



HDC Minutes June 3, 2025; adopted July 15, 2024

Historic District Commission

Minutes June 3, 2025

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, June 03, 2025, at 4:00pm *HYBRID
Location / Address	COMMUNITY ROOM @ 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Cathy Flynn, Holly Backus, Nicky Sherriff, Fiona Johnson, Sara Johnson

Meeting called to order at 4:0 PM

Present: Welch, Pohl, Camp, Oliver, MacLeod, Thornewill, Patten

Remote: Paul

Late Arrivals:

Early Departures: Oliver at 5:30PM; Paul at 7:26PM

Motion to approve the agenda (Pohl).

Carried unanimously.

I. ELECTION DISCUSSION AND/OR VOTE

- Section 106 representative

Board: Welch, Camp, Oliver, MacLeod, Paul

Welch made a motion to nominate and elect Pohl as the section 106 representative.

Motion carries unanimously.

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lentowski, James -12485	75R Hooper Farm Rd	New Dwelling	67/329	Dreamline/ K Megna VO
2. Sea Hero LLC 12480	10 Rudder Ln	New window siding	66/340	EMD VO
3. Alfred Sanford-12631	10 Cato Ln	New Dwelling	55/125	Ridgedale Development CP
4. Alfred Sanford-12630	10 Cato Ln	Garage/guest house	55/125	Ridgedale Development CP
5. Suzanne Bongette- 12661	36 Long Pond Rd	Fence	59.4/117	Self VO
6. Chardonnay Group, LLC- 12677	54 Washington St	Historic Determination	42.2.3/9	Val Oliver
7. Beach Bucket, LLC- 12688	14 Silver St	Historic Determination	55.4.1/182	Emeritus, LTD
8. KMM Group, LLC- 12687	10 Gray Av	Cabana	67/178	JB Studio VO
9. The Whole Spread, LLC- 12685	332 Madaket Rd	Shed	60/100	Emeritus, LTD VO
10. Sandy Paws Salty Kisses- 12673	4 Weeweeder Rd	Rev 11455; clr chg	80/102	Brook Meerbergen JP
11. Egidius Meidus- 12649	12 Scotts Way	Shed	67/487	LINK RP
12. Peter & Katy Colarulli-12652	1 E. Lincoln Av	Driveway/hardscape	42.4.1/12	Hollister RP
13. Dukes Road Trust- 12680	2 Dukes Rd	Pool equip shed	41/187	Botticelli & Pohl AM
14. Hafsa Lewis-11620	45 Beach Grass Rd	Fence	68/357.2	Self AC
15. Julius Pasy- 12653	6 Bayberry Ln	Renew COA 4217	67/73	Thornewill Design AC
16. 2 Spearhead, LLC- 12662	2 Spearhead Bldg A	Rev 11954; chg door loc/clr chg	69/307	Emeritus, LTD CP
17. 2 Spearhead, LLC- 12663	2 Spearhead Bldg B	Rev 11952; color chg	69/307	Emeritus, LTD CP
18. Dream North, LLC- 12657	28 Shimmo Pond Rd	Shed	43/167	BPC CT
19. Island Energy Serv-12592	15 Bear St	Rev10996; grill chg to 6/1	55/378.6	Val Oliver SW
20. Ethan Fey-12589	3 Clara Dr	Hardscape	66/299	Self SW

21. Mark Yacone- 12602	42 Friendship Ln	2 nd floor addition	56/330	DTA	SW
22. Roberto Finzi- 12563	26 Pocomo Rd	Shed	14/74	Smith & Hutton	SW
23. 32 Chuck Hollow LLC- 12603	32 Chuck Hollow Rd	Garage/studio	75/68	Normand Residential	SW
24. John & Susan McDonough- 12670	5 Moby Way	Rev. 10709; fenestration		Gryphon Architects	SW
25. Town of Nantucket- 12671	10 Sun Island Rd	Clr chang/trash enc	69/3.1	Gryphon Architects	SW
26. 4 Vinecliff NC LLC- 12705	4 Vinecliff Ln	Fence	29/143.2	Atlantic Landscaping	SW
27. Leslie Wyrzes- 12606	10R Academy Ln	Re-site shed	42.4.3/86.1	Thornewill Design	SW

Board: Welch, Camp, MacLeod, Patten

Recused: Pohl, Oliver, Thornewill

MacLeod made a motion to approve consents.

