



HISTORIC DISTRICT COMMISSION

Minutes August 26, 2025

2 Fairgrounds Road

Nantucket, Massachusetts 02554

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 and Fiona Johnson

Holly Backus left the meeting at 5pm

Meeting called to order at 4:04pm by Stephen Welch

MacLeod: made the motion to approve the amended agenda. Approved by Welch, MacLeod, Patten, and Camp

In person, Welch, MacLeod, Patten and Camp

Zoom: Pohl and Thornewill

Paul joined Zoom at 6:55pm

Pohl left at 6:45pm

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Thomas Schwenke 13022	14 Hummock Pond Rd	Shed revisions	56/17	NAG	VO
2.	Henderson, Mary 13052	23 Lyons Ln	Renew COA#5915	71/11	Chuck Lenhart	VO
3.	Bonnie Lema	15A Evergreen Way	30 sf addition	68/717	Self	VO
4.	Rene Daniels 13074	1 Bailey Rd	Basement egress	56/425	Self	CP
5.	Cappo LLC 13058	46 Milestone Rd	Color change MH	54/113.1	EMDA	CP
6.	Cappo LLC 13059	46 Milestone Rd	Color change Garage	54/113.1	EMDA	CP
7.	Levitan, Shari 13062	33 Madaket Rd	Pergola in rear	41/409	Thornewill Design	CP
8.	Mary Brugger 13053	50 Kendrick St	Deck & fenestration	76.4.1/610	JB Studio	AC
9.	Christine Petrella 13056	16 Pequot St	New cottage	80/320	Topham Design	AC
10.	Heather Stevens 13080	31 Essex Rd	Addition	67/615	R Newman	AC
11.	Golden Pond LLC 13084	64 Baxter Rd	Shed	49/51	WAPD	AC
12.	Remain LLC 13072	54 Main Street	Roof	42.3.1/193	T & T Roofing	CT
13.	William & Louis Hourihan 13081	16 Hawthorne Ln	New dwelling ADU	56/226	K Megna	CT
14.	EMDA 13099	19 Hummock Pond	Move shed off to 19 Wappossett	56/12	EMDA	CT
15.	Virna Gonzalez 13100	19 Wappossett Cir	Move shed on from 19 HPR	67/575	EMDA	CT
16.	Munn 13103	6 Sconset Ave	Sign off as built chimney	49.3.2/12	Val Oliver Design	RP
17.	Barrett 13144	31 Dukes Rd	Cabana	56/459	Val Oliver Design	RP
18.	NISHA 13120	25 Airport Rd	Color change	68/727	Emeritus, LTD	RP
19.	Ron Frank 13123	40 Washaman Ave	Stepping stones	55/576	Atlantic Landscaping	RP
20.	David Marcus 13145	79 Polpis Rd	Gate/fence	44/23.3	Atlantic Landscaping	RP
21.	Freidman, Nancy-Eric 13064	6 S Cambridge St	Exterior door slab change	59.4/15.1	Cygnnet/Nate Waig	VO
22.	K Kirilov 13107	3B Skiff Ln	Add window well & window	55/651	Self	VO
23.	Todd MacLean 13106	20 Blackfish Ln	Deck	73/114	BPC	VO
24.	Flex Sam 13147	12 Moors End Ln	Rooftop solar	43/215	AckSmart	VO
25.	2 Spearhead LLC 13087	2 Spearhead Fac. A	Rev 12855; add pent roofs	69/307	Emeritus LTD	AM
26.	Cynthia Von Kampen 13095	84 Skyline Dr	New ADU	79/53	K. Megna	AM
27.	Delancy/Carver 13102	4 Old Quidnet Path	Window and door, porch	20/53	Thornewill Design	SW
28.	Goldfinch LLC 13109	5 Emily St	Addition fenestration	49.2.3/52	JBStudio	AM
29.	7 Maple LLC 13117	7 Maple Ln	Rev. 1269; MH	67/303.6	Emeritus, LTD	AM
30.	65A Surfside, LLC 13113	65A Surfside Rd	Move-on/add from 50 Wanoma	67/222.3	Thornewill Design	JP
31.	60 Burnell, LLC 13140	60 Burnell St	New pool house	49.3.2/18	Botticelli & Pohl	JP
32.	Third Point Holdings, LLC 13108	39 Quaise Rd	Win/dr chgs/frnt porch	26/3	CWA	JP
33.	8 Rd Mill Lane, LLC 13134	8 Red Mill Lane	Rev. 11187; bump out/wind	55/928	Linda Williams	JP
34.	Nant. Property Owner 13135	20 Honeysuckle Rd	Pool house	68/391	Linda Williams	JP
35.	Nant. Property Owner 13139	22 Honeysuckle Rd	Pool house	68/399	Linda Williams	JP

