 Wanoma Way	Garage color chg	92/16	Talissa Kungler VO
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. West Ashored, LLC- 12614 • Hold	62 Wanoma Way	Cottage color chg	92/16	Talissa Kungler VO
Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. Nant Cons. Found.-12640	220 Milestone Rd	Move off/demo outbuilding	59/1	Gryphon Architects CP
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	Oliver			
Representative:	Ethan Gryphon			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Requested the commission to amend the motion to approve a move-off, not a demo, in recognition of the planned relocation.			
Public Comments:				
Commissioner Comments:	The board supports the structure's removal, with preference for and approval of it as a move-off.			
Motion:	Motion to approve as submitted and to include the property record card. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. Nant Cons. Found.- 12635	220 Milestone Rd	Re-site bog house	59/1	Gryphon Architects CP
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	-Patten			
Recused:	Oliver			
Representative:	Ethan Gryphon			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. Nant Cons. Found.-12634	220 Milestone Rd	New building	59/1	Gryphon Architects CP
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	-Patten			
Recused:	Oliver			
Representative:	Ethan Gryphon			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	Solar needs to be removed from plans. Granted as submitted with the conditions that the sash color is sage green, trim is natural to weather, and on the west elevation, the eaves of the masses immediately left and right of the main mass will be dropped by one foot.			
Motion:	Motion to approve through Exhibit A. (Made by: Pohl)			

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Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)
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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
10. David Freysinger- 12638	8 Shimmo Pond Rd	Fence	54/258	Ahern, LLC JP
Voting:	Welch, Oliver, Camp, MacLeod, Patten			
Alternates:	-Paul			
Recused:	Pohl			
Representative:	Mirka Ahern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Consensus supports the fence with a request to increase its setback to 20 feet from the street and incorporate regular vegetative screening every third section			
Motion:	Motion to approve through Exhibit A. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Oliver, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
11. 7 Maple, LLC- 12639	7 Maple Ln	Rev 1705; MH	67/303.6	Emeritus, LTD JP
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	-Patten			
Recused:	Oliver			
Representative:	Matt MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Revisions are supported as submitted.			
Motion:	Motion to approve as submitted with the condition that the chimney downsize so it's square to the shorter side. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

X. NEW BUSINESS 06/03/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. ACKTUALY OURS- 12650	27 Woodbury Ln	Windows, roofwalk skirt	41/544	LINK RP
Voting:	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Tori Ewing			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Mickey Rowland, et al - No concerns.			
Commissioner Comments:	- Motion approved for a natural to weather skirt with specific detailing—skirt must be inset by about 2.5 inches for visual depth, maintaining the current post layout.			
Motion:	Motion to approve through an Exhibit A. (Made by: Oliver)			
Vote:	Carried 3-2 // Pohl, Oliver, MacLeod (Aye) Welch, Camp (No)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Craig Cullen- 12703	71 Pocomo Rd	New chimney/windows/drs	15/9	Warren Fisher RP
Voting:	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates:	-Patten, Paul			
Recused:	-			
Representative:	Warren Fisher			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Turk Family LLC-12157	15 Marsh Hawk Ln	Hardscape	56/113.6	LINK AC
Voting:	Welch, Pohl, Oliver, Camp, MacLeod			

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Alternates:	-Patten, Paul
Recused:	-
Representative:	Tori Ewing
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- No concerns with the application.
Motion:	Motion to approve as submitted. (Made by: MacLeod)
Vote:	Carried 4-1 // Welch, Pohl, Oliver, MacLeod (Aye) Camp (No)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. NIR Retail LLC- 12655	19 N. Water St	Alterations	42.4.2/3	Paul Beaulieu CT
Voting:	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates:	-Patten, Paul			
Recused:	-			
Representative:	Paul Beaulieu			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Mickey Rowland , et. al. - Applicant should revise the west elevation by replacing windows with wood TDL, reducing window scale, relocating the door off-center, and confirming color selections. Consider historical documentation to support preservation context.			
Commissioner Comments:	- Approved with conditions to reduce and mull windows for proportional accuracy, use appropriate historic materials, and confirm a consistent color palette with Essex green doors and white trim/sash.			
Motion:	Motion to approve through an Exhibit A. (Made by: Oliver)			
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. NIR Retail LLC- 12654	19 N. Water St	Hardscape	42.4.2/3	Paul Beaulieu CT
Voting:	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Paul Beaulieu			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Mickey Rowland , et al. - Concerned about the location and/or height of the privacy fence for better generator screening and consider narrowing the driveway or adding vegetation to reduce visual impact.			
Commissioner Comments:	- Approved with the condition of adding a planting bed, clarify fence labeling, and include a visibility-triggered generator screening provision			
Motion:	Motion to approve through an Exhibit A. (Made by: Oliver)			
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. 3 Step Land LLC- 12656	3 Step Ln	Arbor	42.4.2/44	Hans Dalgaard CT
Voting:	Pohl (Sitting Chair), Oliver, Camp, MacLeod, Patten			
Alternates:	-Paul; Sat off- Welch			
Recused:	-			
Representative:	Representative not present.			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group - No concerns with the application but they prefer the smaller option.			
Commissioner Comments:	- Backus's comments were summarized as her recommendation is for the arbor to be white and to note on the COA that this is a revision to a previously issued certificate. - Motion passed to approve the 4-foot-wide, 8-foot-tall, white-painted arbor.			
Motion:	Motion to approve the four-foot-wide arbor painted white. (Made by: MacLeod)			
Vote:	Carried 5-0 // Pohl, Oliver, Camp, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. John Mansfield- 12665	15 Fair St	Alterations	42.3.2/129	Val Oliver CP

