

**HISTORIC DISTRICT COMMISSION**

Minutes November 18, 2025
 2 Fairgrounds Road
 Nantucket, Massachusetts 02554
 New Business

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 4:50pm

Meeting called to order at 4:03pm by Ray Pohl
In person Pohl, Oliver, Camp, and Patten
Stephen Welch arrived at 4:46pm
Zoom: MacLeod, Thornewill and Paul
Carrie Thornewill left Zoom at 5:56pm
Val Oliver left at 7:53pm

I. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Dianne Williams 13576	2 Thistle Way	72 sf addition	67/824	Self	VO
2.	Eliza Silva 13612	55 Miacomet Av	Demo shed	67/89	Self	VO
3.	Eliza Silva 13613	55 Miacomet Av	Partial demo 280 sf of MH	67/89	Self	VO
4.	Eliza Silva 13591	55 Miacomet Av	Additional driveway	67/89	Self	VO
5.	William Dentiste 13566	43 Goldfinch	Fence	68/549	Frank Daily	VO
6.	Seven Wingspread, LLC 13572	7 Wingspread Rd	Re-site shed 20'	27/17.4	Thornewill Design	VO
7.	Nantucket Oasis 13623	48 Nobadeer Farm Rd	Roof top solar	69/36	ACK Smart	VO
8.	5 Wood Hollow, LLC 13616	5 Wood Hollow Rd	Shed move off to 8 Macy Rd	72/19	Michelle Kolb	VO
9.	Geoff Smith 13597	22 Coffin St	Add chimney	73.4.1/36	Bentley & Churchill	VO
10.	Sarah Alger Trust 13625	33 W. Sankaty Rd	Roof change	73.4.1/22	Strega Corp	VO
11.	Elmer Tejada 13596	26 Honeysuckle	Change door	68/380	Bentley & Churchill	VO
12.	Barry Byrne 13669	19 & 21 Tomahawk Rd	Fence/gate	68/317&318	Self	VO
13.	Lisa Sherwood 13686	222 Polpis Rd	Rmv faux chins/add 8x10 cpr rf	26/22.2	Joel Quijada	VO
14.	Dean Lampe 13668	5 Gray Ave	Driveway/apron	67/230	Self	VO
15.	Daryl Hanna 13729	4B Back St	Shed	55/358.1	Structures Unltd	VO
16.	Clay Street Dev 13728	44 Skyline Dr	Shed mve on from 23 Youngs Wy	79/990	Structures Unltd	VO
17.	1 Cliff Ln, LLC 13731	1 Cliff Ln	New covered porch	30/633	JB Studio	VO
18.	Chris Black 13717	11 Hawthorne Ln	Re-site/249 sf addition	56/26.3	Emeritus, LTD	VO
19.	Nant Historical Assoc 13705	15 Broad St	Rev. 13033; rmv loading dock	42.4.2/61	Emeritus, LTD	VO
20.	Chris Wofford 13557	20 Madaquesham Vly	Demo shed	89/6	Thornewill Design	CP
21.	Sherburn Commons 13579	43 Sherburne Commons	Cell antenna	80/1	AT&T	CP
22.	NISDA 13735	23-25 Wauwinet Rd	Historic determination	20/36 & 80	Val Oliver Design	HB
23.	Little Big Buildings, LLC 13609	9 Orange St	Historic Determination	42.3.1/105	NAG	HB
24.	32 Flintlock, LLC 13567	32 Flintlock Rd	Rev. 13367; gate	75/77	Jardins Intl	CT
25.	Mary Tapper, LLC 13568	14 Kelley Rd	Addition	54/99	Val Oliver Design	CT
26.	Peter Campenella 13569	8 Cathcart Rd	Sun porch	54/10.1	Val Oliver Design	CT
27.	Richard McCreedy Tr. 13580	239 Hummock Pond Rd	Add 2 rear windows	82/41	Studio Allfather	CT
28.	Tyler Albright 13628	11 Cannonbury Ln	Garage	74/22	Val Oliver Design	CT
29.	Christian Yates 13626	18 Field Av	Porch	80/152	Val Oliver Design	CT
30.	Tom Sansone 13558	35 Pleasant St	Hardscape-fencing	55.4.1/156	Ben Champoux	AM
31.	Tom Sansone 13546	35 Pleasant St	Rev- fenestration	55.4.1/156	Gryphon Architects	AM
32.	Ocean Ave, NT 13552	20 Ocean Ave	Rev 10711; MH	73.2.4/20	Normand Residential	AM
33.	Ocean Ave NT 13553	20 Ocean Ave	Rev. 11569; hardscape	73.2.4/20	Normand Residential	AM
34.	Bill Ellis 13608	3 Milestone Crossing	Roof top solar	68/451	Sunwind, LLC	AM

