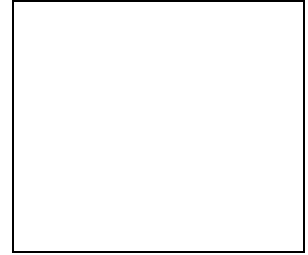




HDC Minutes 10/21/2025- adopted 11/18/2025
HISTORIC DISTRICT COMMISSION
Minutes October 21, 2025
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



Meeting called to order at 4:01 pm by Val Oliver
MacLeod: made the motion to approve the agenda. Approved by Oliver, MacLeod, Patten and Paul. (4-0)
In person: Oliver, Patten, Camp
Camp arrived at 4:05pm
Online: Paul, MacLeod
Absent: Welch, Pohl, Thornewill
MacLeod in person at 5:22pm
Staff: Cathy Flynn, Holly Backus and Fiona Johnson
Holly Backus left the meeting at 5:21pm

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Carly Ambrose 13518	7 Second Way	Re-site dwelling	55/97	Self	VO
2.	Richmond Meadows 13507	2 Honeysuckle Dr	Rev pool equip.	68/886	KOH	JP
3.	Richmond Meadows 13506	4 Honeysuckle Dr	Rev pool equip.	68/887	KOH	CT
4.	Richard, John Trustee 13499	25 Medouie Creek	Replace windows	14/34	Southern New England	VO
5.	Schroeder Thomas 13510	20 First Way	Roof top solar	55/915	JB Studio	AM
6.	O'Brien Peter 13512	8 Netowa Ln	Fenestration	55/581.1	JB Studio	AM
7.	Sansone 13530	35 Pleasant St	Door color	55.4.1/156	Gryphon Architect	AM
8.	Langlois, Stephen 13532	71R Fairgrounds	Rooftop solar	67/693.1	AckSmart	AM
9.	Camp Richard 13533	47 Rugged Rd	Roof top solar	79/1	AckSmart	AM
10.	Rezendes 13529	7 Todd Circle	Screen Porch	66/295	Val Oliver Design	AM
11.	Bovard 13531	34 Hummock Pond	Add window revise trim	56/82	Gryphon Architects	AM
12.	Griffin, Richard 13492	69 Cliff Rd	Driveway	30/190	Gryphon Architects	CP
13.	Tic T'ACK Toe LLC 13466	3 Fawn Ln	Renew 2022-09-7109 spa	68/971	Brook Meerbergen	VO
14.	Tic T'ACK Toe LLC 13468	7 Fawn Ln	Renew 2022-09-7116 pool	68/979	Brook Meerbergen	VO
15.	Tic T'ACK Toe LLC 13471	9 Fawn Ln	Renew 2022-09-7118 pool	68/978	Brook Meerbergen	VO
16.	Stephen Cohen Tr 13527	51 W Miacomet Rd	Rev Main House	81/52	WAPD	JP
17.	Steven Cohen Tr 13538	72 Pocomo Rd	Rev Garage	15/37	WAPD	JP
18.	Steven Cohen Tr 13528	72 Pocomo Rd	Rev shed	15/37	WAPD	JP
19.	Squam Holdings, LLC 13534	31 Squam Rd	Rev 9583: wins/bsmnt access	21/3	Botticelli & Pohl	JP
20.	John Wise 13536	36 Tennessee Ave	Rev 11735 color change	59.4/79	Emeritus LTD	JP
21.	Big Patch LLC 13526	69 Hummock Pond Rd	Rev 10901 remove chimney	56/320	Emeritus LTD	JP
22.	Timothy Perla 13486	3 Lowell Place	Porch extension	41/511	NAG	JP
23.	Linda Loring Found 13514	110 Eel Point Rd	Addition	32/33	Gryphon Architects	RP
24.	Kenneth Sweet Trust 13525	12 N. Pasture	Addition/deck	44/89	CWA	RP
25.	Paige Mary Yates Tr 13523	4 Coffin St	Rev 2024-08-10921	73.1.4/18	Self	RP
26.	John Kane 13521	12 Pond Rd	Rev. 6427; lwr ridge/wins/drs	56/295	Topham Design	RP
27.	DuBois, Helen 13517	5 Stone Post Wy	New shed	74/80	SMRD	RP
28.	LaFontaine, Pam 13502	11 Autopscot Cir	Window replacement	55/518.8	Ryder	RP
29.	Ed & Brook Garden 13475	15 Lily St	Color change Garage	42.3.4/10	Wm Freed	AC
30.	Roethke, Steven 13503	14 Bluebird Ln	Window replacement	68/590	SMRD	AC
	• Board: Patten, Paul and MacLeod • Oliver recused • Consents #1-30 approved unanimously (3-0)					
31.	Cheney Realty Trust 13473	28 Equator Dr	Door/window, porch revs	56/342	BPC	AC
	• Board: Patten, MacLeod and Oliver • Paul recused • Consents approved unanimously (3-0)					

