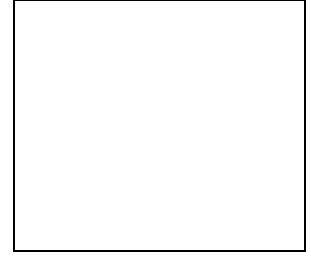




HISTORIC DISTRICT COMMISSION
Minutes September 23, 2025
2 Fairgrounds Road
Nantucket, Massachusetts 02554



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 4:30pm

Meeting called to order at 4:02 pm by Stephen Welch
Oliver: made the motion to approve agenda. Agenda approved by Welch, Oliver, Patten, and Camp
In person: Welch, Oliver, Patten and Camp
MacLeod arrived at 4:10
Zoom: Paul, Thornewill
Absent: Pohl

I. COMMISSION DISCUSSION AND/OR VOTE

- Board Welch, Camp, Oliver and Patten
- Historic Determination and Elevation Certificates
- Holly Backus reported on several key topics. She explained the policy determination regarding elevation certificates and historic determinations, emphasizing that applications involving historic structures being elevated following *Resilient Nantucket* design guidelines, must include formal documentation, such as an elevation certificate in the required format supported by a licensed land surveyor or engineer, as staff input alone is not sufficient. She referenced the *Resilient Nantucket* MVP action grant project and highlighted the importance of maintaining historic determinations on file with the Building Commissioner for exemptions afforded to historic structures. Holly further clarified that any application involving a flood certificate must be accompanied by all required papers, including the properly formatted certificate.
- Chair Welch emphasized that the Firmette & Elevation Certificate is required for an application, it will be required at the time of application.
- Oliver made the motion to approve the policy Historic Determination and Elevation Certificates
- Motion approved 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.	Doneyn Bourke 13213	76 Arkansas Av	10 x 10 brick patio	59.4/42	Self	VO
2.	Robert Andersen 13295	6 Little Isle Ln	300 sf Barn	68/174	Dustin Maury	VO
3.	Stephanie Hanson 13284	17 Green Meadows	Roof change	67/372	D Kinsella	VO
4.	Jasper Young 13277	6 Broad St	Roof change	42.4.2/64	Boris Braun	VO
5.	Dickson, Henry 13267	3 Gold Star Dr	Roof top solar	55/194	Self	VO
6.	111 OSR LLC 13300	111B Old South Rd	Rev 12377; reconfig panels	68/167.1	ACK Smart	VO
7.	Stephen & Susan Burbage 13319	47 Quidnet Rd	Hardscaping	21/143	Ahern, LLC	VO
8.	CNY Surf LLC 13285	68 Shawkemo	Rev 12938; cabana	44/5	Emeritus LTD	RP
9.	PF Trust Re Hldg LLC 13269	11 Okorwaw	Demo/move shed	79/164	Brook Meerbergen	RP
10.	PF Trust Re Hldg LLC 13270	11 Okorwaw	New Shed	79/164	Brook Meerbergen	RP
11.	Niello Capital 13325	5 Marble Wy	Repair/rev front stoop	66/444.1	LINK	JP
12.	Jeannie Esti 13316	6 Goldfinch Dr.	Rev 11368;	Rev 11368	Emeritus LTD	JP
13.	1 Cliff Lane LLC 13313	1 Cliff Ln	Relocate shed on site	30/633	JBStudio	JP