36.	Nant. Land Bank 13092	166 Hummock Pond Rd	Demo move storage bldg	65/13	SMRT	SW
37.	Nant. Land Bank 13097	166 Hummock Pond Rd	Demo move dwelling	65/13	SMRT	SW
38.	Nant. Land Bank 13119	166 Hummock Pond Rd	New storage bldg	65/13	SMRT	SW
39.	Nant. Land Bank 13121	166 Hummock Pond Rd	New duplex dwelling	65/13	SMRT	SW
40.	Nant. Land Bank 13093	125 Somerset Rd	New garage	66/69	SMRT	SW
41.	Nant. Land Bank 13096	125 Somerset Rd	Hardscape	66/69	SMRT	SW
42.	Johnson Trust 13090	24 Bassett Rd	Remove chimney	26/61	R Newman	SW
43.	Island Lumber 13094	1 Polpis Rd	Roof	54/121	T & T Roofing	SW
44.	85 Orange LLC 13150	85 Orange St	Roof change	55.4.1/27	Chris Anderson	SW
45.	Matt Matthews 13124	43 Union St	Historic Determination	42.3.2/29	LFW	SW
46.	Matt Matthews 13128	43 Union St	Rev dwelling 1947	42.3.2/29	LFW	SW

- Board Welch, Camp, MacLeod, Patten
- MacLeod made the motion to approve consents
- Motion passes unanimously

47. ACKkoda LLC 13057 42 Shimmo Pond Rd Rev 12633; color change 43/126 Botticelli & Pohl CP
- HELD for discussion at the next meeting

II. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	7 Brewster Nant, LLC 13133	7 Brewster Rd	Pool pavilion	54/286	Linda Williams	JP
	• Due to lack of visibility					
2.	Nant. Property Owner 13138	20 Honeysuckle Rd	Garage/apartment	68/391	Linda Williams	JP
	• Omit pent roof- not needed with the eave forward.					
3.	Nant. Property Owner 13136	22 Honeysuckle Rd	Garage/apartment	68/399	Linda Williams	JP
	• Add rent roof from 20 Honeysuckle to mitigate the verticality of the gable forward.					
4.	Ted Silva 13116	14 Harbor View Way	Rev. 12399; roofwalk	42.4.1/26	Linda Williams	JP
	• Date of construction c. 1930 Stiller-Meara House to be written on the COA.					
5.	Michael Stone 13073	6 Marcus St	Shed	91/9.1	Self CP	
	• Shed colors to match the house.					
6.	Laura Iannetta/Doug Fisher 13083	7 Paul Jones Rd	Rev. 8616; patio	30/68.1	Miroslava Ahern	AC
	• Add 2-3 rows of privet to screen the patio from Paul Jones Road.					
7.	Donald Pongrace- 13055	78 Polpis Road	Solar	44/25.7	SunWind	VO
	• Solar must not be visible at time of inspection and in perpetuity.					
8.	Born Wild LLC 13082	5A Rosebud	New shop building	68/783.2	Emeritus LTD CT	
	• Reduce height by 12" (no less roof slope).					
9.	EMDA 13098	19 Hummock Pond	New shed	56/12	EMDA	CT
	• NTW trim, sash, doors per shed that was there before.					
10.	Far East Nantucket LLC 13101	47 Warrens Landing	Rev. 3636; Window changes	38/54	EMDA	CT
	• Due to limited visibility.					
11.	Klaus Kleinfeld 13149	13 Hawks Cir	New pool	73/49.1	George Berg RP	
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
12.	Barrett 13143	31 Dukes Rd	Pool	56/459	Val Oliver Design RP	
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
13.	Uric Sandra 13146	4 Wannacommet	Rooftop solar	41/572	AckSmart	VO
	• Due to lack of visibility.					
14.	Tom & Lena Sansone 13067	35 Pleasant St	Rev. 12566; gar fens/ods	55.4.1/156	Gryphon Arch	AM
	• No vertical boards in passage door panels.					
15.	John Murray 13125	75 Fairgrounds Rd	Hardscape Pool	67/180.1	LFW	SW
	• Not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