II. 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.	Philip Gallagher 13541	8 Macy Rd	Shed	60/296	Michele Kolb	AM
	• Date of construction to be written on the COA.					
2.	Sally Cohen Etal 13485	18 Long Pond Dr	Stairs to garage 2 nd floor	59/20	Val Oliver Design	AM
	• Existing vegetation between proposed stair and Long Pond Road to remain. Proposed stair not visible from Long Pond Road at time of inspection and in perpetuity.					
3.	Lissy Bryan 13496	144 Main St	Roof change	41/519	Boyes, Thomas	AM
	• Date of construction to be written on the COA.					
4.	Habitat Nantucket 13487	5A Waitt Dr	Driveway fence	67/920.1	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
5.	Habitat Nantucket 13488	5B Waitt Dr	Fence	67/920.2	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
6.	Habitat Nantucket 13491	7 Waitt Dr	Driveway fence	67/921	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
7.	Habitat Nantucket 13489	9A Waitt Dr	Driveway fence	67/923.1	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
8.	Habitat Nantucket 13490	9B Waitt Dr	Fence	67/923.2	Gryphon Architects	CP
	• Fence not to be directly on property line. Plantings every third panel.					
9.	Lynch Trust 13493	2 Green Ln	Fen foundation	42.3.3/130	Gryphon Architects	CP
	• The skylights constructed of wood and have TDL's with mutins. And the location and size conform to BWNIM.					
10.	Gudonis, Lauren Tr 13484	69 Hulbert Ave	Rev removal porch, deck etc.	29/6	Thornewill Design	VO
	• Date of construction added to the COA (GH NAN.3234) c. 1995-2003 noncontributing.					
11.	M Schnitman 13543	23 W York	Egress basement	55/4	Lera Keller	VO
	• Date of construction added to the COA, c. 1934 contributing.					
12.	White Elephant Hotel 13522	50 Easton St	Mechanical room addition	42.4.1/23	Paul Beaulieu	VO
	• Date of construction added to the COA- NAN.110 White Elephant Hotel, c. 1930, altered c. 1965					
13.	David Dalory 13563	125 Polpis Rd	Roof top solar	44/19.2	Josh Povek	AM
	• Solar not to be visible from Polpis Road and at time of inspection and in perpetuity.					
14.	Windrush LLC 13539	28-32 Baxter Rd	Renew Pool COA	49.2.3 31	Atlantic Landscaping	AM
	• Pool must not be visible at time of inspection and in perpetuity.					
15.	48 Baxter Rd, LLC 13516	48 Baxter Rd	Pool/spa/hardscape	49/59	Jardins Intl	RP
	• Pool and spa must not be visible at time of inspection and in perpetuity.					
16.	Michael Day 13498	38 Pine St	Roof	55.4.1/69	Pete Kirilo	RP
	• Name and date of construction to be written on the COA.					
17.	Roach, George 13519	40 Fair St	Roof	42.3.2/186	T&T Roofing	RP
	• Add historic name and correct date to COA.					
18.	Ed & Brook Garden 13474	15 Lily St	Color change MH	42.3.4/10	Wm Freed	AC
	• Trim color to match garage, white.					
	• Board: Patten, MacLeod, and Paul; Recused: Oliver					
	• Consents with Conditions approved unanimously (3-0)					