14. Island Lumber 13306	1 Polpis Rd	Shed guard shack	54/121	Val Oliver Design	CT
15. Far East Nant, LLC 13246	47 Warrens Landing Rd	Shed	38/54	EMDA	CP
16. Vestal Ventures LLC 13251	67 Vestal St	Cabana	41/59	Atlantic Landscaping	CP
17. 4 Jefferson Nom Tr 13257	4 Jefferson Ave	Historic determination	29/48	Topham Design	CP
18. Eloise Nominee Trust 13272	1 Sandy Dr	Color change	29/73	Dave Pekarcik	CP
19. 37 Squam Rd Nom Tr 13288	37 Squam Rd	Demo/move off studio	13/26	Gryphon Architects	AM
20. Alisha Ranney 13255	5 Williams St	ADU	55/427	Self	AM
21. Alisha Ranney 13256	5 Williams St	Re-site shed	55/427	Self	AM
22. A & M Bouscaren 13215	44 Burnell St	Move on from 60 Burnell	49.3.2/16	EMDA	AM
23. Geoff Smith 13165	22 Coffin St	Addition	73.4.1/36	E Churchill	AM
24. Wise, John 13240	16 Williams St	Basement stairway	55/372	Normand Residential	AM
25. K Gullicksen Tr 13341	86 Main St	Driveway curbcut	42.3.3/66	LINK	JP
26. Ellegance LLC 13254	75 Pocomo Rd	MH Rev 1157	15/7	Emeritus LTD	CP
27. Imagine Moors End Ln LLC 13271	5 Moors End Ln	Fence	43/219	Francis Mastroianni	CP
28. 7 Maple LLC 13299	7 Maple Ln	Rev. 8964; shed	67/303.6	Emeritus LTD	SW
29. 7 Maple LLC 13298	7 Maple Ln	Rev. 7799; garage	67/303.6	Emeritus LTD	SW
30. One Daffodil LLC 13297	1 Daffodil Ln	ADU	68/725	Reid Yenor	SW
31. One Daffodil LLC 13296	1 Daffodil Ln	Duplex	68/725	Reid Yenor	SW
32. Not so Easy LLC 13322	26 Easy St	Renew COA 1686	42.4.2/23	LFW	SW
33. Not so Easy LLC 13323	26 Easy St	Renew COA 1687	42.4.2/23	LFW	SW
34. Sixteen N Beach LLC 13292	16 N Beach St	Rev. 10676; rotate shed	42.4.1/102	Gryphon Architects	SW
35. Nant Prop Owner 13317	18 Honeysuckle Dr	Rev. 8887; re-site dwelling	68/865	LFW	SW
36. Nant Prop Owner 13318	18 Honeysuckle Dr	Rev. 12513; garage	68/865	LFW	SW
37. Clay Street Devel 13237	44 Skyline Dr	Addition/renovation	79/990	Structures Unltd	AC
38. Nielson, Carl 13234	50 Wanoma Wy	Rev. 11066; window chgs	92.4/244	Thornewill Design	AC
39. Gruber, Brian 13250	6B Stone Barn Wy	New door/move window	29/912.1	Val Oliver Design	AC
40. W. Scott Oldakowski 13247	34A Walsh St	Move off	29/106	EMDA	AC

- Board Welch, Paul, Camp, Patten; Recused: Thornewill, Oliver
- Camp made the motion to approve consents as submitted
- 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.	Maryanne Waine 13241	11 Bishops Rise	Pool/ Patio	40/31.1	Val Oliver Design	RP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	Waydale LLC 13279	3 Waydale Rd	Sidewall chg to clapboard	55/85	Reid Yenor	JP
	• Cardinal points to be added to the elevations.					
3.	Waydale LLC 13278	5 Waydale Rd	Sidewall chr to clapboard	55/85	Reid Yenor	JP
	• Cardinal points to be added to the elevations.					
4.	Carden, T 13208	7 Mayhew Rd	Rev. 12808; wind/door chgs	92.4/209	LINK	JP
	• Revise elevations to indicate previous approval					
5.	John Welch, Trustee 13324	3 Black Walnut	Pool hardscape	48/1	LFW	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Cappo RE Holdings LLC 13301	46 Milestone Rd	Pool hardscape	54/113.1	David Troast	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	Greg Glowacki 13303	22R Evergreen Way	Relocate pool	79/710.2	Val Oliver Design	CT
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	Island Cricket LLC 13216	169 Polpis Rd	Alterations balcony/window	44/18	Normand Residential	AM
	• Vegetation to remain at least as robust as existing in perpetuity and color to remain Quaker Gray.					
9.	Triple T Farms LLC 13238	1 W Chester Ext	Rev Spa	4/480	Jardins Intl	AM
	• Spa not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
10.	Newman Matthew Trust 13282	3 Maple Ln	Gazebo	67/303.8	Nia Bessey	CP
	• Date of construction to be added to the COA.					
11.	Newman Matthew Trust 13281	3 Maple Ln	Garage Studio	67/303.8	Nia Bessey	CP
	• Date of construction to be added to the COA.					
12.	Newman Matthew Trust 13283	3 Maple Ln	Main House	67/303.8	Nia Bessey	CP
	• Date of construction to be added to the COA					

