



HDC Minutes 12/9/2025; adopted 1/6/26

HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

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

Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul

~~ MINUTES ~~

DATE: December 9th, 2025

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM

Called to order at 4pm, and announcements by Stephen Welch, Chair

Staff in attendance: (Fiona Johnson, Administrative Specialists, Cathy Flynn, Land Use Specialist)

Members Present: Welch, Pohl, Oliver, Camp, Patten

Remote Participants: Paul, Thornewill, Oliver (at 7:13pm)

Absent Members: MacLeod

Early departure: Oliver at 6:43pm

Motion to Approve Agenda made by Pohl

Vote: Carried 5-0

I. COMMISSIONER DISCUSSION AND/OR VOTE

- HDC Meeting and Deadline Schedule February 3, 2026 – May 05, 2026
Board: Welch, Pohl, Camp, Oliver, Patten
Motion to approve made by Camp
Carries unanimously
- Old Business meeting hours will be from 4pm – 7pm starting mid January

II. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Sarah Bois	3 Wappossett Cir	Driveway extension	67/563	Self
2. Luka Milisic	6A Daffodil Ln	Re-site shed	68/772.1	Alex Trifunovic
3. Luka Milisic	6A Daffodil Ln	Deck	68/772.1	Alex Trifunovic
4. Matt Fee	6 Rugged Rd	Move on shed	67/784	Self
5. Elihu Tuttle	103A Old South Rd	New dwelling	68/164.1	Kris Megna HDC
6. BOFL, LLC	Zero Killdeer Ln	Windows	68/634	David Troast
7. Robert Hatcher	72 Baxter Rd	Roof change- cottage	49/44	Botticelli & Pohl
8. Nicole Whidden	11 Davis Ln	Rev. 12682; clr change	82/75	Emeritus. LTD
9. Nicole Whidden	11 Davis Ln	Rev. 12684; clr chg, rmv wind	82/75	Emeritus. LTD
10. Karyn Lindsay	7 Starbuck Rd	Retaining wall	60/23	Jeff Morash
11. Two Pilgrims, LLC	17 Pilgrim Rd	Cabana	41/214	Sophie Metz
12. Two Pilgrims, LLC	17 Pilgrim Rd	Rev. 11523; MH	41/214	Sophie Metz
13. Two Pilgrims, LLC	17 Pilgrim Rd	Rev. 11524; GH	41/214	Sophie Metz
14. 27 Cato Lane, LLC	27 Cato Ln	Covered deck/pergola	55/118	JB Studio
15. Nancy Dubuc	3 Pops Ln	Rev. MH	60.2.4/64.1	MCA+ RP
16. Nancy Dubuc	3 Pops Ln	Re-site garage	60.2.4/64.1	MCA+ RP
17. Nancy Dubuc	3 Pops Ln	Re-site guest house	60.2.4/64.1	MCA+ RP
18. ACKually Ours, LLC	13 Mizzenmast	Rev. 12579; doors/windows	66/378	Brook Meerbergen
19. Larry Wheldon	97 Old South Rd	New dwelling	68/162	Kris Megna
20. Bill Puder	27 Fairgrounds Rd	Paint pergola/add canvas	67/150	Val Oliver
21. Marguerite Glidden	22 Rugged Rd	Window replacement	67/164	Southern New England