- Board Welch, Camp, MacLeod, Patten
- Patten made the motion to approve consent with conditions
- Motion passes unanimously

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Artists Assoc. 13086	8 Federal Street	Projecting sign- Johnson Gallery	42.3.1/172	Tracy Sears
	• Recommends approval. • Camp made the motion to except the Sign Committee's recommendation • Motion carries unanimously				

IV. RATIFY VOTE TO CLARIFY INCORRECT HDC # AND SCOPE OF WORK FROM 8/19/2025 MEETING

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nicole & Joel Whidden- 11541	11 Davis Street	New dwelling	82/75	Emeritus
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten • <i>Correct HDC # and scope of work is 12682; scope of work: Rev 11541; chim/railings/jenestration</i> • MacLeod made the motion to Ratify incorrect HDC # and scope of work from 8/19/2025 meeting • Motion carries unanimously				

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- **Holly Backus** provided several updates. She reported that minutes from the CLG (Certified Local Government) meeting have been sent for review and asked commissioners to submit edits individually. She encouraged participation in the NAPC (National Alliance of Preservation Commissions) training, noting its comprehensive content. She also shared that the Preservation Institute Nantucket (PIN) gave its final presentation this month on the New Guinea West Monomoy Survey area, a CPC-funded project, and that survey work will continue with plans to seek additional CPC funding for next fiscal year.
- Regarding 126 Main Street, **Backus** noted that her staff comments included the most recent approval of the driveway and highlighted the work that had already been completed. She did not provide additional commentary, as the details of the prior approval were available for commissioners to review in her comments.
Backus stated 12 Atlantic Street, was confirmed that the property was owned by an African American family, and a woman who lived there reached the age of 100. The Commission noted the importance of documenting the property's history and intends to include it in a future reconnaissance survey.
- Regarding 8 Federal Street, **Backus** responded to a question from **MacLeod** about the construction date. She cited a 1989 survey indicating the building was constructed after the Great Fire of 1846, consistent with other buildings in that block off Main Street. She added that tax assessor and National Historic Landmark records generally reflect a late 19th-century date. While a full historical survey of the property has not yet been completed, it is planned for future survey work. She recommended relying on the post-1846 Great Fire date as the most accurate reference.

VI. COMMISSIONER REQUESTED VIEW FROM 8/19/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Darrell Ferguson 12852	42 Chuck Hollow Rd	As-Built retaining wall	75/65.1	Self
	• <i>Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten, Oliver</i> <i>Last heard 8/19/2025</i> • This application was Held				

VII. COMMISSIONER DISCUSSION & VOTE: ACTION ON UNSAFE OR DANGEROUS CONDITION

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	12 Atlantic LLC- 13126	12 Atlantic Ave	Demo move dwelling	55/21	Linda Williams
	• Williams discussed the demolition of 12 Atlantic Street, explaining that the building had been deemed unsafe by the building commissioner and given ten days for removal. The front wall had imploded, the ceiling collapsed, and its location directly on the sidewalk created a public safety hazard. She coordinated with multiple town departments, including sewer, water, building, and the PLUS office, to secure emergency demolition permits. An HDC application was filed in advance to validate the process, and she provided extensive photographs and historical documentation. Williams clarified that the original structure built in 1910–1913 was not the same as the one demolished and ensured that the HDC file would include a complete historical record. • Camp raised concerns about preventing historic buildings from falling into severe disrepair. • Flynn explained enforcement history. • MacLeod emphasized the property's significance as one of the few Black-built and owned houses in the neighborhood, and Backus confirmed its historical importance, referencing a former resident who lived to be 100 years old. Commissioners shared differing perspectives. • Pohl suggested that neglect often results from an inability to maintain properties rather than intentional decay. • Welch stressed that enforcement is complaint-driven and urged greater public involvement. • Backus also noted that the Preservation Institute Nantucket will document the site's history through a reconnaissance survey. • Overall, the Commission expressed regret at the loss of a historically significant structure.				