13.	4 Jefferson Nom Tr 13257	4 Jefferson Ave	Historic determination	29/48	Topham Design	CP
	• Additional information required for the file • Board Welch, Camp, Patten, Paul, Thornewill; Recused: Oliver • Camp made the motion to approve consents with condisions as submitted • 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.	Rick Ulmer 13273	149 Orange Street	Wall sign- The Island Blend	55/311	Milan Basnet
	• Motion to approve with corners clipped. • Board Welch, Oliver, Camp and Patten • Oliver made the motion to approve the sign committees suggestions • Motion carries unanimously				

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- During the commissioners' Q&A with Preservation Planner Holly Backus, she explained that staff comments are prepared and submitted for commissioners' review prior to meetings and are also available online during application review. She encouraged commissioners to read the comments in advance but noted they may also access them during the hearing if additional review is needed. Holly emphasized that the comments are concise and digestible, and commissioners may request additional time from the chair if necessary. The chair clarified that with five members on a hearing, commissioners have adequate time to review the materials. Holly further reported that the Certified Local Government (CLG) report was officially submitted to the state and highlighted that the commission reviewed exactly 2,110 Certificates of Appropriateness (COAs) in the past fiscal year, underscoring the commission's high workload.
- Chair Welch thanked Holly for her update and acknowledged the unusually high number of COAs reviewed, noting that with reliable Wi-Fi the commission could process significantly more applications. The Chair asked how Nantucket's workload compared to other communities, and Holly explained that Nantucket is the busiest and largest contiguous historic district in the country. Stephen clarified whether the comparison included major cities, citing the district's density and number of properties.

VI. CARRIED OVER FROM 9/16/2025 AT THE COMMISSIONERS REQUEST

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Surfside R. T. 12949	16 Walsh St	Re-site/demo/move	42.4.1/50	R. Newman
	• Board: Welch, Camp, Oliver, Paul and Patten • Oliver made the motion to approve option number three and include a historic determination and the relocation will not and reorientation would not substantially change the character and setting of the structure to the extent that it would modify its historic character. • Oliver, Camp, Patten and Paul are a Yay and Welch is No • Motion carries 4-1				

VII. NEW BUSINESS 09/09/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Melissa Druley 13168	10 Candle House Ln	As-built clr chg- VIEW	55.4.4/51	Melissa Druley
	• Board: Welch, MacLeod, Oliver, Camp and Patten; Alternates: Thornewill, Paul • Concerns were made that the color was too harsh. A lighter grey is more appropriate. • Oliver made a motion to approve as submitted • Welch and Oliver are a yay and MacLeod, Camp and Patten are a No • Motion does not carry • Camp made a motion to hold and bring in 3 sample swatches that are historically appropriate color options • Motion carries unanimously				
2.	Brandon Eldridge 13192	26 Arlington St	Solar addition VIEW	76.1.3/281	Isaken Solar
	• Board: Welch, MacLeod, Oliver, Camp and Patten; Alternates: Thornewill, Paul • Camp made the motion to approve the installation of Tesla solar shingles as a test case. • Motion carries unanimously				
3.	Dusscou, Zach 13220	41 Macy Ln	Roof top solar	68/34	Ack Smart
	• Board: Welch, Oliver, MacLeod, Camp and Thornewill; Alternates: Patten, Paul • The set back of the panels must comply with NFD. Suggested a ground array. This is on the front of the structure and does not meet the guidelines. • Camp made the motion to approve as submitted • Welch, Oliver Macleod were a no and Thornewill and Camp yay • Motion does not carry • Camp made a motion to hold for revisions, a View, additional information and providea screening plan.				