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22. NIR Retail, LLC	3 N. Union	Roof change	42.3.1.214.2	T&T Roofing
23. N.I.R. Retail	10 Federal	Roof color change	42.3.1/128	T&T Roofing
24. N.I.R. Retail	15 S. Beach St	Roof color change	42.4.2/57.1	T&T Roofing
25. 11 Bear St Trust	11 Bear St	HC ramp	55/382	Val Oliver
26. Andy Lowell	5 Madaket Rd	Shed	41/296	Val Oliver
27. Seven Pleasant, LLC	7 Pleasant St	New colonnade	42.3.3/156	Normand
28. Cappel Real Estate Hold	10 Sheep Commons	Pergola	57/274	EMDA
29. Eight Ave South, LLC	22 Trotters Ln	Doors/windows	67/143	Thornewill Design
30. Michael Suby	7 Gray Ave	New dwelling	67/882	Brook Meerbergen
31. Michael Suby	7 Gray Ave	Cabana	67/882	Brook Meerbergen
32. Roberto Finzi	26 Pocomo Rd	Rev. 10894; gar remove balcony	14/74	Smith & Hutton
33. Cavu Monomoy, LLC	41 Monomoy Rd	Alterations	54/79.1	Emeritus, LTD
34. Joe Phelan	61 Pleasant St	Historic Determination	55/40	Patrick Noddin
35. Amy Hauser Nelson	86 Pleasant St	Historic Determination	55/369	Christina Martin
36. White Elephant Resorts	88 Pleasant St.	Historic Determination	55/378.1	Nathan Malloy
37. ACK52 HPR, LLC	52 Hummock Pond Rd	Demo shed	56/285	NAG
38. Jack Pluggi	6 Packet Dr	Roof/decks	73/48	JB Studio
39. 5 Hollister Road Tr	5 Hollister Rd	Fenestration	92.4/263	JB Studio
40. Ed Garden	15 Lily St	Door change	42.3.4/10	William Freed
41. 2538970 Ontario, Inc.	5 Coffin St	Rev. 11113; cottage	73.1.4/21	Emeritus, LTD
42. James Golden	4 Falcon Ct	Add dormers/wind repl	68/541	LFW
43. James Golden	4 Falcon Ct	Shed win/dr replacement	68/541	LFW
44. ILY Forest, LLC	11 Hinckley Ln	Remove porch over front door	30/623	LFW
45. ILY Forest, LLC	11 Hinckley Ln	Driveway/AC units	30/623	LFW
46. Chris Raith	7 Milestone Crossing	Re-site cottage	68/453	LFW
47. 116 Baxter, LLC	116 Baxter Rd	Fenestration/roof walk	48/34	Brook Meerbergen
48. Mary Dalton	1 Saratoga Ln	Roof change	42.2.4/1	T&T Roofing
49. NIR Retail	37 Straight Whf	Roof change	42.2.4/1	T&T Roofing
50. Barry Boniface	196 Cliff Rd	MH-addition	40/25.1	Topham Design
51. Barry Boniface	196 Cliff Rd	Fenestration/clr chg	40/25.1	Topham Design
52. Karen Nassif	38 Wauwinet Rd	Rev. 13421; barn wind chg	20/21	Val Oliver
53. 8 Walbang N. T.	8 Walbang Ave	Rev. 8894; clr chg	82/146	Botticelli & Pohl
54. 8 Walbang N. T.	8 Walbang Ave	Rev. 11222; vent,clr chg	82/146	Botticelli & Pohl

Board: Welch, Camp, Patten, Paul; Alternates: none; Recused: Pohl, Oliver, Thornewill

Motion: Motion to approve (made by Abby)

Vote: Motion was approved by a unanimous vote

III. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Philip Boeckman	6 Underhill Ln	Pool-hardscape	73.3.2/58.2	Waterscapes
Existing vegetation to remain. Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.				
2. ACK 15 CHR, LLC	17 Lyons Ln	New garage	76/21	Kris Megna
Add frieze above windows.				
3. Drew Magnusson	12 Longwood Dr	Pool-hardscape	71/18	Waterscapes
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application				
4. 111B Old South Rd, LLC	111 Old South Rd	Rev. 10486; fence	68/167	Emeritus
6' fence must not be on the property line. Every third section must have vegetative screening or vining on neighbors side of fence.				
5. ACK52 HPR, LLC	52 Hummock Pond Rd	Stone retaining wall	56/285	NAG
Vegetation along Hummock to remain and additional vegetation added if pool can be viewed down driveway from Hummock				
6. N.I.R. Retail	2 Straight Whf	Roof color change	42.3.1/135	T&T Roofing
Date of construction to be written on the COA				
7. Seven Pleasant, LLC	7 Pleasant St	Rev. MH color chg	42.3.3/156	Normand Residential
Front door color to match existing shutter color (black).				
8. Michael Suby	7 Gray Ave	Pool-hardscape	67/882	Brook Meerbergen
Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.				
9. Edward Bayliss	52 Eel Point Rd	Garage alterations	32/25	Emeritus, LTD
Dormers are to be set back from the eave another 2' on each side.				