VIII. NEW BUSINESS 07/29/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	K225, LLC 12925	126 Main St VIEW	Parking revisions	42.3.3/98	Linda Williams
	• Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill • The Board's discussion focused on concerns with the proposed second parking space. Members questioned the practicality of parking under grass, potential use of the lawn for vehicles, and the overall visibility and impact on the historic streetscape. Concerns were also raised about excessive hardscaping and whether a second space was appropriate in the historic district. It was suggested that the application be held for revisions with clearer site plans and a simplified design.				

- Neighbors expressed strong opposition to the proposal for 126 Main Street. Concerns included frustration that the previously approved single parking space was being reconsidered, the visual impact of cars dominating historic side yards, and the loss of original features such as the foundation. They noted that an existing driveway and garage could serve current needs and objected to the creation of a second curb cut, which is not typical on Main Street. Additional concerns were raised about the elongated retaining wall, the extent of hardscaping on a small lot, and the overall appropriateness of the design within the Old Historic District. Neighbors urged the board to uphold the original decision and requested clearer, more detailed plans.
- MacLeod made the motion to hold for revisions Welch added additional details to the motion, such as requesting three legible site plans side by side and taking in consideration the points raised during the discussion.**
- Motion passed unanimously**

IX. NEW BUSINESS 08/12/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Nancy Breckenridge- 12977	170 Cliff Road	Guest house	41/68	MCA+	AM
	Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill - The Boards discussion focused on concerns with the dormer, which extended forward of the mass below and left an awkward amount of shingle space on the west elevation. Suggestions included widening the building, moving the dormer back to align with the roof, and reducing exposed shingle area. The architect explained the dormer was intended to create larger bathrooms but indicated potential adjustments. The design, featuring white trim and a curvilinear style to match existing structures, was otherwise consistent with the property. Camp made the motion to hold for revisions Motion passes unanimously					
2.	Diane Montgomery-12994	88 Goldfinch Drive	Roof top solar	66/693	Cotuit Sol	VO
	Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill MacLeod made the motion to approve as submitted subject to not being visible Motion passes unanimously					
3.	Ennismore Mews LLC 13029	3 Hickory Meadow	Gate	41/73.1	Atlantic Landscaping RP	
	Board Welch, Camp, MacLeod Pohl and Thornewill; Alternates: Patten Pohl made the motion to approve through Exhibit A- reversal of fence on plan front to back; NTW red cedar, fence set back; width of boards thick (1 x 8) Motion passes 4-1 (MacLeod opposed)					
4.	Alfred Sanford 12830	8 Cato Lane	New dwelling	55/663	Ridgevale Develop VO	
	Board Welch, Camp, MacLeod Pohl and Thornewill; Alternates: Patten Thornewill expressed concern about the building's height and siting, noting it was positioned directly on setback lines and extended lot line to lot line. She felt the board and batten design and black windows were inappropriate for the neighborhood, pointing out that a nearby new building with similar features already stood out negatively. She also criticized the lack of massing hierarchy, as all components of the design were the same height, unlike the predominantly one-story buildings in the area. Overall, she concluded the proposal did not respect the architectural character of the neighborhood and required significant revisions. Pohl stated that the design included too many dormers and recommended consolidation, which would also improve floor space. He noted disproportionate spacing between first- and second-floor windows and suggested adjusting sill and head heights, as well as repositioning gable and west-side windows so they did not meet the rakes. He commented that the board and batten design, as rendered, was not successful and emphasized that the overall design needed simplification, with fewer dormers and more cohesive window placement to create an appropriate and streamlined appearance for the neighborhood. MacLeod stated that the proposed building was too tall, too close to the road, and inappropriate for the area. He noted that surrounding structures are generally smaller and simpler, and he felt the design did not reflect the existing neighborhood character. He recommended simplifying the overall massing, reducing dormers, and consolidating architectural features to create a more modest and appropriately scaled structure. His overall assessment was that the design was overly complicated and required significant revisions to better respect the context of the neighborhood. Camp suggested varying the building's sitting to add more variety to the streetscape. While not strongly opposed to the overall architecture, she expressed concern about having two nearly identical designs positioned side by side, noting that such repetition would be out of place in an area characterized by architectural variety. She recommended creating greater differentiation between the two proposed houses to ensure a more contextually appropriate design that respects neighborhood character. Welch agreed with the concerns raised by other commissioners, finding the building too large and complicated. He suggested simplifying the design and comprehensively addressing the issues raised by the board to produce a proposal more respectful of neighborhood character and more likely to be approved in a future submission. MacLeod made the motion to hold for revisions Motion carries unanimously					