Motion carries unanimously.

III. 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.	Kevin Purcell- 12668	32 Dukes Rd	Shed	56/188	Topham Design	JP
	• Indicate and cloud shed on site plan.					
2.	Peter & Katy Colarulli- 12706	1 E. Lincoln Av	House lift, fenestration chg	42.4.1/12	Hollister	RP
	• A separate Historic Determination application to be submitted; include Elevation Certificate with Firmette Map; date of construction, c. 1926 Elmore Swain cottage, to be written on COA					
3.	Phillip Corwin- 12672	32 Flintlock Rd	Rev 10766; rmv roofwfk/fenest	75/77	Emeritus LTD	AM
	• Separate proposed N windows one window width or make a triple, too much shingle to either side					
4.	Dukes Road Trust- 12679	2 Dukes Rd	Rev. 10172; fenes/chimney	41/187	Botticelli & Pohl	AM
	• Show flashing at base of chimneys					
5.	Susan McCollum- 12678	35 Eel Point Rd	Rev 11934; fenes/dormers	32/63	Botticelli & Pohl	AM
	• East first floor door expansions not visible at time of inspection and in perpetuity					
6.	Hart Pine Nom Trst- 12647	38 Pine St	Rev 11443; elim 2 nd flr add	55.4.1/69	Norman Residential	AC
	• Date of construction, c. 1820, to be added to the COA					
7.	India & Rose Trust- 12658	28 India St	Renew COA 2022-02-5776	42.3.4/108	Botticelli & Pohl	CT
	• Renew COA HDC2022-02-5776, as approved with conditions: “with the south elevation 2 nd floor French door and balcony be replaced with a 6 over 6 window, changing the 6 light to a 4 light, add back the east elevation basement door, return the lintels on the rear windows, and have a chimney on the rear ell.” And amended bt HDC2022-06-6464. “with the East elevation basement windows to be 8/8, separate the mulled unit or make a single window”. Submit an Historic Determination (DOER Stretch Energy) application.					
8.	Bruce Cranna- 12604	11 Myles Standish St	2 nd floor deck	80/13	John Kuszpa	VO
	• Date of construction, c. 1984, to be added to COA					
9.	Julius Psys- 12586	6 Bayberry Ln	Color change	67/73	Thornewill Design	AC
	• Roof type to be indicated on COA					
10.	11 Pleasant Street ACK LLC- 12674	11 Pleasant St	Hardscape	42.3.3/121	Ahern, LLC	SW
	• Privet hedge or gate per Exhibit A					
11.	Two Pilgrims, LLC- 12588	15 Pilgrim Rd	Pool-hardscape	41/214	Atlantic Landscaping	SW
	• Pool not to be visible at time of inspection and in perpetuity. No change from grade just prior to application submission, as determined from Nantucket MapGeo topographical information					
12.	Thomas Kruskal- 12468	6 Angola Street	Roof change	55.4.4/22	Ronaldo Solano	SW
	• Date of construction, c. 1992, to be added to COA					
13.	Roberto Finzi- 12594	26 Pocomo Rd	Pool-hardscape	14/74	Smith & Hutton	SW
	• Pool not to be visible at time of inspection and in perpetuity. No change from grade just prior to application submission, as determined from Nantucket MapGeo topographical information					
14.	Brynn/Malitsky- 12224	253 Madaket Rd	Rev. 7871; 2 nd dw clr chg	59.4/210	LINK	CP
	• The main house must match the cottage.					

Board: Welch, Camp, Oliver, MacLeod, Paul

Recused: Pohl, Thornewill

Oliver made a motion to approve consents with conditions.

Motion carries unanimously.