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Sign Type/Name</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nant. Boys & Girls Club 13363	61 Sparks Ave	Wall/Nantucket Boys & Girls Club	55/139.4	Hollister Consulting
	• Hold for revisions.				
2.	Nant. Boys & Girls Club 13364	61 Sparks Ave	Wall/Hand logo	55/139.4	Hollister Consulting
	• Hold for revisions.				
3.	POATNE - 13408	Various Locations	Master Sign Plan	N/A	Bert Johnson
	• Motion to approve with removing signage on gates, one sign per post and all future street signage should follow SAC guidelines.				
4.	POATNE - 13406	Various Locations	DOT Sign- No Parking	N/A	Bert Johnson
	• Motion to approve.				
5.	POATNE - 13071	Various Locations	OB Speed Limit 25 MPH	N/A	Bert Johnson
	• Motion to approve.				

6. Martha Sargent- **13430** 35B Old South Rd Projecting/ ES Beauty Lounge 68/6 Evgeniya Shishkova
 - **Motion to approve with bracket to be flipped and mounted in traditional format.**
7. 44 Centre Holdings – **13440** 44 Center St Projecting/ The General Store 42.3.1/63.1 LINK 02554
 - **Motion to approve with 1 1/2" thickness, plus or minus.**
8. Island Lumber Holding Co.-**13479** 1 Polpis Road Wall Sign (Rear Facade)- Hardware 54/121 Val Oliver Design Inc
 - **Motion to approve.**
9. Island Lumber Holding Co.- **13480** 1 Polpis Road Wall Sign (Front Facade)-Hardware 54/121 Val Oliver Design Inc
 - **Hold for revisions.**
10. Island Lumber Holding Co.- **13481** 1 Polpis Road Wall Sign- Island Lumber Company 54/121 Val Oliver Design Inc
 - **Motion to approve.**
11. Island Lumber Holding Co.-**13482** 1 Polpis Road Wall Sign- Island Lumber Lawn & Garden 54/121 Val Oliver Design Inc
 - **Motion to approve.**
12. Island Lumber Holding Co.-**13483** 1 Polpis Road Wall Sign- Lawn & Garden 54/121 Val Oliver Design Inc
 - **Motion to approve.**
 - **Board: Camp, Paul, Patten and MacLeod; Recused: Oliver**
 - **Signs approved unanimously (4-0)**

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Camp asked Holly Backus to elaborate on the appropriateness of using "Folger Blue" for the shutters and door of a historic house at 11 Milk Street, specifically whether this color was historically accurate for that era and location.
- Backus responded explaining that the house is the Thomas Starbuck II House (circa 1761), which is under a preservation easement with the Nantucket Preservation Trust (NPT). She recommended that the NPT should provide an opinion before the commission decides. Holly noted that while "Folger Blue" is on the approved list, she was not aware of any other 18th-century structures in that area or other Quaker neighborhoods with that color. She emphasized the importance of compliance with the preservation restrictions and suggested that the commission should ensure NPT concurrence before deciding.

V. 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.	Matt Mulcahy 13321	25 Prospect St	Demo/move off dwelling	55.4.4/91	LFW	SW
	• Hold until 10/28/2025					
2.	Matt Mulcahy 13320	25 Prospect St	Demo move off shed	55.4.4/91	LFW	SW
	• Hold until 10/28/2025					