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35.	1 N. Swift Rock Tr. 13670	1N. Swift Rock Rd	Rev 11457; gar-re-site/dr chg	40/2	Emeritus LTD	AM
36.	Zach Dusseau 13672	41 Macys Ln	Shed roof top solar	68/34	ACK Smart	AM
37.	Zach Dusseau 13671	41 Macys Ln	Ground solar array	68/34	ACK Smart	AM
38.	Katherine Holdgate 13674	3A Rosebud Ln	New dwelling	68/782.1	Kris Megna	AM
39.	Petko Zlatev 13607	18B Bartlett Rd	Roof top solar	67/113.1	Cotuit Solar	AC
40.	Luis Grandos 13547	25B Washington St	Roof change	42.3.2/21.2	Vasil Marinov	AC
41.	1 Briar Patch, LLC 13586	1 Briar Patch Rd	Window replmnt	21/131	Val Oliver Design	AC
42.	Don Torey 13610	2 Green Hollow Rd	New ADU	71/46	Kris Megna	AC
43.	Samuel Oliva 13615	7 Shady Ln	Extend balcony/reloc ODS	30/171	CWA	AC
44.	Mario Ferrari 13574	8 Brant Point Rd	Cover screened in porch	29/147	Emeritus LTD	AC
45.	John Welch Jr et al 13692	3 Black Walnut	Rev 13324; hardscape	48/1	LFW	RP
46.	John Welch Jr et al 13726	3 Black Walnut	MH door change	48/1	LFW	RP
47.	John Welch Jr et al 13724	3 Black Walnut	Garage/studio addition	48/1	LFW	RP
48.	Milton Rowland 13732	15 Deer Run Rd	Rev. 13035; renovation	57/22	LFW	RP
49.	Michael Pearlstein 13733	20 Derrymore Rd	Dormers	41/112	LFW	RP
50.	Yellow Dog N.T. 13677	224 Polpis Rd	Rev. 10947; reduce scope	26/22.3	Emeritus, LTD	RP
51.	Surfside Design, LLC 13701	7 White St	Rev. 8373; garage	80/9	Emeritus, LTD	RP
52.	Kim Burch 13727	8 Falcon Ct	Window well	69/539	LFW	RP
53.	Ian Mactaggart 13551	1 Brooks Farm Rd	Addition	41/222.8	EMDA	AM
54.	Arthur Hogan 13639	61 Tom Nevers Rd	Move on from 4 Van Fleet Cir	76/55	Structures Unltd	CT
55.	Sea Hero, LLC 13725	4 Bittersweet	Rev. 12406; MH	56/104.3	GBDA	JP
56.	Sea Hero, LLC 13714	4 Bittersweet	Rev. 12391; shed dr	56/104.3	GBDA	JP
57.	40 OSR, LLC 13722	2A Forrest Av	Rev. 12533; door	86/10.1	LFW	JP
58.	40 OSR, LLC 13703	2B Forrest Av	Rev. 12534; door	86/10/2	LFW	JP
59.	Island Cricket, LLC 13637	169 Polpis Rd	Roof top solar	44/18	Sunwind, LLC	JP
60.	Ily Forest, LLC 13644	11 Hinckley Ln	Roof top solar	30/623	ACK Smart	JP
61.	Ray Liston 13657	10 Kittiwake	Porch	68/626	Thornwill Design	JP
62.	7 Rochelle, LLC 13688	2 Drew Ln	Shed	43/209	DTA	JP
63.	Juliet Kilo ACK Hold 13708	5 Magnolia Av	New garage	73.3.1/82	DTA	JP
64.	Elizabeth Thompson 13755	28 Sesapana Rd	Renovation	68/87	Topham Design	JP
65.	Mason Gilbey 13562	54R Union St	Reduce deck size	55.4.1/32.1	Val Oliver Design	SW
66.	Reed Forever, LLC 13715	4 Van Fleet Cir	Rev. 12124 wind/doors	91/111	CWA	SW
67.	Liz Gagne 13699	18 Eat Fire Spring	MH addition	20/59	SMRD	SW
68.	NOB ACK, LLC 13682	2 Nobadeer Way	Rev. 11262; addition reduced	68/113	Reid Yenor	SW
69.	Whitlock 2015 Rev Tr 13691	33 W. Sankaty Rd	Fenestration changes	73.4.1/22	Angus MacLeod	SW
70.	Oliver LaFarge 13721	9 Hawthorn Ln	New dwelling	52/262	Val Oliver Design	SW
71.	Beach Bucket, LLC 13690	14 Silver St	Hardscape	55.4.1/182	Julie Jordin	SW

- **Pulled from consent for discussion at next New Business Meeting.**

72.	John Schaefer 13694	54 Lovers Ln	Driveway/hardscape	79/80	Julie Jordin	SW
73.	Ron Lefebvre 13683	26 Lovers Ln	Driveway	68/146	Julie Jordin	SW
74.	Raymond Pohl 13693	24 Pine St	Hardscape	42.3.2/110	Julie Jordin	SW

Board: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Recused: Pohl

MacLeod made the motion to approve

Motion carries unanimously

75.	86 & 88 Pocomo Tr 13689	86 & 88 Pocomo Rd	Rev. 10309; MH	15/41&42	Emeritus, LTD	SW
76.	86 & 88 Pocomo Tr 13709	86 & 88 Pocomo Rd	New guest house	15/41&42	Emeritus, LTD	SW
77.	86 & 88 Pocomo Tr 13710	86 & 88 Pocomo Rd	Demo 314sf structure	15/41&42	Emeritus, LTD	SW
78.	86 & 88 Pocomo Tr 13712	86 & 88 Pocomo Rd	Re-site anc structure	15/41&42	Emeritus, LTD	SW
79.	86 & 88 Pocomo Tr 13720	86 & 88 Pocomo Rd	Re-site pool house	15/41&42	Emeritus, LTD	SW
80.	86 & 88 Pocomo Tr 13723	86 & 88 Pocomo Rd	New gate house	15/41&42	Emeritus, LTD	SW
81.	86 & 88 Pocomo Tr 13678	86 & 88 Pocomo Rd	Hardscape-fence	15/41&42	Ahern, LLC	SW