- Motion carries unanimously

4.	Marcus Mignone 13201	10 Angola S	Hardscape	55.4.4/79	Val Olver Design	JP
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- Board: Welch, Camp, MacLeod, Paul and Patten; Alternates: Thornewill; Agent: Oliver
- Concerns were made regarding the turnaround being in the front of the house.
- MacLeod Made a motion to approve as an Exhibit A
- Motion carries unanimously

VIII. NEW BUSINESS 9/23/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Geoff Smith 13163	22 Coffin St	Shed	73.4.1/36	E Churchill	AM

- Board: Welch, Oliver, MacLeod, Camp and Patten; Alternates: Thornewill, Paul
- The Board reviewed the application for a shed, focusing on its proposed placement at the front corner of the lot. Most members found the location inconsistent with guidelines, noting it would obscure the primary structure and should be placed to the side or rear. The applicant cited site constraints and mitigation efforts, while the chair acknowledged screening and precedent in support of the proposal. The majority, however, favored relocation.
- Camp made the motion to hold for revisions
- Welch No, Oliver MacLeod, Camp and Patten Yay
- Motion carries 4-1

2.	Geoff Smith 13164	22 Coffin St	Driveway revision	73.4.1/36	E Churchill	AM
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- Board: Welch, Oliver, MacLeod, Camp and Patten; Alternates: Thornewill, Paul
- Members expressed concern that the design placed parking in front of the house, which is discouraged by guidelines. Most recommended relocating the driveway to the east side of the lot or consolidating the turnaround to lessen its size and visibility. The chair was more accepting of the proposal if the existing entry was maintained and vehicles were screened by privet. The board requested additional documentation for the driveway application, including photographs of the existing conditions from the street and the most recent Google Earth aerial view of the corner. Members noted the site's challenging location and asked the applicant to return with these materials along with potential revisions.
- Oliver made a motion to hold for revisions, photos of existing, a google earth aerial, a VIEW
- Motion carries unanimously

3.	Moreira, Carlos 13242	1 Rosemary Wy	Deck on grade	69/20	Val Oliver Design	AC
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- Board: Welch, Camp, MacLeod, Patten and Thornewill; Alternates: Paul; Agent: Oliver
- Camp made a motion to approve providing the hedge stays where it is.
- Motion carries unanimously

4.	Crowe, Susan & Jimmy 13259	76 Goldfinch	Reno Driveway	68/687	Thornewill Design	AC
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- Board: Welch, Camp, Oliver, MacLeod and Patten; Alternates: Paul; Agent: Thornewill
- MacLeod made a motion to approve as submitted
- Motion carries unanimously

5.	Crowe, Susan & Jimmy 13260	76 Goldfinch	New front porch	68/687	Thornewill Design	AC
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- Board: Welch, Camp, Oliver, MacLeod and Patten; Alternates: Paul; Agent: Thornewill
- MacLeod made a motion to approve as submitted
- Motion carries unanimously

6.	Wolfram Family Trust 13261	7 Folger Ln	Rev windows	42.4.4/33.3	Workshop ADP	AC
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- No representation

7.	10 Marble Wy Nom Tr 13275	10 Marble Wy	Lot 1 New Garage ADU	66/104	K Megna	CT
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- Board: Welch, Oliver, MacLeod, Thornewill and Paul; Alternates: Patten; Camp- stepped away
- Oliver commented on the application for a new garage at 10 Marble Way. She acknowledged the concerns raised by neighbors but observed that the side of the street where the garage is proposed is a mixed commercial/residential area, unlike the opposite side which is strictly residential, and she felt this distinction was significant. Val stated that she had visited the site and found the existing buildings appropriate for the area, particularly when compared to some of the larger structures highlighted in the application. She noted that the neighborhood is characterized by both residential and commercial uses, with active businesses and a need for employee housing, though she recognized that density is not within the commission's purview. Val concluded that the proposed garage is consistent with other structures in the area and appropriate for the context. She further suggested that, as the applicant is a landscaper, the commission could require landscaping improvements to help address neighbor concerns.
- MacLeod commented that he would need to take a closer look at the neighborhood to better assess the appropriateness of the proposed garage. He observed that, in general, locating a garage in front of the main dwelling is not appropriate, nor are garage doors facing the street. Based on the submitted plans, he expressed that the proposal did not appear appropriate and indicated he wished to review the site context further before making a final determination.