VI. NEW BUSINESS 10/07/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Beach Bucket, LLC 13425	14 Silver St	Hardscaping	55.4.1/182	Julie Jordan	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • MacLeod suggested relocating the driveway and parking area to the side of the house rather than in front to preserve the historic streetscape, maintaining a simple landscaped view from the street and avoiding parking directly before the original structure. He further recommended that the front area remain landscaped with no hardscaping. • Paul commended the improvements over existing conditions and the enhanced layering visible from the street. He suggested extending the lawn area and adding additional plantings to evoke the character of an in-town lane and increase screening for the driveway. • Patten expressed concern about the size of the parking area in front of the cottage and suggested providing a topographical plan to better evaluate the proposal. • Oliver acknowledged the need for a turn-in and back-out parking space but suggested that the parking area could be reduced in size and potentially relocated. She noted that the proposal represents an improvement over the existing concrete slab. • Camp agrees with the comments • Backus, noted that the proposed deck extension should technically be a separate Certificate of Appropriateness (COA) application, as it is part of the historic structure and extends past the original wall plane. She cautioned that this could have visibility issues and should be planted to minimize impact. • MacLeod made the motion to hold for revisions • Motion carries unanimously					
2.	Nina Ross 13340	87 Main St	Clapboard color chg	42.3.4/30	Self	JP
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Holly Backus provided historical context for the Charles Clark and Sarah Gardner Clark house, explaining the evolution of white paint and recommending an earth tone white (Benjamin Moore White Dove) with a matte finish for the exterior, rather than a bright or glossy white.					

- **MacLeod made the motion to approve with a Matte finish paint to be White Dove color**
- **Motion carries unanimously**

3. 17 Eat Fire Spring, LLC **13395** 17 Eat Fire Spring Door/window chg 20/58 EMDA VO
- Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; **Alternates: none**
 - Oliver noted that the proposed white trim appeared more formal and prominent than what is typical for the area and suggested it be toned down, particularly if painted white. She also expressed concern that the use of all casement windows is not characteristic of the surrounding neighborhood.
 - Patten questioned the appearance of the skylight on the east elevation and agreed with Val Oliver that the white trim appeared too prominent and should be toned down. She stated that while the project represents an overall improvement, she remained concerned about the trim detail.
 - MacLeod emphasized that the rural setting of the house would be better suited to a darker color, such as the existing red or a gray, rather than white. He also expressed concern that the proposed casement windows were out of character for the area and that the double columns and white detailing contributed to an overly formal appearance inconsistent with the setting.
 - Paul agreed with the previous comments, noting that while the project is an overall improvement, the trim color should be adjusted to a lighter or platinum gray instead of white. He recommended removing unnecessary railings to simplify the design and suggested enhancing the east elevation facing Eat Fire Spring Road with a small shed roof over the door for visual balance.
 - Camp expressed a preference for double-hung windows over casements and suggested that changing the color to white, combined with detailed elements like double columns, might be too busy; instead, gray or platinum gray was recommended. The addition of panels to the bottom of the French doors in the sunroom was supported to create a more balanced appearance, particularly in gray. The commissioner also sought clarification on the roof walk design, noting inconsistencies between drawings and assuming the proposal includes a straight skirt detail.
 - Additional comments included concerns regarding the durability and appropriateness of casement windows for Nantucket's climate, with suggestions to use double-hung windows instead. The Commission also discussed the design of the sun porch and the detailing of the roof walk and skirt, noting that these elements should remain consistent with traditional island architecture.
 - **Oliver made a motion to hold for revisions.**
 - **Motion carries unanimously**
4. Anthony Civalo **13441** 58 Nobadeer Av Sports Court 88/81 Barnt Point Bldg VO
- **Hold until 11/18/2025**
5. Greenstick, LLC **11990** 16.5 Williams St Roof top solar 55/372 ACK Smart AC
- **Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none**
 - **Oliver made the motion to approve solar panels on the West elevation and eliminate the panels on the South elevation. The motion was made without prejudice, so the applicant may return with a revised proposal for the South elevation after other site elements are completed.**
 - **Motion carries unanimously**