Board: Pohl, Camp, MacLeod, Patten, Paul; Recused: Oliver, Thornewill

Camp made the motion to approve Consents #1-#70, #72, #73, #75-81

Motion carries unanimously

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.	Dennis Reid 13383	9B Benjamin Dr	Plastic shed	67/515.2	Self	VO
	• Plastic shed must not be visible at time of inspection and in perpetuity.					
2.	Mollie Glazer 13545	53 Skyline Dr	Roof change	79/102	Richard Prunier	CP
	• Date of construction, c. 1984, to be written on the COA.					
3.	37 Starbuck, LLC 13565	37 Starbuck Rd	Shed	60/37	MCA+	CP
	• Trim to match proposed main house.					
4.	Mary Louise Seidner 13544	15 Wood Hollow Rd	Roof change	72/24	Frank Daily	CP
	• Date of construction, c. 1997, to be written on the COA.					
5.	Chris Wofford 13556	20 Madaquesham Vly	New shed	89/6	Thornewill Design	CP
	• Trim to match main house as proposed					
6.	West Chester St, LLC 13611	61 W. Chester Rd	Dormer addition	41/222.1	BPC	CP
	• Date of construction to be written on the COA. Windows and trim to match main house as proposed.					
7.	Seven Wingspread, LLC 13584	7 Wingspread Rd	Pickle ball court	27/17.4	Thornewill Design	VO
	• Pickle ball court must not be seen at time of inspection and in perpetuity.					
8.	Seven Wingspread, LLC 13573	7 Wingspread Rd	Tennis court	27/17.4	Thornewill Design	VO
	• Tennis court must not be seen at time of inspection and in perpetuity.					
9.	Helen Lynch 13570	43 Warrens Landing Rd	Ground solar array	38/49	ACK Smart	CT
	• Ground array must not be visible at time of inspection and in perpetuity.					
10.	Pixie Hollow, LLC 13571	109 Tom Nevers Rd	Ground solar array	91/27	ACK Smart	CT
	• Ground array must not be visible at time of inspection and in perpetuity.					
11.	Bo Wilson 13663	30 Ridge Ln	Rev. 9970/11431- pool deck	38/114	KMLD	VO
	• Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
12.	John Nester 13550	12 Pine St	Addition	42.3.2/57	EMDA	AM
	• Lower gable one foot. Zenas Coffin House, c. 1834, to be added to the COA.					
13.	Andrew Timmerman 13599	6 Nonantum Av	Rev. 13333; re-site pool	87/140	Atlantic Landscaping	AM
	• Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
14.	Simon Canning 13604	5 Nichols Rd	Pool- hardscape	92.4/46	KMLD	AM
	• Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
15.	7 Lyons Ln, LLC 13605	7 Lyons Ln	Pool	76/28	KMLD	AM
	• Native and evergreen vegetation to screen pool from the road. Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
16.	27 Cato Lane, LLC 13704	27 Cato Ln	New fence	55/118	JB Studio	VO
	• Fence must be screened on the exterior side of the fence, both public and neighbors' side, due to its atypical design. Not to be visible at time of inspection and in perpetuity.					
17.	1 N. Swift Rock Tr. 13675	1N. Swift Rock Rd	Rev 12382; MH trim/chm detail	40/2	Emeritus LTD	AM
	• Cloud floor plan (walk-out and fireplace) and make trim detail consistent for all roofs (east gable doesn't appear to have an overhang).					
18.	WSTT Holdings, LLC 13598	9 Miller Ln	Rev 11619; add dormer	68/123	Emeritus, LTD	AC
	• Dormers are 3' off edge of roof on both dormers.					
19.	Pamela G. Washburn Tr 13587	54 Cliff Rd	Garage addition	41/26	Sophie Metz	AM
	• Dormers to be set back 3' from the street facing gable.					
20.	57 Somerset, LLC 13646	57 Somerset Rd	Pool-hardscape	66/91	Atlantic Landscaping	JP
	• Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
21.	George Breen 13638	19 Broadway	Window replacement	73.1.3/11	NAG	JP
	• Boston Sash noted as the window manufacturer, add date of construction "R1750" and Individually Significant added to the COA.					
22.	First Congreg Church 13681	62 Center St	Cell tower upgrades	42.4.3/75	Allison Cornwell	JP
	• Add historic information on COA per Staff comments.					
23.	Bob Keane 13561	17 Deer Run Rd	Gazebo	57/13	Frank Daily	SW
	• Gazebo not to be visible at time of inspection and in perpetuity.					
24.	Robert Ray Trust 13711	25 Hussey St	Rev 12911; windows	42.3.4/54	BPC	SW
	• Window Survey; TDL or SDL double-pane to have historic-profile -type muntins.					
25.	Beach Bucket, LLC 13687	14 Silver St	Shed	55.4.1/182	Emeritus, LTD	SW
	• SDL to have historic-profile-type muntins					
26.	86 & 88 Pocomo Tr 13685	86 & 88 Pocomo Rd	Pool	15/41&42	Ahern, LLC	SW
	• Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
27.	86 & 88 Pocomo Tr 13696	86 & 88 Pocomo Rd	Sports court 1	15/41&42	Ahern, LLC	SW
	• Sports court must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					