- Thornewill explained that she did not place the 10 Marble Way garage application on consent due to concerns similar to those expressed by Angus, specifically the garage doors facing the street and the overall height of the structure. She suggested that reorienting the garage doors to face into the property and reducing the building's height would make the proposal more appropriate for the neighborhood. Carrie further noted that designing the garage to resemble a dwelling from the street would help it better blend with the surrounding residential context.
 - Paul commented on the 10 Marble Way garage application, speculating that the structure may have been placed at the front of the lot to provide variation in the streetscape rather than having all dwellings forward and garages to the rear. He agreed with other commissioners' concerns, particularly regarding the garage doors facing the street and the building's commercial appearance. Joe stated that he would need to become more familiar with the neighborhood and review existing development before feeling comfortable approving the application. While he found the structure itself acceptable, he felt that its orientation and front-lot placement gave it a commercial character inconsistent with the surrounding residential area. He suggested that a dwelling with the garage located behind it would be more in keeping with the neighborhood's character.
 - Welch commented on the 10 Marble Way garage application, recommending that the board hold the matter for a site view since several members indicated they needed to better understand the neighborhood context before making a decision. He requested that the applicant provide additional materials, including a streetscape of the surrounding structures, an overall site plan reflecting both proposed and approved work, and a landscape plan showing visual mitigation such as vegetation. Stephen further asked for confirmation that the prior setback approvals and structure locations are consistent with the Historic District Commission's previous approvals. He emphasized that this additional information, along with the site visit, would help inform the board's opinion and ensure the development fits within the neighborhood context. He also clarified that the same approach should apply to the other two applications on the site, as the requested information and context review are relevant to all.
 - MacLeod made the motion to hold the application for a View and requested additional information. This included a comprehensive site plan, a streetscape of the structures, a landscape/visual mitigation plan, and confirmation that the locations of the structures conform to previous Historic District Commission approvals.
 - **Motion carries unanimously**
- | | | | | | | |
|----|---------------------------|--------------|------------------|--------|---------|----|
| 8. | 10 Marble Wy Nom Tr 13276 | 10 Marble Wy | Lot 1 New Duplex | 66/104 | K Megna | CT |
|----|---------------------------|--------------|------------------|--------|---------|----|
- **HOLD to TRACK**
- | | | | | | | |
|----|---------------------------|--------------|--------------------|--------|---------|----|
| 9. | 10 Marble Wy Nom Tr 13274 | 10 Marble Wy | Lot 2 New Dwelling | 66/104 | K Megna | CT |
|----|---------------------------|--------------|--------------------|--------|---------|----|
- **HOLD to TRACK**
- | | | | | | | |
|-----|--------------------|------------------|--------------|----------|-------------|----|
| 10. | Sea Hero LLC 13291 | 2 Bittersweet Ln | Color change | 56/104.2 | George Berg | AM |
|-----|--------------------|------------------|--------------|----------|-------------|----|
- **Board: Welch, Oliver, Camp, MacLeod and Patten**
 - Camp made the motion to approve the application as submitted, subject to modifying the application to include black as the color of the doors.
 - **Motion carries unanimously**
- | | | | | | | |
|-----|----------------------|-------------|----------------|---------|--------------|----|
| 11. | Warner Peacock 13286 | 6 Fargo Way | Pool hardscape | 14/61.1 | Jardins Intl | CT |
|-----|----------------------|-------------|----------------|---------|--------------|----|
- **Board: Welch, Oliver, MacLeod, Camp and Thornewill; Alternates: Paul, Patten**
 - Oliver made the motion to approve with the condition that the fence will not be visible at the time of inspection or thereafter, gates excepted
 - **Motion carries unanimously**
- | | | | | | | |
|-----|-----------------------------|------------|-----------------------|-------|--------------|----|
| 12. | Richard Lubin K Trust 13287 | 6 Hinckley | Driveway/cattle grate | 30/78 | Jardins Intl | CT |
|-----|-----------------------------|------------|-----------------------|-------|--------------|----|
- **Board: Welch, Camp, Oliver, Paul and MacLeod; Alternates: Thornewill, Patten**
 - The board discussed the proposed cattle grate, focusing on its location and visibility from Hinckley Lane and nearby traveled ways. Members debated whether the grate would be visible to the public and considered if its placement was appropriate within the rural neighborhood. Concerns were raised about inconsistencies between the site plan and the locus plan, and several members suggested relocating the grate further inside the property to reduce visibility. The discussion also addressed the functional purpose of the cattle grate and its potential impact on local wildlife.
 - **MacLeod made a motion to approve the cattle grate but in a different location.**
 - **Oliver, Paul and with No Welch, Macleod and Camp with Yay**
 - **It was an approval but the the applicant did not find it appropriate.**
 - **MacLeod made a motion to hold for revisions**
 - **Motion carries unanimously**
- | | | | | | | |
|-----|--------------------------|-------------|------------|-------|--------------------|----|
| 13. | 37 Squam Rd Nom Tr 13289 | 37 Squam Rd | New studio | 13/26 | Gryphon Architects | AM |
|-----|--------------------------|-------------|------------|-------|--------------------|----|
- **Board: Welch, MacLeod, Camp, Oliver and Thornewill; Alternates: Patten, Paul**
 - MacLeod expressed concern about the overall scale of the proposed studio and its proximity to the road. He suggested that if the intent is to give the structure a barn-like appearance, the fenestration should reflect that, recommending casement or awning windows with six lights rather than double-hung windows. He further advised that dormers be minimized or designed as shed dormers rather than gables. Macleod