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Klaudius & Leipa, LLC	5 Chestnut St	Projecting sign rev	42.3.1/5	Cara Marquis
	• Held for revisions		(The Vault Nantucket)		
2.	Zero India St, LLC	1 Cambridge St	Projecting sign	42.3.1/130.2	LINK02554
	• Held for revisions		(MARISSA COLLECTIONS)		
3.	Zero India St, LLC	1 Cambridge St	Projecting Sign	42.3.1/130.2	LINK02554
	• Held to track projecting sign		(MARISSA COLLECTIONS)		
4.	Community Found for Nant	9B Bayberry Ct	Wall sign	55/709.2	LINK02554
	• Withdraw without prejudice		(Community Foundation for Nantucket w/logo)		
5.	CLACK LLC	33 Main St	Projecting sign rev	42.3.1/211	LINK02554
	• Held for revisions		(BEACHKREW)		
6.	NIR Retail, LLC	34 Main St	Wall sign rev	42.3.1/218	LINK02554
			(Ellsworth + Ivey)		
	• Approve through staff provided that the sign dimensions match the Southern Tide sign				
7.	NIR Retail, LLC	Straight Whf	Wall sign	42.2.4/15	LINK02554
	• Held for revisions		(Bagel Bar)		
8.	Charles & Cynthia Lenhart	137A Orange St	Wall sign rev	55/665	Plymouth Sign Co.
	• Recommended approval as submitted		(The Baldwin Group)		
9.	Charles & Cynthia Lenhart	137A Orange St	Projecting sign rev	55/665	Plymouth Sign Co.
	• Recommended approval as submitted		(The Baldwin Group)		
10.	NHA Properties, Inc	31 Fairgrounds Rd	Rock sign	67/149	Maria Park
	• Recommended approval as submitted		(Wiggles Way)		
11.	Hodge Edwin	Multiple locations	Temporary sign	Multiple locations	Nant Film Festival
	• Recommended approval as submitted		(Nantucket Film Festival)		
12.	4ACK, LLC	12 Oak St	Temporary sign	42.4.2/27	Nant Film Festival
	• Recommended approval as submitted		(Nantucket Film Festival)		
13.	Nantucket Dreamland Found	17 S. Water St	Temporary sign	42.3.1/11.11	Nant Film Festival
	• Recommended approval as submitted		(Nantucket Film Festival)		
14.	Nantucket Theatre Project, LLC	5 N. Water St	Temporary sign	42.4.2/88	Nant Film Festival
	• Recommended approval as submitted		(Nantucket Film Festival)		
15.	Town of Nantucket	10 Surfside Rd	Temporary sign	55/137	Nant Film Festival
			(Nantucket Film Festival)		
	• Recommended approval provided that only one sign is installed				
16.	Nantucket Theatre Project, LLC	5 N. Water St	Wall Sign	42.4.2/88	Self
	• Held for revisions		(Nantucket Performing Arts Center)		

Board: Welch, Camp, MacLeod, Oliver, Paul

Pohlmade a motion to approve Signs.

Motion carries unanimously.

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER**VI. VIEW FROM 05/27/2025**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Elizabeth Pagnam 12408	19 Lily St VIEW	Color change	42.4.3/42	Self CP
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten, Oliver			Last heard 5/27/25	

Board: Welch, Pohl, Patten, MacLeod, Thornewill

The board discussion focused on the paint and door colors. While the online paint sample appeared lighter and bluer than the real-life chip, most board members found the actual Benjamin Moore 1634 color acceptable in person, despite some initial concerns about it being too bright. Regarding

the door color, the board was uncomfortable with the proposed blue and suggested either a white door or a darker complementary blue as alternatives.

Pohl made a motion to approve 1634, Benjamin Moore, and the door either to be white or a darker complementary color, approved by the chair or the Vice Chair.

4-1 (MacLeod- nay).

VII. NEW BUSINESS 04/01/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
	• Hold per applicant's request					

VIII. NEW BUSINESS 04/15/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW	VO
	• Hold					
2.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
	• Hold					

IX. NEW BUSINESS 05/06/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	3 Pochick Surside LLC 12454	3 Pochick Ave	New MH	80/232	WAPD	CT

Board: Welch, Pohl, MacLeod, Camp, Paul; Alternates: Patten, Thornewill, Oliver

No Concerns

Pohl made a motion to approve this based on lack of visibility from a publicly traveled way, with existing vegetation maintained or supplemented to maintain the lack of visibility at the time of inspection thereafter.

4-1 (Camp was opposed).

2.	3 Pochick Surside LLC 12457	3 Pochick Ave	New Garage	80/232	WAPD	CT
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Board: Welch, Pohl, MacLeod, Camp, Paul; Alternates: Patten, Thornewill, Oliver

No Concerns

MacLeod made a motion to approve as submitted.

Motion carries unanimously.