5. Alfred Sanford LLC **13015** 10 Cato Ln Main House Revs 55/125 Ridgevale Development
- **Board Welch, Camp, MacLeod Pohl and Thornewill; Alternates: Patten**
 - The Board expressed concern that the proposed design for 10 Cato Lane was nearly identical to that of 8 Cato Lane, creating a mirror-image effect that members felt was inappropriate for the neighborhood. They noted the lack of variation in height or massing and emphasized that the design did not respect the predominantly one-story character of the area.
 - **MacLeod made the motion to hold for revisions and to track with 8 Cato to include a site plan; elevations to show both footprints, setbacks, roof plan and a streetscape and how the siting works with the driveway**
 - **Carries unanimously**
6. Dougherty Anne **13024** 2 Lincoln Street Solar roof 73.42/83 AckSmart JP
- **Board Welch, Camp, MacLeod, Pohl, Thornewill; Alternates: Patten**
 - **MacLeod made the motion to approve as a test case due to the site conditions- height above New Street and the visibility of the dormer roof plane**
 - **Motion carries unanimously**

X. NEW BUSINESS 08/26/2025

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|--|-----------------------|----------------------------|-------------------|----------------------|
| 1. | Tom & Lena Sansone 13066 | 35 Pleasant St | Rev 12563; 75sf add | 55.4.1/156 | Gryphon Arch AM |
| | <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod, Pohl and Patten; Alternates: Thornewill • Pohl made the motion to approve as submitted • Motion carries Welch, Pohl, Patten and Camp Yay MacLeod is a No | | | | |
| 2. | Ack Local Management LLC 13068 | 46 Hooper Farm Rd | New Dwelling | 67/273.1 | Kris Megna CT |
| | <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod Pohl and Thornewill; Alternates: Patten • The Board discussed concerns about the scale and design of the proposed dwelling, noting that it appeared too large for the site. Suggestions included lowering ceiling heights, reducing the first- and second-floor plates, decreasing the depth of the structure, and adjusting fenestration. Specific recommendations included removing six inches from the second floor, a foot from the first floor, and reconsidering the front-to-back depth. • MacLeod made the motion to hold for revisions seeking a design more compatible with the neighborhood's character. • Motion carries unanimously | | | | |
| 3. | Murphy, Daniel 13069 | 8 Golfview Dr | New Dwelling | 66/192 | Gryphon Architect AC |
| | <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill • Camp made the motion to approve as submitted • Motion carries unanimously | | | | |
| 4. | Scott Estill 13079 | 17 Ranger Rd | Rev.12063;door/win/clr chg | 39/28 | R Newman AM |
| | <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod Pohl and Thornewill; Alternates: Patten • Thornewill made the motion to approve as submitted • Motion carries unanimously | | | | |
| 5. | Doug Kinney 13075 | 7 Delaney Rd | Move off demo | 41/128 | R Newman CT |
| | <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill • MacLeod made the motion to approve the move off only • Motion carries unanimously | | | | |
| 6. | Doug Kinney 13078 | 7 Delaney Rd | New dwelling | 41/128 | R Newman CT |
| | <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill • The board reviewed the design of a proposed new dwelling and expressed concerns that the front elevation was overly complicated. Suggestions included simplifying the design by reducing gable dormers, increasing the setback of the second floor, and considering a shed dormer for a more cottage-like appearance. Additional recommendations included lowering the overall height and adjusting fenestration. • MacLeod made the motion to hold for revisions • Motion carries unanimously | | | | |