NEW BUSINESS 10/21/2025

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|----|---|-----------------------|----------------------|-------------------|--------------|----|
| 1. | Cavaler, Leonildo 13452 | 4B Goldfinch Dr | Addition | 68/598.1 | Self | SW |
| | <ul style="list-style-type: none"> • Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • MacLeod made the motion to approve as submitted • Oliver, Paul, Patten and MacLeod are Yay and Camp is Nay • Motion carries | | | | | |
| 2. | Nate Horne 13446 | 1 Hull Ln | Rooftop Solar | 67/132 | Ack Smart | SW |
| | <ul style="list-style-type: none"> • Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Oliver made a motion to approve as submitted • Motion carries unanimously | | | | | |
| 3. | Warner Peacock 13445 | 6 Fargo | Garage apt | 14/61.1 | Beau Barber | SW |
| | <ul style="list-style-type: none"> • Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Members requested additional visual context, including a photo of the main house and site, to better understand the proposal. It was noted that the garage doors face the street and the driveway is located on the north elevation. The overall height of 28'4" was considered somewhat high, and the structure appeared large for a garage apartment. Concerns were expressed regarding the building's size, massing, and design details, with suggestions for a site view to assess its visual impact. The Commission agreed that a locus plan showing more of the surrounding streets, along with a site view, would be helpful to evaluate the proposal fully, noting continued concern about the building's height and massing. | | | | | |

- More information from the board: they discussed the building's height and proportions, noting that the 10-foot garage ceiling and 8-foot second-floor ceiling contribute to a taller overall appearance, emphasized by the window placement relative to the eave line. Concerns were raised about the two east-side gables (doghouse dormers), which were described as visually awkward and in need of simplification. Additional comments focused on the relationship between the second-floor window header heights and the eave heights, as well as the overall dormer design. The Commission's consensus was to address the building's height, dormer configuration, and window-to-eave proportions, providing the applicant with clear guidance for revisions.

- **Paul made the motion to hold for a View with Ridge Poles.**
- **Barber is asked to come back 10/28/2025**
- **Motion carries**

4.	John Welch 12874	40D Union St	Renew COA #7039	68/598.1	Self	SW
	• Board: Camp (Acting Chair), Oliver, Patten and Paul; Alternates: none • Oliver made the motion to approve as submitted • Motion carries unanimously					
5.	Stoyan Ivanov 13448	18 S Shore Rd	Rev ADU	80/66	LFW	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Oliver made the motion to approve as submitted					
6.	Verizon NE 13451	14 Eel Pt Rd	Replace generator	40/64	ATT	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Oliver made the motion to hold for a View and will be heard 10/28/2025 • Motion carries unanimously					
7.	Jamie Leiss 13458	5 Coffin Rd	Door color change	91/9.2	G Nichols	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Paul made the motion to approve as submitted • Motion carries unanimously					
8.	36 Tennessee Ave LLC 13456	Oklahoma Ave	North shed	60.1.2/38	Normand Residential	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • MacLeod made the motion to approve the North Shed with the trim being natural to weather and the sash and doors being either a Quaker gray or Nantucket • Motion carries unanimously					
9.	36 Tennessee Ave LLC 13455	Oklahoma Ave	South shed	60.1.2/38	Normand Residential	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Oliver made the motion for the Oklahoma South Shed was to approve it with all trim and sash in gray, consistent with the North Shed. • Motion carries unanimously					
10.	M & E Reinimo 13454	55 Tennessee	Garage fenestration	59.4/363	Normand Residential	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • MacLeod made the motion to approve as submitted, with the sash and doors being gray to match what is existing on the main house and/or the garage doors. • Motion carries unanimously					
11.	M & E Reinimo 13453	55 Tennessee	Sports Court	59.4/363	Normand Residential	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • MacLeod made the motion to approve the application as submitted, with the condition that existing vegetation around the court be maintained and additional vegetation be added between the existing 610 square foot building and the court to provide screening. • Motion carries unanimously					
12.	Boyd, Stacey 13459	8 Isobel's Wy	Rooftop solar BLDG 1	49/113	Sunwind LLC	SW
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • MacLeod made the motion to Hold for a View coming back 10/28/2025 • Motion carries unanimously					
13.	Boyd, Stacey 13460	8 Isobel's Wy	Rooftop solar BLDG 2	49/113	Sunwind LLC	SW
	• Application not opened • Oliver made the motion to Hold for a View coming back 10/28/2025 • Motion carries unanimously					