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| 28. | 86 & 88 Pocomo Tr 13716 | 86 & 88 Pocomo Rd | Sports court 2 | 15/41&42 | Ahern, LLC | SW |
| | <ul style="list-style-type: none"> • Sports court must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application. | | | | | |
| 29. | 7 White LLC 13635 | 7 White St | Pool- hardscape | 80/9 | Atlantic Landscaping | VO |
| | <ul style="list-style-type: none"> • Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application. | | | | | |

Board: Pohl, Camp MacLeod, Patten and Oliver
 Oliver made a motion to approve Consents with Conditions
 Motion approved 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.	Isaiah Tryman 13621	1 Cherry St	Projecting sign- Oceanus	55/377.1	The Sign Lady
	• Motion to approve.				
2.	VTT Management 13620	12A Oak St	Wall sign	42.4.2/27	Cara Scotto
	• Hold for revisions to review master sign plan.				
3.	VTT Management 13619	12A Oak St	Projecting sign	42.4.2/27	Cara Scotto
	• Hold for revisions to review master sign plan.				
4.	Robert Trapanick 13622	32 Tomahawk	Wall sign- entrance	69/345	Simple Signs
	• Motion to approve.				
5.	Robert Trapanick 13624	32 Tomahawk	Wall sign- side	69/345	Simple Signs
	• Motion to approve				
6.	NIR Retail, LLC 13653	14 Center St	Projecting sign	42.3.1/202	Sign Here Nantucket
	• Motion to approve with no additional signage will be added.				

Board: Pohl, Camp MacLeod, Patten and Oliver
 Oliver made the motion to approve the signs as recommended by the Sign Advisory Committee
 Motion approved unanimously

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus noted that many COA applications in the Old Historic District are being submitted without construction dates and reminded the Commission that this information is required, including for hardscaping associated with historic buildings. She stated she has been noting this issue in staff comments and requested that the Commission include this requirement in approval motions so staff can properly annotate the file.

V. VIEW HELD OVER AT REQUEST OF COMMISSION FROM 10/28/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Steven Chen Tr 13422	32 Hulbert Ave	Hardscape VIEW	29/72	LINK
	• Board: Camp (Acting Chair), Oliver, MacLeod, Patten and Paul; Alternates: Thornewill • Board members felt the proposed arbor and gate were too ornate and inconsistent with the neighborhood, recommending a simpler design without the lattice circle and with a less top-heavy appearance. Oliver and Patten supported removing the lattice work and simplifying the upper portion, with Patten noting the granite border was acceptable but the arbor itself was overly elaborate. Paul agreed that the circular geometry and heavy purlins made the structure feel out of place and suggested a more typical design, possibly with a white-painted gate. MacLeod shared concerns about the oversized beam and suggested an arched top to match the gate or a smaller, simpler upper element. • Mickey Rowland, et al questioned whether similar granite borders had been approved elsewhere, noting that Hulbert Avenue should retain a less formal character than Easton Street and expressing concern that the border altered the streetscape. • MacLeod made the motion to hold for revision • Motion carries unanimously				

VI. 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.	ACKside down, LLC 13515	20 Polliwog Pond Rd	Fencing	55/422.3	Sanne Payne
	• Board: Pohl, Camp, Oliver, MacLeod and Pattern; Alternates: Thornewill, Paul • MacLeod made the motion to approve the fence as split rail, Type II or 3' board fence to where green section is shown on the site plan through Exhibit A. • Motion carries unanimously				

2.	Joe Cafferelli 13520	11 Milk St	front door/shutter color change	42.3.3/84	Nate Barber	RP
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| 3. | Doug Kinney 13513 | 7 Delaney Rd | Rev. move off/demo | 41/128 | R. Newman | VO |
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- ## VII. NEW BUSINESS 11/18/25

4.	26 Fair St, LLC 13555	26 Fair St	Clapboard change	42.3.2/171	EMDA	AC
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- Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Thornewill, Patten, Paul
- Camp explained that she had originally placed 26 Fair Street on consent but pulled it after learning of a violation letter concerning the trim color and shutters on the main house. She stated that she did not want the guest house to match the main house's color and reiterated her dislike of the lilac color, saying she was not in favor of using it on the guest house.
- Pohl described the main house at 26 Fair Street as "as extreme an example of Victorian as you can get out here now," recalling the board's past debate over its all-white color scheme, which he referred to as an "anomaly." He stated that

extending that same appearance to the guest house would only intensify the visual impact of the already large and ornate main structure, saying, “To do it on the guest house...I think it’s just adding more to this...very massive, very ornate, white thing.” Ray clarified that he did not want the guest house’s clapboard color to match the main house, explaining that doing so would “exacerbate” an already unusual condition. In summary, he opposed repeating the main house’s color on the guest house because it would further amplify an appearance, he already considers atypical for the area.