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10. ACK Local Man, LLC 46 Hooper Farm Rd Pool 67/273.1 Brook Meerbergen

Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

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

Motion: Motion to approve (Made by Abby)

Vote: Motion was approved by a unanimous vote

IV. SIGNS

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	AGENT
1. 22 Federal, LLC	22 Federal St	Projecting sign- Café 22	42.4.2/31	Jonas Baker
2. 22 Federal, LLC	22 Federal St	Projecting sign- Café 22	42.4.2/31	Jonas Baker
• Hold both 22 Federal St applications for representation and a Master Sign Plan				
3. N.I.R., Retail, LLC	Zero Main	Wall sign-Coldwell Banker Realty	42.3.1/181	Sign Here
• Motion to approve				
4. N.I.R., Retail, LLC	Zero Main	Updated Master Sign Plan	42.3.1/181	Sign Here
• Motion to approve				
5. 111 OSR LLC	111B Old South Rd	Wall sign- Upstate Door	68/167	Emeritus, LTD
• Hold for revisions				

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

Motion: A motion was made to accept the Sign Committee's recommendations on the sign applications. (made by Ray)

Vote: Motion was approved by a unanimous vote

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

N/A

VI. NEW BUSINESS 11/18/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	AGENT
1. Beach Bucket, LLC	14 Silver St	Hardscape	55.4.1/182	Julie Jordin
Board: Welch, Pohl, Oliver, Camp, Patten Alternates: Paul, Thornewill Board Members: No Concerns Motion: Motion to approve as submitted made by Ray Vote: Carried 4-1, Abby opposed				
2. Joseph Marchese	5 Copper Ln	Remove window	42.3.3/91	Carey Company
NO SHOW				
3. Nant. Prop Owners	14 Beach Grass	400 sf shed	68/395	Structures Unltd

Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: Commissioners expressed strong concerns about the shed's unusual height and vertical proportions, particularly given its placement only about five feet from the street, which they noted is atypical for an ancillary structure. They also criticized the window proportions, the absence of a second-floor window facing the road, and the overall "under-fenestrated" and imposing design. Members clarified that the proposal would not qualify for zoning exemptions due to its height, square footage, and inclusion of a studio. With general agreement that a two-story accessory building of this scale was inappropriate so close to the street, the Commission instructed the applicant to revise the design, recommending it be reduced to a 1 or 1 ½ story

MOTION: Motion to hold for revisions made by Ray

Vote: Carried unanimously

4. Trevor Smith	2 Little Isle Ln	Roof top solar	68/756	ACK Smart
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Board: Welch, Pohl, Oliver, Camp, Thornewill

Alternates: Paul, Patten

Board Members: No Concerns

Motion: Motion to approve with existing vegetation to remain at time of inspection and in perpetuity made by Pohl

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Vote: Carried 5-0

5. Alfred Barnard 74 Orange St Demo rear 210sf shed 55.4.1/26 Jason Zinser

Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul, Thornewill

Board Members: No Concerns

Motion: Motion to approve as submitted made by Connie

Vote: Carried 5-0

6. 7 Maple, LLC **13756** 7 Maple Ln Rev 13117; add breezeway 67/303.6 Emeritus LTD

Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: The board reviewed proposed revisions that added a breezeway with an intersecting gable between the garage and main house, along with minor fenestration changes. Several members expressed concern that the breezeway and gable increased the apparent massing of the house, with Ray suggesting the breezeway needed visual grounding to avoid appearing awkwardly suspended. After discussing options with the applicant, the board concluded that removing the intersecting gable on the visible west side and adding one-foot lattice panels at each end of the breezeway would sufficiently reduce its visual impact.

Motion: Motion to approve with an Exhibit A removing intersecting gable on the West elevation; adding 1' of lattice on either side to ground breezeway made by Ray

Vote: Carried 4-1 (Abby opposed)

7. 7 Maple, LLC **13667** 7 Maple Ln Rev. 13298; win/breezeway 67/303.6 Emeritus LTD

Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: The board approved both the breezeway revision (removal of the gable and addition of lattice) and the window revision, documenting both actions together under "Exhibit A" for the record.

Motion: Motion to approve subject to HDC2025-11-13756 made by Ray.