14.	Quince St Trust 13461	4 Quince St	Fire escape	42.3.4/20	Val Oliver Design	RP
	• Hold until 11/18/2025					
15.	Knapp Trust, Etal 13463	23 Goldfinch Dr	Dormer	68/512	Val Oliver Design	RP
	• Hold until 11/18/2025					
16.	ACKside down, LLC 13515	20 Polliwog Pond Rd	Fencing	55/422.3	Sanne Payne	RP
	• No Show					
17.	Joe Cafferelli 13520	11 Milk St	front door/shutter color change	42.3.3/84	Frank Daily	RP
	• No Show					
18.	Melissa & Dean Long 13524	11 Pippen Wy	ADU	43/94.2	K. Megna	RP
	• Board: Camp (Acting Chair), Oliver, Patten and Paul; Alternates: none					
	• MacLeod recused					
	• Oliver made the motion to approve as submitted					
	• Motion carries					
19.	Kinney, Doug/Kim 13513	7 Delaney Rd	Rev move off demo	41/128	R Newman	VO
	• Hold until 11/18/2025					
20.	Cato Lane Peapco, LLC 13494	8 Cato Ln	New dwelling	55/663	Ridgevale Development	VO
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none					
	• Oliver expressed uncertainty about what had changed in the application, noting she had not participated in prior hearings and that the design appeared nearly identical to 10 Cato Lane aside from minor window variations. She stated that the plans did not clearly identify the revisions, making it difficult for members not present earlier to assess the updates. She also observed that 8 and 10 Cato Lane looked almost the same and suggested turning one of the houses to create a more distinct presence. Val reiterated concern that the similarity and proximity of the two houses produced a repetitive, subdivision-like appearance inconsistent with the area's character.					
	• MacLeod noted that while 8 Cato Lane had been moved back five feet, both 8 and 10 Cato now share the same setback, contrary to the board's original intent for 10 Cato to sit farther back. He explained that this alignment creates a mirror-image effect and diminishes variation along the streetscape. Angus suggested moving 10 Cato an additional ten feet back to achieve proper staggering and a more appropriate relationship between the two structures. He emphasized that the current proposal does not reflect the board's earlier direction and results in a repetitive appearance inconsistent with the area's character.					
	• Paul agreed with MacLeod's comments regarding the siting and relationship between 8 and 10 Cato Lane, noting that the two houses are mirror images with identical ridge heights and minimal separation. He expressed concern that this similarity created a "suburban development" appearance inconsistent with the surrounding streetscape and stated he would have preferred a distinctly different design for one of the structures. Paul emphasized that the mirror-image layout and identical setbacks detract from the character of the area and recommended greater differentiation between the two houses.					
	• In summary the Board expressed concern that 8 and 10 Cato Lane are nearly identical, with only minor variations in windows and finishes, and share the same setback from the street. Members felt this created a repetitive, "suburban development" appearance inconsistent with the area's character and noted that the original intent was for 10 Cato to be set farther back to achieve a staggered streetscape. The board recommended further staggering or design modifications to better differentiate the two houses and improve the overall visual relationship. Members also noted that the application lacked clear information outlining changes from previous submissions, making it difficult for those not present at earlier hearings to assess revisions.					
	• MacLeod made the motion to hold for more information and revisions					
	• Motion carries unanimously					
21.	Cato Lane Peapco, LLC 13495	10 Cato Ln	Alterations	55/125	Ridgevale Development	VO
	• Board: Camp (Acting Chair), Patten MacLeod and Paul; Alternates: none					
	• Oliver recused					
	• MacLeod made the motion to approve as submitted					
	• MacLeod, Paul and Patten Yay and Camp Nay					
22.	Geo.Beth Thompson 13501	61 Cliff Rd	Hardscape driveway fence	30/247.1	Garden Group	VO
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none					
	• MacLeod made a motion to approve as submitted through Exhibit A					
	• Oliver, Patten, MacLeod and Paul are Yay Camp is a No					
	• Motion carries (4-1)					
23.	Sixty-one Cliff Rd NT 13542	61 Cliff Rd	Addition fen changes	30/247.1	Normand Residential	AM
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none					
	• Oliver made the motion to approve as submitted					
	• Oliver, Patten and Paul Yay and Camp and MacLeod are No					
	• Motion carries (3-2)					