- Oliver agreed with Ray Pohl’s concerns about 26 Fair Street, noting that historic information shows the main house “was never all white, and she preferred not to see the guest house use that same color. She stated that the main house has “evolved into something that’s an anomaly” and is currently the subject of controversy, suggesting the guest house should not mirror that condition and that the matter may need to be held until the main house’s color issue is resolved. When Stephen Welch clarified, Val confirmed she was comfortable with clapboard on the smaller structure but not in the same color as the main house, agreeing it should be limited to only a specific façade. In summary, she opposed matching the main house’s color, supported limited use of clapboard, and emphasized resolving the main house’s color violation before moving forward.
- MacLeod agreed that the guest house at 26 Fair Street should not match the main house, stating that the smaller structure should give a respectful nod to the original building while still being “clearly a different structure from a different time” by avoiding duplicate details. He added that he would prefer the guest house “stay shingle and not get painted period.” In summary, Angus felt the guest house should remain unpainted shingle to differentiate it from the main house and avoid repeating its appearance.
- Welch clarified that the board’s decision on 26 Fair Street must be based on character and setting rather than ownership or use, noting that guidelines (in other contexts) recommend secondary elements be placed on rear or secondary masses. He summarized the board’s position, stating that while most members were comfortable with the change to clapboard, they were not supportive of the proposed color and that their decision should remain independent of the main house’s violation. Welch suggested a compromise in which only the area beneath the covered porch would use clapboard matching the main house, with the rest of the structure finished differently to avoid amplifying the impact of the main house’s colored clapboard. He instructed the applicant to return with a new color proposal, as the board would not approve the same color used on the main house.
- Pohl made motion to hold for revisions
- Motion carries unanimously

5.	Ludovico Del Balzo 13554	6 Grove Ln	Addition	41/26	EMDA	AC
	• Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Thornewill, Patten, Paul • Pohl made a motion to approve as submitted • Motion carries unanimously					

6.	Pocomo Point, LLC 13577	81 Pocomo Rd	Rev. 11531; demo dwelling	15/3	CWA	AC
	• Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Thornewill, Patten, Paul • Oliver reported after her site visit that the house was unlocked, barely held together, and in severely deteriorated condition. She noted that while the location is beautiful, the structure is unstable and “really falling apart,” observations that supported the Commission’s decision to approve demolition. • Camp noted that the house at has a distinctive architectural style that some board members value, but she was unsure of its date, origin, or whether it had an architect that would make it significant. She recognized its uniqueness but did not feel it was her decision alone to determine its historical importance, leaving that judgment to the full board. • MacLeod stated that he viewed the house as a unique, contributing structure that should be repaired rather than demolished. He questioned how it had deteriorated so quickly and made clear he would not support a demolition, expressing strong preference for preservation. • Pohl acknowledged that he personally liked the ranch-style architecture of the house but noted that its significant deterioration—confirmed by Commissioner Oliver’s site visit—was “heartbreaking.” Given the unsafe and worsening condition, he stated that this would allow him to support moving forward with demolition. • Welch noted that the house is visible from the water and that many similar ranch-style structures in the area have already been altered or replaced. He stated that his primary concern was understanding the intention for the replacement structure, emphasizing that while the board cannot require it, his support for demolition would be contingent on any new building honoring the silhouette of the existing house. In summary, Welch expressed concern about losing a distinctive ranch-style form and made clear that his approval of demolition depended on a replacement that at least references the current structure’s silhouette. • Pohl made the motion to approve the demo with the condition that any replacement must, at minimum, reference the silhouette of the existing structure honored • Pohl, Welch and Oliver Yes and Camp and MacLeod as a No • Motion carries 3-2					

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7. Fifty Seven Vestal, LLC 13582 57 Vestal St. Demo move off MH 41/57 Botticelli & Pohl CT
 - Board: Welch, Camp, MacLeod, Thornewill and Paul; Alternates: Patten; Recused: Oliver; Agent: Pohl
 - Made the motion to approve as submitted
 - Motion carries unanimously

8. Fifty Seven Vestal, LLC 13583 57 Vestal St. Demo move off GH 41/57 Botticelli & Pohl CT
 - Board: Welch, Camp, MacLeod, Thornewill and Paul; Alternates: Patten; Recused: Oliver; Agent: Pohl
 - Made the motion to approve as submitted
 - Motion carries unanimously

9. Pride Foundation II Tr 13588 166 Cliff Rd New guest house 41/69 Sophie Metz AM
 - Board: Welch, Pohl, Camp, MacLeod and Oliver; Alternates: Thornewill, Patten, Paul
 - Pohl made the motion to approve as submitted
 - Welch, Camp, Pohl and Oliver Yes and MacLeod No
 - Motion carries 4-1

10. Pride Foundation II Tr 13589 166 Cliff Rd New garage/studio 41/69 Sophie Metz AM
 - Board: Welch, Pohl, Camp, MacLeod and Oliver; Alternates: Thornewill, Patten, Paul
 - Oliver made the motion to approve as submitted
 - Welch, Pohl and Oliver Yes and MacLeod and Camp No
 - Motion carries 3-2

11. Joseph Marchese 13602 5 Copper Ln Remove window 42.3.3/91 Carey Company VO
 - No Show

12. Rob Giacchetti et al 13601 28 Goldfinch Dr New dwelling 68/610 Kris Megna AM
 - Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Thornewill, Patten, Paul
 - Oliver made the motion to approve as submitted
 - Motion carries unanimously