3.	3 Pochick Surside LLC 12471	3 Pochick Ave	Pool Hardscape	80/232	Ahern LLC	CT
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Board: Welch, Pohl, MacLeod, Camp, Paul; Alternates: Patten, Thornewill, Oliver

No concerns

MacLeod made a motion to approve as submitted, not visible at time of inspection, or thereafter, maintain supplement existing vegetation as required.

Motion carries unanimously.

4.	3 Pochick Surside LLC 12472	3 Pochick Ave	Pergola	80/232	Ahern LLC	CT
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Board: Welch, Pohl, MacLeod, Camp, Paul; Alternates: Patten, Thornewill, Oliver

No concerns

Paul made a motion to approve as submitted.

Motion carries unanimously.

5.	3 Pochick Surfside LLC 12456	3 Pochick Ave	New shed	80/232	WAPD	CT
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Board: Welch, Pohl, MacLeod, Camp, Paul; Alternates: Patten, Thornewill, Oliver

No concerns.

Paul made a motion to approve as submitted.

Motion carries unanimously.

6.	3 Pochick Surfside LLC 12455	3 Pochick Ave	Office structure 1	80/232	WAPD	CT
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Board: Welch, Pohl, MacLeod, Camp, Paul; Alternates: Patten, Thornewill, Oliver

No concerns

Pohl made a motion to approve as submitted.

Motion carries unanimously.

7.	3 Pochick Surfside LLC 12453	3 Pochick Ave	Wellness structure 2	80/232	WAPD	CT
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Board: Welch, Pohl, MacLeod, Camp, Paul; Alternates: Patten, Thornewill, Oliver

No concerns.

Pohl made a motion to approve as submitted.

Motion carries unanimously.

8.	20 Cliff Rd LLC 12463	20 Cliff Rd	Hardscape	42.4.4/52-53	Chuck Lenhart	SW
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Board: Welch, Pohl, Oliver, MacLeod, Camp; Alternates: Thornewill, Patten, Paul

The board discussed several key aspects of the proposed changes, including landscaping, shutters, and fencing. Mickey Rowland from the Historic Structures Advisory Group recommended keeping brick steps instead of switching to stone, and there were concerns that the proposed granite patio appeared too formal and inconsistent with the historic character of the structure. The board favored retaining brick walkways and steps. They also reviewed the proposal to add black shutters to the front and gable elevations facing Cliff Road, generally finding them acceptable if properly sized and operable. For the fence, a 36-inch picket matching the existing was recommended. Ultimately, the board voted to hold the application for revisions, requesting that the shutters be submitted as a separate application and that the hardscape elements—including steps, walkways, and the patio—be revised to reduce the use of stone and better preserve historic materials.

Camp made a motion to hold for revisions and separate application for the shutters.

Motion carries unanimously.

9.	Tiple Stables LLC 12445	14 Tripp Dr	New dwelling	80/310	Cottage and Castle	SW
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Board: Welch, Pohl, Oliver, MacLeod, Camp; Alternates: Thornewill, Patten, Paul

Concerns were raised about features such as multiple cupolas, western-style brackets, vertical boarding, and ornate details. Ray Pohl emphasized that "simple is better," Abby Camp suggested reducing the number of cross boards, and Angus MacLeod expressed concerns about maintaining architectural standards. However, Joe Paul was persuaded by the fact that the design has limited visibility from the street.

MacLeod made a motion was made to hold the application for additional information, including a material specification sheet, images, and revision options focused on de-stylizing the design and providing alternatives for the cupolas and other roof features and a view of the fence.

Motion carries unanimously.

10.	Tiple Stables LLC 12444	14 Tripp Dr	Garage	80/310	Cottage and Castle	SW
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Board: Welch, Pohl, Oliver, MacLeod, Camp; Alternates: Thornewill, Patten, Paul

The board reviewed the 14 Trip Drive garage application and found the overall structure acceptable but recommended significant design simplifications. They were concerned about the exterior stair placement, suggesting it should be moved to the side or back of the structure. The board wanted a reduction in decorative elements like cross boards and X-bracing, preferring a cleaner, simpler architectural approach. They requested a comprehensive site plan showing the context of surrounding properties and a detailed material specification sheet.

The board unanimously voted to hold the application pending revisions that would reduce ornate details and improve the architectural presentation.

The key guidance was to maintain the fundamental structure while eliminating unnecessary decorative complexity.

Camp made a motion to hold application for revisions.

Motion carries unanimously.