also commented that a shallower roof pitch would be more appropriate, noting that the current design already reflects a shallower pitch compared to the existing structure.

- Oliver agreed with Angus's comments regarding the barn-like appearance of the proposed studio, stating that if the building maintains a barn character, it would be acceptable. She noted that the rear portion of the building, connected by glass and featuring an oversized dormer and cupola, would not pose a concern if it is not visible; however, visibility from the public way would be an issue. Oliver also observed that the massing of the proposed structure is consistent with the mass of the adjacent garage.
- Thornewill agreed with Angus's concerns, particularly regarding the front structure. She stated that the dormers and fenestration were not appropriate and recommended that the building should present more clearly as a barn. She was not concerned with the eastern connector piece, despite its extensive fenestration, as she did not believe it would be visible. Her primary recommendation was to simplify the main mass of the structure.
- Camp and Welch's stated that she agreed with the comments previously expressed by other commissioners.
- Thornewill made the [motion](#) to hold the application for revisions and to have the applicant provide stakes or poles to indicate the locations of the gable ends of the large structure and the cupola of the smaller structure for further review
- **Motion carries unanimously**

14.	Triple T Farms LLC 13290	1 West Chester Ext	Addition	41/480	Gryphon Architects	SW
	• Board: Welch, MacLeod, Camp, Oliver and Patten; Alternates: Thornewill, Paul • MacLeod made the motion to approve as submitted, with the condition that the windows and doors not be visible at time of inspection and in perpetuity. • Motion carries unanimously					
15.	1 Barrett Farm Rd Tr 13305	1 Barrett Farm Rd	Fence	40/80	Val Oliver Design	RP
	• Board: Welch, MacLeod, Camp Paul and Thornewill; Agent: Oliver • Paul made the motion to approve as submitted • Motion carries unanimously					
16.	Mason Gilbey 13302	54R Union St	Rev 13013	55.1.4/32.1	Val Oliver Design	CT
	• Board: Welch, MacLeod, Camp, Paul and Patten; Alternates: Thornewill; Agent: Oliver • Camp made the motion to approve through Exhibit A with the garage doors to be batten doors • Welch, Camp, Paul and Patten with a Yay and MacLeod is a No • Motion carries 4-1					
17.	FP 4 N Water LLC 13315	4 N Water St	Rev 12941 Addition	42.4.2/90	Emeritus LTD	JP
	• Board: Welch, Camp, MacLeod, Oliver and Thornewill; Alternates: Patten, Paul • MacLeod made the motion to approve as submitted • Motion carries unanimously					
18.	Fourteen Tautemo Real Tr 13304	14 Tautemo	Shed color chg VIEW	83/13	Emeritus LTD	VO
	• Board: Welch, MacLeod, Oliver, Camp and Patten; Alternates: Thornewill, Paul • The Board's comments on 14 Tautemo, members expressed concern with the combination of white trim, gray sash, and yellow doors, suggesting that natural-to-weather trim would be more appropriate and questioning the visibility and appropriateness of the yellow doors. • Camp made a motion to hold both applications until the beginning of the 9/30/25 agenda • Motion carries unanimously					
19.	Fourteen Tautemo Real Tr 13310	14 Tautemo	Out building color chg VIEW	83/13	Emeritus LTD	VO
	• HOLD to TRACK					
20.	Schroeder Thomas 13311	20 First Wy	Roof top solar	55/915	JBStudio	AM
	• Board: Welch, MacLeod, Camp, Oliver and Thornewill; Alternates: Patten, Paul • MacLeod made the motion to approve based on not gacing the street, not being visible fro the street, and not in proximity to the street. • Oliver is No, Welch, MacLeod, Camp and Thornewill is Yay • Motion carries 4-1					
21.	Sconset Partners LLC 13327	8 Lily St Sias	Partial demo existing	73.3.1/110	Emeritus LTD	SW
	• Board: Welch, Oliver, MacLeod, Camp and Paul; Alternates: Patten, Thornewill • MacLeod made the motion to to approve the application as submitted, with the condition that two six-light sash windows be added to the east elevation. Approval is subject to the submission of a narrative and a supplemental drawing reflecting this revision. • Welch, MacLeod, Camp Paul with Yay Oliver with a No • Motion carries 4-1					