13. Greco Qual. Pers Res Tr 13594 7 Maxey Pond Rd New pool house 40/104 CWA AM
 - Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Patten, Paul
 - MacLeod explained that he pulled the 7 Maxey application from consent because the locus plan showed a driveway connection from Wannacomet Road, but the site plan did not reflect that connection, making the proximity of the new structures, driveway, and parking unclear. He was concerned that without adequate vegetative screening, the buildings would be openly visible from Wannacomet Road.
 - Camp expressed concern about the visibility of the 7 Maxey proposal from Wanna Comet Road, noting that the area is very rural and that the “complex” should not be easily seen from the road. She recommended pulling the driveway back at least into the setback and requiring additional vegetation along Wanna Comet for screening. Abby also asked clarifying questions about the topography—specifically whether Wanna Comet Road sits lower than the house site—to better assess potential sight lines. In summary, she emphasized reducing visibility through driveway relocation and enhanced vegetative screening and sought more information on elevation differences to understand how visible the structures would be from the road.
 - Pohl agreed with the concerns about visibility from Wanna Comet Road and commented specifically on the proportions of the proposed pool house. He felt the main house had a horizontal presence that settled into the landscape, while the pool house did the opposite, stating it was too tall relative to its width and appeared overly vertical. He noted this verticality would make the structure harder to screen from Wanna Comet Road, unlike a pool that can be more easily hidden. Ray reiterated that the proportions and height of the pool house were problematic and contributed to its potential visibility. In summary, he felt the pool house was too tall and vertically oriented, out of character with the main house, and difficult to screen from the road.
 - Oliver stated that based on her prior work on the property, she believed none of the proposed structures at 7 Maxey would be visible from Wanna Comet Road, noting that the owners also value privacy and have substantial existing landscaping. She suggested conducting a site visit to confirm the actual visibility and proposed adding a condition that the structures must not be visible at the time of inspection or thereafter. Val reiterated that a view would clarify what can and cannot be seen, emphasizing that the pool area is already screened and the new structures would be tucked within that landscaping.
 - Welch raised several concerns about the 7 Maxey proposal, focusing on visibility from Wanna Comet Road and the effectiveness of screening. He questioned the site plan’s depiction of parking located immediately adjacent to the road, noting that this placement would leave no room for vegetative screening on the property and would require it to exist

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within the road layout, which is not appropriate. Welch cautioned that the height of the proposed structure would make screening difficult and pointed to past issues with Leyland Cypress plantings

- He further suggested that the proposed building might be better sited on the opposite side of the lot, closer to Maxey Pond, expressing concern that the current layout would increase visibility compared to existing conditions. Welch stressed the need to carefully review the site plan, screening feasibility, and the true visual impact of the proposed layout.
- Camp made a motion to hold for revisions and a view with height poles. Property line staked and ribboned, especially the corner
- Motion carries unanimously

14.	Greco Qual. Pers Res Tr 13595	7 Maxey Pond Rd	Garage	40/104	CWA	AM
	• Held to track					
15.	Greco Qual. Pers Res Tr 13593	7 Maxey Pond Rd	Open cabana	40/104	CWA	AM
	• Held to track					
16.	Greco Qual. Pers Res Tr 13592	7 Maxey Pond Rd	Shed	40/104	CWA	AM
	• Held to track					

17.	Tom Myers 13606	20 Massachusetts Av	Boathouse VIEW	60.3.1/321	Val Oliver Design	AC
	• Board: Welch, Pohl, Camp, MacLeod and Paul; Alternates: Patten; Agent: Oliver • Pohl asked about the trim color and noted it was like another boathouse in the area. He stated that the design itself was fine and simple. • Paul felt the design was appropriate for the area but questioned the natural-to-weather garage doors, suggesting they might be more suitable if painted. • MacLeod noted that most surrounding structures are one-story and simple, and he felt the proposed boathouse appeared too vertical. He added that the inclusion of dormers made the design feel too busy for the neighborhood. • Camp agreed, stating that the design was too complicated and should be simplified to better fit the character of the surrounding area. • Welch acknowledged the board's concerns that the proposed boathouse was too vertical, too busy with dormers, and inconsistent with the simple character of the surrounding area. He recommended specific design revisions, including reducing the main roof pitch to 9/12, lowering the dormer pitches to 4/12, and dropping the dormer top plate by approximately six inches. He explained that these changes would noticeably soften the gable profile and reduce the visual impact of the dormers. Welch also supported adding a contrasting door color—if not white—to break up the otherwise all-white scheme. • Camp made the motion to hold for revisions • Camp, Pohl, MacLeod and Paul Yes and Welch No • Motion carries 4-1					

18.	Luckity Trust III, LLC 13603	Tuckernuck	Window replacement	96/8	Val Oliver Design	AC
	• Board: Welch, Pohl, Camp, MacLeod and Paul; Alternates: Patten; Agent: Oliver • Camp made the motion to approve with BROSCO and combination storms TDL • Motion carries unanimously					

19.	Nant. Prop Owners 13647	14 Beach Grass	400 sf shed	68/395	Structures Unltd	CT
	• No Show					

20.	NIR Retail, LLC 13614	32 Main St	Like-kind steel lintels	42.3.1/217	Paul Beaulieu	AC
	• Board: Welch, Pohl, MacLeod, Oliver and Patten; Alternates: Paul; recused: Camp • Oliver made the motion to approve with additional photo documentation of the existing to compare at the end of the work. • Motion carries unanimously					

21.	Scott Valero 13627	9 Exeter St	Garage	76.4.1/410.1	Val Olver Design	CT
	• Board: Welch, Pohl, MacLeod, Patten and Paul; Alternates: none; Recused: Camp; Agent: Oliver • Patten made the motion to approve as submitted • Motion carries unanimously					