11.	Tiple Stables LLC 12347	14 Tripp Dr	Shed	80/310	Cottage and Castle	SW
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Board: Welch, Pohl, Oliver, MacLeod, Camp; Alternates: Thornewill, Patten, Paul

Hold to Track the application by Camp.

Motion carries unanimously.

12.	7A New St Realty Trust 12452	7A New St	Fence & Gate	41/285.1	Waterscapes	AC
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Board: Welch, Pohl, Oliver, MacLeod, Camp; Alternates: Thornewill, Patten, Paul

Public comment: Mickey Rowland, et al recommended reducing the fence height to 36 inches. Abby Camp confirmed that the spa is located behind the garage. Val Oliver requested clarification on the fence type, specifying a typical type two picket fence, and Angus MacLeod agreed with maintaining a 36-inch-high type two fence.

MacLeod made a Motion to approve a 36-inch high, type two white picket fence through Exhibit A
Motion carries unanimously.

13.	Bernice Jitta BJ 12467	24 Arlington St	Shed	76.1.3/285	Self	AC
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Hold for a View

14.	Mary Kay & Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA	AC
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Board: Welch, Pohl, MacLeod, Camp, Thornewill
 Not opened.

15.	Dukes Rd Trust 12491	2 Dukes Rd	Add/Reno	41/187	Botticelli & Pohl	SW
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Board: Welch, MacLeod, Camp, Thornewill, Patten; Alternates: Paul; Agent: Pohl

Board members had mixed reactions: some questioned how much of the original structure was truly being preserved, others were concerned about mismatched architectural styles, while some supported preserving parts of the original building and others were open to modifications. Ultimately, the board approved the structure without the front door and flanking windows, on the condition that the chimney would feature owls pending the chair's approval. The main goal was to retain some element of the original structure while creating a functional barn space.

MacLeod made a motion to Approve through Exhibit A sans the façade shown, with that façade modified to be in conformance with the rest of the design and to include what walls are to be retained and what is not. Leave the window and remove the door from the West elevation. Match windows with everything else.

Motion carries unanimously.

16.	Hatcher, Robert & Catherine 12490	8 Cannonbury Ln	New Dwelling	74/8	Botticelli & Pohl	SW
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Board: Welch, MacLeod, Camp, Thornewill, Patten; Alternates: Paul; Agent: Pohl

The board discussed the design, with suggestions about chimney owls and column details.

MacLeod made a motion to approve the structure through Exhibit A adding chimney owls subject to the chair's approval.

Motion carries unanimously.

17.	89 Easton Street Trust 12504	89 Easton St	Hardscape	42.4.4/21	BPC	VO
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Board: Welch, Pohl, MacLeod, Camp, Patten; Alternates: Thornewill; Agent: Paul

Board members raised several concerns, including a suggestion to vegetate the patio to avoid a raw concrete look and objections to the white pergola, which they felt appeared too "Floridian" and busy. They recommended simplifying the pergola, adding a bed material to soften the area, and providing a section view along the lengthy driveway. The board also discussed the visibility of the stone wall along North Avenue.

MacLeod made a motion to hold the application for revisions and additional information, including: A section showing the length of the sloped driveway down into the parking so to see wall in its entirety. Put a bed material between the fence and the wall. Details about the brick wall. Softening the pergola area with vegetation.

Motion carries unanimously.

18.	Greg Raith 12507	5 Sheep Commons	Rev Studio	54/278	Linda Williams	JP
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Board: Welch, Pohl, MacLeod, Camp, Thornewill; Alternates: Patten, Paul

No concerns.

Camp made a motion to approve the application through Exhibit A, with the condition of adding additional vegetation along Sheep Commons and changing the shingles to barn board.

Motion carries unanimously.

19.	33 Cliff Rd LLC 12506	33 Cliff Rd	MH Add 11367	42.4.4/5	Botticelli & Pohl	JP
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Board: Welch, MacLeod, Camp, Thornewill, Patten; Alternates: Paul; Agent: Pohl

MacLeod made the motion to approve through Exhibit A maintaining the shingle flare. 4-1 (Welch opposed).