22.	Six Lily St LLC 13326	6 Lily St Sias	Addition fenestration	73.3.1/109	Emeritus LTD	SW
	Board: Welch, MacLeod, Camp, Thornewill and Patten; Alternates: Oliver Paul - MacLeod's comments on 6 Lily Street were that the proposed addition was overwhelming the scale of the existing structure and not in keeping with the typical character of Underhill cottages. He noted that the eaves should be lower, the roof lines simpler, the pent roof and exposed chimney were uncharacteristic, and that the design needed revisions to better fit with the other Underhill cottages on the street. - Camp expressed concern that the proposed addition was overwhelming and detracted from the historic character of the original house. While she acknowledged that the addition was stepped back from the historic structure, she still felt it diminished its character and suggested consideration of alternative approaches that would allow for expansion without compromising the historic integrity of the building. - Thornewill agreed with other commissioners' concerns that the proposed addition would overwhelm the historic structure. She further stated that she did not believe the building should be relocated from its original position. - Patten stated that she shared the concern that the proposed addition would overwhelm the original cottage and agreed that the project should be reconsidered. - Welch commented that the west elevation was an improvement and consistent with the character of the historic cottages. However, he recommended that the addition on the north elevation be reduced in height by 6–9 inches at the top plate to achieve a smaller scale. He noted that this adjustment, along with a reduction in the gable entry door height, could be made without impacting the program. Welch stated that these changes would significantly improve the project's presentation and better align it with the historic cottage character. MacLeod made the motion to hold for revisions Motion carries unanimously					
23.	Foundyller, D 13207	8 Mass Ave	New Garage/Boathouse	60.2.4/1	LINK	JP
	Board: Welch, MacLeod, Camp, Oliver and Paul; Alternates: Patten, Thornewill - The board discussed the proposed garage/boathouse, focusing on its proportions, massing, and overall compatibility with the Madaket context. Commissioners noted the need to further review the building's scale, the articulation of the garage doors, and the relationship between the central gable and the shed additions. Suggestions included lowering the height of the structure, changing the hip roof to a shed form, and using natural to weather trim. The board agreed that a site view and revised plans would be necessary to ensure the design better reflects the local architectural vernacular. Camp made the motion to hold the application for revisions and a View. Motion carries unanimously					
24.	Velle Van & Michele 13314	10 Maxey Pond	As-built deer fence VIEW	40/100	OID	JP
	Board: Welch, MacLeod, Camp, Oliver and Thornewill; Alternates: Patten, Paul - The board discussed the proposed 10-foot deer fence, focusing on concerns about its visibility from Maxey Pond and the cemetery. Members agreed that the fence should not be visible and should not be located on or directly adjacent to the existing split rail fence. They noted that screening the fence with vegetation would be difficult in the open field areas and emphasized the need for revisions to address these issues. The board also clarified that each application is evaluated on its own merits and that prior approvals do not establish precedent. The consensus was to hold the application for revisions to present a fence design that would not be visible and would avoid adjacency to the split rail fence. Camp made the motion to hold for revision, specifically to present a fence that is not visible and not on top of the split rail fence. Motion carries unanimously					
	MacLeod made the motion to approve the minutes August 26, 2025 MacLeod, Camp and Patten with a Yay, Oliver and Welch did not read and a No Motion carries					
	Board: Welch, MacLeod, Camp, Oliver and Patten Oliver motion the motion to Adjourn at 7:32 Motion carries unanimously					