22.	Two White Whale 13636	2 White Whale St	Roof top solar	66/538.2	Sunwind, LLC	JP
	• Board: Welch, Pohl, Paul, Patten and MacLeod; Alternates: Oliver; Recused: Camp • Pohl made a motion to approve relocating panels to dormer roof and/or ground array through Exhibit A • Motion carries unanimously					

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23. Francis Farrell 13641 4 Westmoor Ln 400sf addition 41/12 John Cazayoux JP
- **Board: Welch, Pohl, MacLeod, Oliver and Paul; Alternates: Patten; Recused: Camp**
 - **Board members expressed concern about the increased massing and height, noting the garage sits very close to Westmoor Lane and the associated easement. An abutter, Rick Sears, objected to the taller structure, citing impacts on rural character as well as concerns about the added dormers and balcony. Board members agreed the proposed addition appeared too tall and too detailed for its location. They recommended simplifying the architecture, lowering the dormer eaves, and reducing the ridge height.**
 - **Oliver made a motion to hold for revisions and a view with ridge poles to be installed to help visualize the proposed height.**
 - **Motion carries unanimously**
24. Trevor Smith 13643 2 Little Isle Ln Roof top solar 68/756 ACK Smart JP
- **No show**
25. Thomas Ripley 13648 92 Washington St Rev. 7124; hardscape 42.2.3/22 Studio 212 JP
- **Board: Welch, Pohl, Oliver, Camp and MacLeod; Alternates: Patten, Paul**
 - **Pohl made the motion to approve minus the gate**
 - **Motion carries unanimously**
26. Alfred Barnard 13655 74 Orange St Demo rear 210sf shed 55.4.1/26 Jason Zinser JP
- **No Show**
27. Cato Lane Prop Co 13656 8 Cato Ln New dwelling 55/663 Ridgevale Development AC
- **Board: Welch, Pohl, MacLeod, Camp and Patten; Alternates: Paul; Recused: Oliver**
 - **Pohl asked what had changed on the site plan, noting that 8 Cato Lane had not been previously approved while 10 Cato Lane had multiple prior approvals, including a mirror-image version and different setbacks. He expressed confusion about the relationship between the two properties and emphasized the need to confirm the correct approval history before moving forward.**
 - **Camp said the design itself was acceptable but expressed concern that 8 and 10 Cato Lane were so similar and close together that they would create a “twinsy,” out-of-place appearance in a rural setting. She noted that the massing and the way the two structures sit on the site would make them look like an anomaly on the country road.**
 - **MacLeod agreed with Camp’s concerns, stating that the massing and proximity of the two mirror-image houses did not suit the rural character of the lane. He said the pairing “looks weird” and that their identical setback created an unnatural streetscape, suggesting a streetscape view would help illustrate the issue. He added that he would prefer both houses be pushed farther back on the site but was willing to accept the proposed five-foot stagger as a compromise.**
 - **Patten agreed with the concerns raised by Camp and MacLeod regarding massing, siting, and the rural character of the area, adding that she had nothing further to contribute and supported their points.**
 - **Welch summarized the board’s concerns, emphasizing the importance of character, setting, and the visual relationship between 8 and 10 Cato Lane. He stated that approval of 8 Cato should be contingent on 10 Cato being set back an additional five feet to address these issues and stressed that the site plan must clearly reflect this relationship, so the board has accurate information before making a final decision.**
 - **Pohl made the motion to approve through staff with 8 Cato Lane site plan as submitted (HDC#13656 for 11/18/25 meeting) be revised to show 10 Cato Lane 5’ further back. The approval of 8 Cato Lane is subject to 10 Cato Lane being 5’ further back.**
 - **Welch, Pohl, Patten Yes and Camp and MacLeod No**
 - **Motion carries 3-2**
28. Jana Wofford 13658 20 Madequecham Vly Rd Window revisions 89/16 NAG JP
- **Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Patten, Paul**
 - **Oliver made the motion to approve the applicant to pay the As-Built Fee.**
 - **Welch, Pohl, Oliver, Camp Yes and MacLeod No**
 - **Motion carries 4-1**
29. 7 Rochelle LLC 13680 2 Drew Ln Pickle ball court, steps 43/209 Jardins Intl AM
- **Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Patten, Paul**
 - **MacLeod expressed concern that the proposed pickleball court would be highly visible from Polpis Road, despite the applicant’s description of existing screening. Other board members agreed that visibility and screening needed to be evaluated given the court’s prominent corner location.**

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- Oliver made the motion to hold the application for a site visit (view), with the request that the applicant place a post at the closest corner of the proposed pickleball court, to return 12/2/2025
- Motion carries unanimously