Vote: Carried 4-1 Abby opposed

8. Surfside Design, LLC 7 White St New dwelling 80/9 Emeritus, LTD

Board: Welch, Oliver, Camp, Patten, Thornewill

Alternates: Paul, Pohl

Board members sought clarity on how the proposed new building relates to the existing structure, raising questions about visibility, placement, and architectural consistency, including window details and overall design style. Carrie requested side-by-side comparisons or images to better assess compatibility, while Val expressed concern that the two structures appeared to speak different architectural "languages" and asked for confirmation that previously approved window revisions had been implemented. The applicant explained that the existing building had recently been simplified—its cupola removed and siding changed—and that the team had tried to create consistency, though some differences remained due to the original barn-like character. Because technical issues prevented sharing comparison materials during the meeting, the board agreed to hold the application until the applicant could provide images or plans showing both structures together to evaluate coherence and streetscape compatibility.

Motion: Motion to hold for additional information and to be added to the 1/6/26 meeting made by Val.

Vote: Carried 5-0

9. FP 4 N. Water St 4 N. Water St Hardscape/fence 42.4.2/90 Ahern, LLC

Board: Welch, Pohl, Oliver, Camp, Thornewill

Alternates: Paul, Patten

Board Members: The board found the proposed pergola/arbor highly unusual and out of character with Nantucket's historic downtown, prompting several members to request that it be shortened or pulled back from the street due to concerns about visibility and precedent.

Members also favored traditional brick over bluestone for walkways and questioned the appropriateness of a freestanding fireplace, which they felt

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resembled a country-estate feature rather than something suited to an in-town property. They asked for clearer documentation of hardscape, plantings, materials, and screening to ensure the project aligned with downtown expectations. The applicant agreed to reduce or relocate the pergola, use brick if required, and incorporate traditional plantings to soften the design.

Motion: Motion to hold for revisions with more detailed, labeled plans made by Abby

Vote: Carried 5-0

10. 16 Squam Rd, LLC	16 Squam Rd	Pool-hardscape	21/147	Ahern, LLC
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Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul, Thornewill

Board Members: No Concerns

Motion: Motion to approve with the pool not to be visible at time of inspection and in perpetuity made by Ray

Vote: Carried 5-0

11. Tom ACK, LLC	38 Chuck Hollow Rd	Rev. 12052; rmv 66sf of shed	75/66.1	JB Studio
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Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: The board clarified, based on the building commissioner's guidance, that two structures connected by a pergola would be considered a single building for coverage, but if separated—even with only a freestanding pergola between them—they could count as two. Several members, including Val Oliver and Ray Pohl, felt the proportions appeared awkward without a visual link and suggested that a freestanding pergola could resolve the issue aesthetically. Abby and Joe agreed, supporting the idea of a detached element to create visual cohesion, even if the structures needed to be set slightly farther apart. After discussing zoning interpretations and design implications, Ray recommended that the applicant file a third application specifically for a freestanding pergola so that all three components could be reviewed together.

Motion: Motion to hold both 38 Chuck Hollow Rd shed applications to track pending a third application for the stand alone pergola and to be reviewed as a group on the 1/6/26 meeting made by Ray.

Vote: Carried 5-0

12. Tom ACK, LLC	38 Chuck Hollow Rd	Rev. 12052; reduce shed to 165sf	75/66.1	JB Studio
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Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: same comments as above application.

Motion: Motion to hold both 38 Chuck Hollow Rd shed applications to track pending a third application for the stand alone pergola and to be reviewed as a group on the 1/6/26 meeting made by Ray.

Vote: Carried 5-0

13. Devilleme Trust	18 Gladlands Ave	Rev. 12548; relocate gate	80/221	LINK
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Board: Welch, Pohl, Oliver, Camp, Thornewill

Alternates: Paul, Patten

Board Members: The board expressed concern that the submitted plans lacked sufficient clarity and detail, particularly regarding the precise location and dimensions of the relocated gate and how it would connect to the existing picket fence or any modified fencing. Members including Val Oliver, Abby Camp, and Carrie Thornewill requested a single comprehensive drawing showing all elements, properly labeled with arrows and dimensions, and clarifying whether the deer fencing was new or previously approved. Although Tori Ewing verbally explained that the only change was the gate's relocation and that the fence itself was not being altered, the board emphasized that full documentation was still required to avoid ambiguity and maintain consistency in application processing. The board emphasized the need for clarity, completeness, and dimensional accuracy in submittals, particularly when modifying previously approved features, and therefore held the application until a fully detailed, labeled, and dimensioned plan is provided for staff review.