7.	Doug Kinney 13077	7 Delaney Rd	Pool	41/128	R Newman CT
- Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill - MacLeod motion to approve the pool and it must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application. - Motion carries with Welch, Pohl, Patten and MacLeod Yay and Camp a No					
8.	Doug Kinney 13076	7 Delaney Rd	Roof top solar	41/128	R Newman CT
TRACK					
9.	Madaket Rd LLC 13088	57 Madaket Rd	Fen changes addition deck	41/201.2	Emeritus LTD AM
- Board Welch, Camp, MacLeod Pohl and Thornewill; Alternates: Patten, Paul - Motion to approve through Exhibit A with the balcony moves in from West gable 2'-3' total - Motion carries unanimously					
10.	Ready John D TR 13089	21 Old South Rd VIEW	As-Built electronic door	68/246	Self
- Board Welch, Camp, MacLeod Pohl and Patten; Alternates: Thornewill, Paul - The Board reviewed an automated door that had been installed without prior approval. It was explained that the owners installed the door without consultation. Members found the door visually disruptive, with comments that it appeared jarring and detracted from the building's character. Suggestions for improvement included painting or screening the door, adding muntin's, or altering its color to reduce its prominence. - Camp made the motion to hold the application for additional information - Motion carries unanimously					
11.	Artist Assoc 13104	8 Federal St	New second floor addition	42.3.1/172	EMDA SW
Application was Held					
12.	Sutton, Michael 13127	111 Surfside Rd VIEW	As-built deer fence	80/70	Self
- Board Welch, Camp, MacLeod Paul, Patten: Alternates: Thornewill - The Board reviewed a fence highly visible from Surfside Road and nearby access points. Concerns were raised about fences being installed without proper applications and the need for placement within property lines. Members suggested that the fence be relocated or screened, particularly given its proximity to the public way and bike path. Additional recommendations included adding vegetation and considering site plan adjustments to reduce visibility. - MacLeod made the motion to approve with the fence not visible, adding vegetative screening or relocating inwards and not visible. The site plan needs to be revised to reflect the accuracy of the plantings. - Motion carries unanimously					
13.	Dukes Road LLC 13129	2 Dukes Rd	Tennis pergola	41/187	Botticelli & Pohl CT
Application was Held					
14.	Dukes Road LLC 13154	2 Dukes Rd	Barn revisions	41/187	Botticelli & Pohl CT
Application was Held					
15.	DuBois Helen 13132	5 Stone Post Wy	Pool	74/80	SMRD CT
Application was Held					
16.	Middle Child LLC 13105	8R Union St VIEW	Re-site; 30sf addition	42.3.1/100.1	BPC VO
- Board Welch, Camp, MacLeod, Thornewill and Patten; Alternates: none; Agent:Paul - MacLeod made the motion to approve as submitted - Motion carries unanimously					
17.	Nant Conserv. Found. 13130	220 Milestone Rd	Hardscape	51/1	Gryphon Arch AC
Hold per applicants' request					