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Voting:	Pohl (Sitting Chair), Camp, MacLeod, Paul, Patten
Alternates:	-Sat off- Welch
Agent:	Oliver
Representative:	Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	Mickey Rowland , Representative for Historic Structures Advisory Group Recommendation is to avoid painted white clapboard and replace the second French door with a window for a more fitting and restrained design.
Commissioner Comments:	- Board is asking to hold for a view and for the application to be heard at the following meeting.
Motion:	Motion to hold for a view. (Made by: Camp)
Vote:	Carried 5-0 // Pohl, Oliver, Camp, MacLeod, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. Seven Pleasant LLC- 12666	7 Pleasant St	Addition/fenestration	42.3.3/158	Normand Residential JP
Voting:	Pohl (Sitting Chair), Oliver, Camp, MacLeod, Paul			
Alternates:	-Paul; Sat off: Welch			
Recused:	-			
Representative:	Ben Normand			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Mickey Rowland , et. al.			
Commissioner Comments:	The board supports approval as submitted, noting that while design refinements could enhance the architecture, the changes are not essential due to minimal visibility.			
Motion:	Motion to approve as submitted. (Made by: Oliver)			
Vote:	Carried 5-0 // Pohl, Oliver, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. Peter Watrous- 12667	30 Coffin St	Re-site structure; fenest	73.3.1	Topham Design JP
Voting:	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates:	-Patten, Paul			
Recused:	-			
Representative:	Joe Topham			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	Board members are supportive of the application. A window survey should be added to the file, but no architectural concerns were raised that would delay approval.			
Motion:	Motion to approve as submitted with a window survey. (Made by: Oliver)			
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
10. Ellen Foley- 12698	74 Main St	25 sf rear addition	42.3.1/109	Self JP
Voting:	Welch, Pohl, Oliver, Camp, MacLeod			
Alternates:	-			
Recused:	-			
Representative:	Ellen Foley			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Mickey Rowland , et. al. Believes this project is not visible, so they have no concerns.			
Commissioner Comments:	No concerns with the application.			
Motion:	Motion to approve as submitted. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
11. Michael Pearlstein- 12681	20 Derrymore Rd	New dormers	41/112	Structures Unltd AM
• Hold per applicant's request				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
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12. Klaus Kleinfeld- 12686	13 Hawks Cir	Second dwelling	73/49.1	Geroge Berg/LFW	VO
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- Hold per applicant's request

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent	
13. Nicole & Joel Whidden- 12684	11 Davis Ln	Shed	82/75	Emeritus, LTD	VO
Voting:	Welch, Pohl, Oliver, Camp, MacLeod				
Alternates:	-				
Recused:	-				
Representative:	Matt MacEachern				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	-				
Public Comments:	-				
Commissioner Comments:	-No concerns with the application.				
Motion:	Motion to approve as submitted. (Made by: Oliver)				
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent	
14. Nicole & Joel Whidden- 12682	11 Davis Ln	Rev 1154; chim/rail/fenes	82/75	Emeritus, LTD	VO
Voting:	Welch, Pohl, Oliver, Camp, MacLeod				
Alternates:	-				
Recused:	-				
Representative:	Matt MacEachern				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	-				
Public Comments:	-				
Commissioner Comments:	- Favor keeping the shingled second-floor balcony railing or adapting it with a lower profile and vertical detailing. - Concerns also noted about increased glazing and the visual impact of horizontal rail design. - The front door should be revised to better reflect traditional detailing.				
Motion:	Motion to hold for revisions. (Made by: Oliver)				
Vote:	Carried 5-0 // Welch, Pohl, Oliver, Camp, MacLeod (Aye)				

XI. OTHER BUSINESS

	• Next HDC Meeting June 24, 2025- Old Business
	• 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: Camp)
Roll-Call Vote:	Carried 5-0 // Pohl, Oliver, Camp, MacLeod, Patten (Aye)