Motion: Motion to hold for Staff to review for completeness made by Ray

Vote: Carried 5-0

VII. NEW BUSINESS 12/09/2025

NAME	ADDRESS	SCOPE OF WORK	MAP/PARCEL	AGENT
1. Third Pont Holdings	39 Quaise Rd	Add door/replace winds	26/3	CWA

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Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul, Thornewill

Board Members: No Concerns

Motion: Motion to approve as submitted made by Connie

Vote: Carried 5-0

2. David Scott Sloan	1 Farmer St- VIEW	As-Built chimney cap	42.3.2/158	Eric Hallin
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Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: No Concerns

Motion: Motion to approve as a Test Case and waiving the as-built fee made by Ray

Vote: Carried 3-2 (Stephen and Abby- opposed)

3. Peter Kaizer	6 Nobadeer Ave	Rev. 10099; add roof walk	80/37.2	Self
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Board: Welch, Pohl, Thornewill, Camp, Paul

Alternates: Patten

Recused: Oliver

Board Members: No Concerns

Motion: A motion to approve was made by Ray, with the condition that the skirt be natural to weather.

Vote: Carried 5-0

4. Brook Mohr	2 Henderson Dr	Rooftop solar	66/206	ACK Smart
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Board: Welch, Pohl, Thornewill, Camp, Patten

Alternates: Paul

Request: Oliver

Board Members: No Concerns

Motion: Motion to approve as based upon the shallow roof pitch to the secondary mass on the primary structure; existing screening maintained in perpetuity made by Abby.

Vote: Carried 5-0

5. Luka Milisic	6A Daffodil Ln	Hardscape	68/772.1	Alex Trifunovic
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6. Courtney Lea Ney	1 Chapel St	Shutter color change	73.4.2/17	Self
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NO SHOW

7. Daniel Murphy	8 Golfview Dr	Shed	66/192	Gryphon Architects
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Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: No Concerns

Motion: Motion to approve as submitted made by Joe

Vote: Carried 5-0

8. Hotty Toddy, LLC	76A Madaket Rd	Mve on garage frm 92 Washington St 41/813		Jardins Intl
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Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul Thornewill

Board Members: No Concerns

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Motion: Motion to approve with the trim color to match the main house made by Val

Vote: Carried 5-0

9. Mullaney Trust	15 New Mill St	Extend dormer	55.4.4/87.1	Val Oliver
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Board: Welch, Pohl, Patten, Camp, Paul

Alternates: Thornewill

Recused: Oliver

Board Members: The discussion on 15 New Mill focused on a proposed six-foot extension to an existing dormer on a 1980s infill house. Key concerns included: The risk that the new dormer's ridge would be higher than the adjacent (lower) roof, which would be both a design and a structural problem (raised by Ray Pohl). A mistaken depiction of a dormer on the south elevation, which Val Oliver clarified was an error and should be removed from the drawings.

Motion: Motion to approve by correcting the new dormer so its peak did not exceed the ridge height of the lower gable thru Exhibit A made by Ray

Vote: Carried 5-0

10. Padraic Cassidy	13 Marble Way	New dwelling	66/119	Self
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Board: Welch, Pohl, Camp, Patten, Thornewill

Alternates: Paul

Recused: Oliver

Board Members: The board reviewed a proposal for a two-story gambrel house at 13 Marble Way, intended to minimize footprint and preserve vegetation, but members raised strong concerns about its scale, length, monolithic massing, atypical roofline, and extensive glazing, noting that the design was uncharacteristic for Nantucket. They recommended breaking up the façade, simplifying architectural elements, and revising fenestration to reduce perceived mass and better fit the context. The applicant agreed to make revisions, and the board voted to hold the application for major changes.