18.	Shepard David 13148	10A W Dover	Rooftop solar	55.41/192	AckSmart AC
	Application was Held				
19.	Richards David 13110	14 Mamack Ln	Deck fenestration MH	55/563.9	JBStudio AM
	- Board Welch, Camp, MacLeod, Thornewill and Patten; Alternates: Paul - Camp made the motion to approve through Exhibit A with deck 5' deep by 6' wide - Motion carries unanimously				
20.	Richards David 13111	14 Mamack Ln	Fenestration garage	55/563.9	JBStudio AM
	- Board Welch, Camp, MacLeod, Thornewill and Patten; Alternates: Paul - Patten made the motion to approve as submitted - Motion carries unanimously				
21.	The Whole Spread, LLC 13118	332 Madaket Rd	Change siding/fenestr	60/100	Emeritus. LTD AM
	- Board Welch, Camp, MacLeod, Thornewill and Patten; Alternates: Paul - Camp made the motion to approve with Exhibit A showing panels on rear doors and rearrangement of the muttons. - Motion carries unanimously				
22.	James Beakey 13112	19 Tennessee Ave	Dormers/deck/fenest	60.1.2/47	Emeritus, LTD RP
	- Board Welch, Camp, MacLeod, Thornewill and Patten; Alternates: Paul - Thornewill made the motion to approve through Exhibit A remove roofwalk and push dormer back 2' - Motion carries unanimously				
23.	Norton's Noggins, LLC 13141	26 N. Cambridge St	Demo/move off dwelling	38/21	Botticelli & Pohl JP
	Hold per applicants' request				
24.	Norton's Noggins, LLC 13142	26 N. Cambridge St	New dwelling	38/21	Botticelli & Pohl JP
	Hold per applicants' request				
25.	Michelle Velle 13137	10 Maxey Pond Rd	Sports court	40/100	Outside by Design JP
	- Board Welch, Camp, MacLeod, Paul and Patten; Alterantes: Thornewill - The Board raised concerns about its location near the pond. Members noted the siting was environmentally inappropriate and suggested it be moved further back. Additional recommendations included adding landscape screening to reduce visibility, with the applicant offering to incorporate natural vegetation. The board also reviewed the site's topography and existing vegetation as potential screening elements. - Camp made the motion to hold for revisions. - Motion carries unanimously				
26.	Dylan Wallace 13115	65 Polpis Rd	Rooftop solar	43/13	Self VO
	Application was Held				
27.	35 MVD, LLC 13160	35 Meadow View Dr	Guest House	56/131	LDA Architecture
	- Board Welch, Camp, MacLeod, Paul and Patten; Alterantes: Thornewill - The board raised several design concerns with the proposed dwelling. Recommendations included lowering the plate height of shed dormers, adjusting window sizes, and incorporating more vertical proportions. Members criticized atypical massing created by flush dormers, the large expanse of sliders without muntins, and the unusual railing on the south elevation. Additional comments focused on undersized fenestration, problematic window proportions on the east elevation, and the need to adjust the quadruple doors on the south side. Overall, the board felt the design required revisions to address massing, fenestration, and modern elements out of character with the neighborhood. - MacLeod made the motion to hold for revisions - Motion carries unanimously				

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|---|--------------------------|-------------------|-------------|--------|---------------------|
| 28. | 35 MVD, LLC 13161 | 35 Meadow View Dr | Garage | 56/131 | LDA
Architecture |
| <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod, Paul and Patten; Alterantes: Thornewill • The board raised concerns about the dormer design and fenestration. It was noted that the dormer cheek walls were flush with the gable and the rake board appeared superficial, with recommendations to inset the dormers from the gable ends and eaves for better proportion. Members also commented that the windows were unusually small, leaving excessive shingle space, and suggested adjusting window proportions. Additional concerns included the black color of the garage and people doors, with a preference expressed for a natural weathered or gray tone. • MacLeod made the motion to hold for revisions • Motion carries unanimously | | | | | |
| 29. | 35 MVD, LLC 13114 | 35 Meadow View Dr | Hardscaping | 56/131 | Ahern, LLC
JP |
| <ul style="list-style-type: none"> • Board Welch, Camp, MacLeod, Paul and Patten; Alterantes: Thornewill • MacLeod made the motion the approve as submitted except for correcting the 19-foot dimension to 12 feet for the driveway apron. • Motion approved unanimously | | | | | |
| <ul style="list-style-type: none"> • MacLeod made the motion to approve minutes for July 1, 2025; July 8, 2025; July 29, 2025 • MacLeod, Patten, Camp, Paul and Thornewill approved, and Welch was No | | | | | |
| <ul style="list-style-type: none"> • MacLeod made the motion to adjourn at 8:07 pm • MacLeod, Camp, Oliver, Patten, Paul and Thornewill • Motion carries unanimously | | | | | |