30.	Dobromir Sultanov 13706	24 Hummock Pond Rd	Addition, dormers	56/84.2	DTA	AM
	• Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Patten, Paul • The board's primary concern was that the dormers were only two feet from the roof edge, whereas guidelines require a minimum three-foot setback. Members discussed options such as shifting the dormers inward, reducing their width, or extending the rakes, but emphasized that the design must meet the standard. Although the applicant was concerned about losing symmetry with the windows below, they agreed to revise the plans. • The board requested revisions to ensure the new dormers comply with the required three-foot setback from the roof edge. They advised the applicant to consider reducing the dormer width or adjusting the rakes to achieve the proper distance and asked that the revised plans be resubmitted for further review. The application was held for revisions to meet the setback requirement. • Camp made the motion to hold for revisions • Motion carries unanimously					
31.	Maxwell House, LLC 13707	15 Cliff Rd	Rev 5805; driveway	42.4.4/56	MCA+	AM
	• Board: Welch, Pohl, Paul, MacLeod and Camp; Alternates: Patten • The board expressed concern that Belgian block is not a traditional or common driveway material for the area, where brick and shell are more typical. MacLeod referenced the established neighborhood character and prevailing materials, and Pohl and Camp agreed, with Camp suggesting a possible mix of brick and cobble. The board was generally not in favor of Belgian block and preferred materials consistent with surrounding properties. The applicant agreed to explore alternatives and return with revised plans. In summary, the board found Belgian block out of character and recommended more traditional driveway materials. • Camp made the motion to hold for revisions • Motion carries unanimously					
32.	ACK Mid Island, LLC 13673	18-26 Sparks Ave	Rev -color change	55/231.1	GBDA	AM
	• Board: Welch, Pohl, Patten, MacLeod and Camp; Alternates: Paul • The board discussed proposed changes to the window sashes on the Sparks Ave project, specifically changing the B Building sashes to factory-finish black while leaving the A Building as previously approved. Members expressed concern about the appropriateness of black sashes on such a large, highly visible building and suggested that gray or dark green might be more suitable. They emphasized the need to differentiate the two buildings while ensuring the sash color and muntin profile are context appropriate. The board requested accurate visual renderings showing both buildings side by side with the proposed color options, along with color tear sheets and muntin profile information, and held the application for additional information. • Pohl made the motion to hold for renderings with two color options; wants to see both buildings; more information and a color tear sheet and muntin profile • Motion carries unanimously					
33.	ACK 15CHR, LLC 13679	17 Lyons Ln	New dwelling	76/21	Kris Megna	AM
	• Board: Welch, Pohl, MacLeod, Camp and Paul; Alternates: Patten • Pohl made the motion to approve through Exhibit A • Welch, Camp, Paul and Pohl Yes and MacLeod No • Motion carries 4-1					
34.	7 Maple, LLC 13756	7 Maple Ln	Rev 13117; add breezeway	67/303.6	Emeritus LTD	AC
	• No Show					
35.	7 Maple, LLC 13667	7 Maple Ln	Rev. 13298; win/breezeway	67/303.6	Emeritus LTD	AC
	• No Show					
36.	Gallagher/Fall River Fam 13661	8 Macy Rd	Add dormers/windows	60/246	Michele Kolb	AC
	• Board: Welch, Pohl, Camp, MacLeod and Patten; Alternates: Paul • The board expressed appreciation for the applicant's effort to rehabilitate a condemned building rather than demolish it. Camp and Patten felt the proposed dormers and additions made the structure too complicated and detracted from its original simple form. MacLeod agreed that the dormer configuration felt awkward, though he appreciated the intent to					

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reuse the building. Pohl supported the applicant's effort to preserve it instead. Welch recommended a site visit (view) to better understand the character and setting before deciding.

- Camp made the motion for a view
- Motion carries unanimously

37.	Gallagher/Fall River Fam 13662	8 Macy Rd	Hardscape	60/246	Michele Kolb	AC
	• Track					
38.	Triggers Paradise 13698	69 Hummock Pond Rd	Sports court	55/320	LFW	RP
	• Board: Welch, Pohl, Camp, MacLeod and Patten; Alternates: Paul • Camp made the motion to approve with condition the North property line to be vegetated with Evergreen material and not be visible at the time of inspection. • Motion carries unanimously					
39.	Surfside Design, LLC 13676	7 White St	New dwelling	80/9	Emeritus, LTD	RP
	• No Show					
40.	FP 4 N. Water St 13697	4 N. Water St	Hardscape/fence	42.4.2/90	Ahern, LLC	RP
	• No Show					
41.	16 Squam Rd, LLC 13684	16 Squam Rd	Pool-hardscape	21/147	Ahern, LLC	RP
	• No Show					
42.	Sea Hero, LLC 13719	2 Bittersweet	Rev. 12392; MH	56/104.2	GBDA	JP
	• Board: Welch, Pohl, MacLeod, Camp and Patten. Alternates: Paul • Pohl made the motion to approve as submitted • Motion carries unanimously					
43.	Sea Hero, LLC 13718	4 Bittersweet	Rev. 12405; shed dr	56/104.2	GBDA	JP
	• Board: Welch, Pohl, MacLeod, Camp and Paul; Alternates: Patten • The board discussed concerns about the proposal for the shed, Paul noting that rotating the shed would make the sheds at 2 and 4 Bittersweet nearly identical, reducing variety and character between the two properties. Welch and Pohl felt the shed windows were too large and preferred smaller windows—or none at all—to maintain an appropriate shed-like appearance. MacLeod agreed that greater differentiation was needed and suggested providing a streetscape showing both sheds and both houses for additional context. Members questioned whether the large double-hung windows were suitable for a shed and whether the structure would be visible from the street or screened by landscaping. • MacLeod made the motion to hold for more information, including a streetscape and landscape plan showing both 2 & 4 Bittersweet • Motion carries unanimously					
	• Board: Welch, Camp Pohl, MacLeod and Patten • Camp made the motion to approve minutes September 30, 2025; October 7, 2025; October 14, 2025; October 21, 2025 • Motion carries 3-1 (Welch-nay; MacLeod- abstained) • MacLeod made the motion to adjourn at 8:37pm • Motion carries unanimously					