Motion: Motion to hold for revisions made by Ray

Vote: Carried 5-0

11. Greg Raiff	100 Low Beach Rd	Alterations	75/27	Val Oliver Design
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12. Seven Pleasant St, LLC	7 Pleasant St	Hardscape	42.3.3/158	Greyson Keller
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Board: Welch, Pohl, Thornewill, Camp, Paul

Alternates: Patten

Board Members: The board reviewed the landscape and site revisions for the historic property, including a proposed change from a shell to brick driveway, blue-granite pavers, brick retaining walls, a 13x7 spa, and multiple gates including a setback driveway gate and a rear "friendship gate." Concerns focused on the driveway widening too close to the house, the need for a planting strip along the structure, the 7-ft gate height being too tall, the driveway brick pattern, and the visibility and placement of existing AC condensers, which should be enclosed or screened. Members also requested clarity on retaining wall elevations and confirmation of materials. With these comments and required adjustments including lowering the gates and screening the condensers the board voted to hold the application for revisions.

Motion: Motion to hold for revisions made by Ray

Vote: Carried 5-0

13. 61 Cliff Rd, LLC	61 Cliff Rd	Hardscape	30/247.1	Greyson Keller
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Board: Welch, Pohl, Paul, Camp, Patten

Alternates: Thornewill

Board Members: No Concerns

Motion: Motion to approve with the spa not to be visible at time of inspection and in perpetuity.

Vote: Carried 4-1 (Abby – opposed)

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14. Roberto Finzi 26 Pocomo Rd Demo/move MH 14/74 Smith & Hutton

Board: Welch, Pohl, Thornewill, Camp, Patten

Alternates: Paul

Board Members: No Concerns

Motion: Motion to approve demo made by Abby

Vote: Carried 5-0

15. White Elephant Hotel 50 Easton St Rev. 13413; louvers/roof decks 42.4.1/23 Paul Beaulieu

Board: Welch, Pohl, Thornewill, Paul, Patten

Alternates: Camp

Board Members: The board reviewed a revision to the White Elephant kitchen renovation at 50 Easton, involving the relocation and redesign of mechanical louvers and roof exhausts to meet updated engineering and code requirements. The board supported the functional changes but requested that the revised gable-end louvers be vertically oriented (preferably as three separate units with shingle spacing) and finished in natural wood rather than white to minimize visibility. The application was approved with these aesthetic conditions, documented in "Exhibit A" to the motion.

Motion: Motion to approve with the 3 bay vertically formatted through Exhibit A made by Ray

Vote: Carried 5-0

16. Beach Bucket, LLC 14 Silver St. Rev. 12893; enlrg deck 55.4.1/182 Emeritus, LTD

Board: Welch, Pohl, Oliver, Paul, Thornewill

Alternates: Patten, Camp

Board Members: No Concerns

Motion: Motion to approve as submitted made by Ray

Vote: Carried 5-0

17. Savannah Jack, LLC 81 Polpis Rd Gate 44/23.4 Reid Yenor

Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul Thornewill

Board Members: No Concerns

Motion: Motion to approve the gate to be finished in natural wood (not white) was made by Ray

Vote: Carried 5-0

18. HFR 17 ACK, LLC 17 Hooper Farm Rd Second dwelling 55/220.5 Reid Yenor

Board: Welch, Pohl, Oliver, Paul, Camp

Alternates: Patten, Thornewill

***2nd dwelling reviewed first**

Board Members: The board reviewed the proposed two-story primary and secondary dwellings at 17 Hooper Farm Road, expressing concerns that the plans represented overdevelopment and did not align with the predominantly single-story, ranch-style character of the neighborhood. Issues cited included excessive height and mass, lack of additive or traditional massing, and under-scaled windows. Members recommended revising the plans to better fit the context, putting up a smaller house at the street and a larger one to the rear. The board unanimously voted to hold both applications for significant revisions.

Motion: Motion to hold for revisions made by Abby.

Vote: Carried 5-0

19. HFR 17 ACK, LLC 17 Hooper Farm Rd New dwelling 55/220.5 Reid Yenor

Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul, Thornewill

Board Members: Same concerns as the secondary dwelling.

Motion: hold to track made by Abby.