20.	Scrambled LLC 12516	47 Hulbert Ave	Fenestration changes	29/15	BPC	RP
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Board: Welch, Pohl, MacLeod, Camp, Patten; Alternates: Thornewill; Agent: Paul

Public comment: Mickey Rowland, et al suggested keeping corner boards, maintain the neighborhood character, and retain the existing window style; Angus MacLeod's recommendations to use 6/6 or 6/1 windows, reduce glass in the front door, and keep divided side lights; Abby Camp's desire to reduce glazing on the north side and preserve the building's identity; Ray Pohl's concerns about the revisions taking a contemporary direction; and Connie Patten's suggestion to reduce glazing and use six-over-one windows.

MacLeod made a motion to hold application for revisions.

Motion carries unanimously.

21.	Ferrantella, Jill 12519	18B Gray Ave	Rooftop Solar	67/183	SunWind LLC	RP
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Board: Welch, Pohl, MacLeod, Camp, Thornewill; Alternates: Patten

No concerns.

Pohl made a motion to approve as submitted.

Motion carries unanimously.

22.	Daniel Murphy 12555	8 Golfview	New dwelling	66/192	Gryphon Arch	RP
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Board: Welch, Pohl, MacLeod, Camp, Thornewill; Alternates: Patten

No concerns.

Pohl made a motion to approve as submitted.

3-2 (MacLeod, Camp opposed).

23.	Alexander Macko 12528	5 Folgers Court	Outdoor shower	73.1.3/79	Self	RP
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No representation.

24.	32 Hulbert Rear lot Trust 12530	27 Willard St	Rev 11769	29/72.2	Botticelli & Pohl	AM
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Board: Welch, MacLeod, Camp, Patten, Thornewill; Alternates: none; Agent: Pohl

Public comments: Mickey Rowland, et. al. suggested reverting to the previously approved dormer style; Abby Camp found the chimney coming through the dormer odd; Angus MacLeod worried that the chimney placement would create a blank spot in the dormer; Connie Patten struggled with the changes to the west elevation; and Stephen Welch acknowledged that while the changes weren't perfect, they were at least 85% acceptable.

Camp made a motion to hold for revisions.

Motion carries unanimously.

25.	88 Pocomo Trust 12532	88 Pocomo Rd	MH rev 10309	15/42	Emeritus LTD	AM
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HOLD

26.	Warren Michael James Etal 12526	12 Madequecham Valley	Relocate on site	89/12	Emeritus LTD	AM
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Board: Welch, Pohl, MacLeod, Camp, Thornewill; Alternates: Patten

Board members raised concerns including Angus MacLeod's unease about the structure's proximity to the road, Stephen Welch's concern about its height and impact on neighborhood character, and Abby Camp's suggestion to reduce glazing on the north side.

MacLeod made a motion to hold for revisions, with suggestions to: Adjust window styles (potentially back to six over one). Reduce the overall height and glazing. Reconsider the fenestration to better match the existing structure.
Motion carries unanimously.

27. Clifford Williams 12523	11 Somerset Rd	Window replacement	56/96	Linda Williams	AM
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Board: Welch, Pohl, MacLeod, Camp, Thornewill; Alternates: Patten

No concerns.

Pohl made a motion to approve as submitted.

Welch, Camp, Pohl, Thornewill voted in favor, MacLeod opposed.

28. Devilleme, JAC 12548	18 Gladlands Ave	As built deer fence	80/221	LINK	AM
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HOLD

29. Lindsley Matthews 12546	37 W Chester St	Driveway pull off	41/150	LINK	AM
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Board: Welch, Pohl, MacLeod, Camp, Patten

The board identified several issues with the application, including an incorrect site plan, lack of dimensioning, and incomplete information about fence removal and parking spaces. Stephen Welch and Ray Pohl expressed frustration over these deficiencies, particularly the missing site plan details and insufficient information about parking and fence modifications.

Pohl made the motion to Deny the application due to lack of complete information. The site plan did not indicate the fence is being removed to provide parking- Which portions of the fence were being removed and what was remaining. How the end treatments of the remaining fence were being addressed. Where the fence was going to return and the termination point. Elevation drawings that would reflect any modifications to the fence. The parking space was missing the dimensions within the width and the depth of the driveway from the property line and from the structure. There were no materials indicated. No apron indicated.

3-2 (Camp and MacLeod- naye).

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Board: Welch, Pohl, MacLeod, Camp, Patten

Pohl made a motion to approve May 06 2025 Minutes.

3-2 (MacLeod-abstained; Welch- no).

Motion to adjourn made by MacLeod at 8:40PM