24.	Stone Martin 13509	38 Hooper Farm Rd	Fence	67/129	JB Studio	AM
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Oliver made the motion to approve as submitted • Oliver, Patten, Paul and MacLeod are a Yay and Camp abstained • Motion carries unanimously					
25.	159 Orange St LP 13477	159 Orange St	Move on site	55/170	Val Oliver Design	AM
	• Board: Camp (Acting Chair), Patten MacLeod and Paul; Alternates: none • MacLeod made the motion to approve as submitted through Exhibit A • Motion carries unanimously					
26.	Kings Way LLC 13540	3 Kings Way	Fence	41/116.1	Plame Dimitrov	AM
	• No Show					
27.	John Wise 13535	34 Tennessee Ave	Rev 12856 partial Demo	59.4/75	Emeritus LTD	JP
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Paul made a motion to approve as submitted • Motion carries unanimously					
28.	John Wise 13537	34 Tennessee Ave	Rev 12856 partial rebuild	59.4/75	Emeritus LTD	JP
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • MacLeod made the motion to approve as submitted rebuilding what is existing. • Motion carries unanimously					
29.	Richmond Meadows 13504	2 Honeysuckle Dr	Rev hardscape	68/886	KOH	CT
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Board members expressed concern about the proposed fence height, particularly the seven-plus-one (eight-foot) section, noting that such height is atypical and generally not approved. Discussion also focused on the proposed four-foot picket fence, with some members suggesting that three feet is more appropriate for a highly visible corner lot. However, it was noted that a four-foot height may be necessary for pool code compliance and to match existing precedent across the street. Members requested greater clarity in the application, including specific details on fence height, type, length, trim, and color, as well as improved drawings with color coding to distinguish various fence types and locations. Additional suggestions included reducing the height of the taller fence sections to a maximum of five or six feet, stepping down the fence near the corner of the house, and ensuring fencing does not extend to the road for safety reasons. The Commission voted to hold the application for revisions and clarification, requesting a clearer presentation and adjustments to fence heights and locations. • Paul made the motion to hold the application for revisions and clarification. The board requested a clearer presentation (including color coding for different fence types and locations) and revisions to address concerns about fence heights and placement, particularly reducing the height of the taller fence sections and ensuring fencing does not extend all the way to the road. • Motion carries unanimously					
30.	Richmond Meadows 13505	4 Honeysuckle Dr	Rev hardscape	68/887	KOH	CT
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Paul made the motion to hold the application for revisions and clarification. The board requested a clearer presentation (including color coding for different fence types and locations) and revisions to address concerns about fence heights and placement, particularly reducing the height of the taller fence sections and ensuring fencing does not extend all the way to the road. • Motion carries unanimously					
31.	Jose F Gutierrez 13472	5A Thurstons Way	Add Dormers	66/33	Self	CT
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Oliver made the motion to approve as submitted • Motion carries unanimously					
32.	Hatton, Liza 13508	8 Meetinghouse Ln	New shed	49.2.3/55.1	Self	CT
	• Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none • Oliver made the motion to approve as submitted • Motion carries unanimously					

33. 12 Pilgrim Rd LLC 13497 **12 Pilgrim Rd** Rooftop Solar 41/476 AckSmart AC
- **Board: Camp (Acting Chair), Oliver, Patten MacLeod and Paul; Alternates: none**
 - **MacLeod made the motion to approve as submitted**
 - **Motion carries unanimously**

Adjournment:

- **MacLeod made the motion to adjourn at 7:46pm**
- **Motion carries unanimously**