Vote: Carried 5-0

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20. Sheila Giardini	43 Weeweeder Ave	Gate	79/19.1	Reid Yenor
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Board: Welch, Pohl, Oliver, Camp, Thornewill

Alternates: Paul, Patten

Board Members: The board reviewed the proposed driveway gate, which was initially detailed with narrow vertical pickets and painted white. Members expressed concerns that the design was too busy, overly detailed, and inconsistent with the rural, beach-style character of the property. The consensus was to simplify the gate to a natural-to-weather finish with wider boards or simple horizontal slats, minimal ornamentation, and a straightforward frame and posts. The application was held for revisions to reflect these design adjustments.

Motion: Motion to hold for revisions was made by Val

Vote: Carried 5-0

21. BJM2, LLC	17 Lyons Ln	Pool-hardscape	76/21	Atlantic Landscaping
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Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: No Concerns

Motion: Motion to approve with the pool not to be visible at time of inspection and in perpetuity made by Joe

Vote: Carried 5-0

22. Norman Drapen	18 Longwood Rd	Pool- hardscape	71/21	Atlantic Landscaping
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Board: Welch, Pohl, Oliver, Camp, Thornewill

Alternates: Paul, Patten

Board Members: No concerns

Motion: Motion to approve with the pool not to be visible at time of inspection and in perpetuity made by Carrie.

Vote: Carried 5-0

23. Ferry Views, LLC	72 Monomoy Rd	Pool	43/115	Ahern, LLC
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24. David Gregory	53 Nobadeer Av	New dwelling	88/54.1	WAPD
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25. K225, LLC	126R Main St	Rev. 10246; chimney	42.3.3/98.1	JB Studio
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Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten, Thornewill

Board Members: The board reviewed a proposed exterior chimney addition at 126 Main Street, discussing its location and size. Members expressed concern about the appropriateness of exterior chimneys in the historic district and potential visibility from nearby Vestal Street. An abutter at 128 Main Street strongly objected, citing the house's scale and potential impact on the streetscape. The board agreed to "view" the site with a pole marking the chimney's center and height before making a final determination.

Motion: Motion to hold for a view with a pole at center point of chimney height view from Vestal Street made by Abby

Vote: Carried 5-0

26. Blue Sunday, LLC	3 Nobadeer Av	Rev. pool-hardscape	80/46	George Berg
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Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul, Thornewill

Board Members: No Concerns

Motion: Motion to approve with the pool not to be visible at time of inspection and in perpetuity made by Val

Vote: Carried 5-0

27. 13 W. Chester, LLC	13 W. Chester St	Hardscape	80/46	LINK
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Board: Welch, Pohl, Oliver, Camp, Thornewill

Alternates: Paul, Patten

Board Members: No Concerns

HDC Minutes 12/9/2025; adopted 1/6/26

Motion: Motion to approve as submitted made by Ray

Vote: Carried 4-1 Abby opposed

28. David Rose Tr 7 Back St Driveway/apron 55/346 LINK

Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul, Thornewill

Board Members: Same concerns as the main house.

Motion: Motion to approve with a brick apron made by Abby

Vote: Carried 5-0

29. 2538970 Ontario, Inc. 5 Coffin St Rev. 10035; MH 73.1.4/21 Emeritus, LTD

Board: Welch, Pohl, Oliver, Camp, Patten

Alternates: Paul, Thornewill

Board Members: No Concerns

Motion: Motion to approve as submitted made by Val

Vote: Carried 5-0

30. Steven Garfinkel 13 Starbuck Rd Rev. 12483; enlrg pool 60/113 Thornewill Design

Board: Welch, Pohl, Oliver, Camp, Paul

Alternates: Patten

Agent: Thornewill

Board Members: No Concerns

Motion: Motion to approve with the pool not to be visible at time of inspection and in perpetuity made by Abby

Vote: Carried 5-0

31. Anthony Civale 58 Nobadeer Av **Sports Court 88/81 Brant Point Bldg & Prop Mgt

HOLD

Approved Minutes	November 18, 2025- Board: Welch, Pohl, Camp, Oliver, Patten Motion to approve made by Ray Motion carries 3-2 (Welch, Oliver- abstaining)
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Motion to adjourn at 8:16 pm

Board: Welch, Pohl, Oliver, Camp, Patten

Made by Ray