



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

~~ MINUTES ~~

DATE: March 24th, 2026

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM

Called to order at 4.05 pm, and announcements by Stephen Welch

Staff in attendance: (Fiona Johnson, Holly Backus, Cathy Flynn)

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

Remote Participants: Paul

Absent Members: Thornewill

Early Departures: Backus at 5:00pm. Welch at 6:22pm

Adoption of Agenda made by Val.

Motion to Approve: (Motion was approved by a unanimous vote)

Vote: Carried 5-0

I. RATIFY COMMISSIONER VOTE AND/OR DISCUSSION FROM MARCH 17, 2026

- Definition of demolition (inclusive levels of demolition)
- Unapproved demolitions & fines

Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul

The HDC voted to adopt a new definition of “demolition” that includes multiple levels or tiers of removal, expanding beyond full teardowns and agreed to send a letter to Town Counsel (through proper channels) for review of this definition. The Commission also directed that through the Planning Director, planning staff and preservation plan staff research demolition fees and regulatory frameworks used in comparable communities, with the goal of assembling a range of approaches to enforcement, including for unapproved demolitions. Staff will compile and summarize these findings for HDC review, after which the Commission will decide whether and how to modify Nantucket’s existing rules, potentially including fees, fines or other enforcement mechanisms. As clarified by Welch, staff will draft letters for the Chair to Town Counsel and the Planning Director, the Chair will review them offline and then send or authorize their transmission; notably, the HDC did not establish any specific fines or adopt a new penalty structure at this time.

Motion to ratify made by Oliver.

Carries unanimously.

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Thomas Kasza 14316	1 Wherowhero Ln	New dwelling	67/471	EMDA
2.	ACK Reit 1865, LLC 14315	9 Hinsdale Rd- Lot 2	New dwelling	68/776	Kris Megna
3.	PKKM, LLC 14206	11 Perry Ln	As-built shed	67/112.6	John Brescher
4.	Steven Cohen Tr 14361	39 Monomoy Rd	Rev.10629; accessstructure	54/79	WAPD
5.	Steven Cohen Tr 14360	39 Monomoy Rd	Rev. 10628; shed	54/79	WAPD
6.	3 Pochick Surfside, LLC 14356	3 Pochick Av	Rev. 12453; win/drs/deck	80/323	WAPD
7.	Jonathan Owsley 14296	2 Maxey Pond Rd	Hardscape	40/96	Jardins International
8.	5 Step LLC 14291	5 Step Ln	Rev. 6963; add bay window	42.4.2/43	EMDA
9.	Steven Garfinkel 14305	13 Starbuck Rd	As-Built door change	60/113	Thornewill Design
10.	Justin Lindsay 14357	5 Fawn Ln	Fence	68/970	LFW
11.	3 Fawn Ln, LLC 14359	3 Fawn Ln	Rev- fence	68/971	LFW
12.	Bo Blair 14358	16 Swift Rock Rd	Rev. 9138; cottage	40/39	LFW
13.	Christopher Bell 14333	6 Paul Jones Rd	Move on from 10 New Ln	41/119.4	LFW
14.	David Gregory 14300	53 Nobadeer Ave	Shed	88/54.1	WAPD
15.	Town of Nantucket 14280	20 S. Water St	Door replacement	42.4.2/29	SMRT
16.	Town of Nantucket 14278	1 Folgers Ct	Alterations	73.1.3/77	SMRT

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17. Town of Nantucket 14279	34 Washington St.	HVAC/louvers	42.2.3/2	SMRT	
18. Finilly, LLC 14325	2A Longwood Dr	Rev. 12275; add spa/pergola	71/13.3	SMRD	
19. Moby ACK, LLC 14349	5 Cherry St	Shed	55/375	Structures Unltd	
20. Maeve Harrington 14310	12 Evergreen Way	Remove window	68/705	Self	
21. Kimberly Taylor 14309	76 Easton St	Generator	42.4.1/33	Marko Durdevic	
22. TicTac Toe, LLC 14312	7 Fawn Ln	Rev. 7117; remove chimney	68/979	Brook Meerbergen	
23. TicTac Toe, LLC 14313	13 Fawn Ln	Rev. 7127; remove chimney	68/976	Brook Meerbergen	
24. Marine Home Center 14324	134 Orange St	Change brick stairs to wood	55/49	Gerardo Nolasto	RP
25. Town of Nantucket 14375	48 Sparks Av	New concession/booster bldg.	55/242	Chip Clunie	SW
26. Town of Nantucket 14373	48 Sparks Av	Hardscape/landscape	55/242	Chip Clunie	SW
27. 3 Sherburne Way NT 14367	3 Sherburne Way	Hardscaping	30/39	Botticelli & Pohl	CP
28. Erik Beucler 14295	8 Weymouth St	Color change	55.4.1/85.1	Aiden Bourke	AC
29. Aleksandar Popnikolov 14266	2 Quail Rd	Addition	67/255.1	Self	AC
30. 11 Cannonbury Holdings 14362	11 Cannonbury Ln	Fence/gates	74/22	Atlantic Landscaping	RP

Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Paul; Recused: Pohl

- Motion to approve as submitted made by Val.
- Carries unanimously

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Debbie Wasil 14348	51 Pleasant St	Raise roof	55/32.3	Structures Unltd	VO
	• Date of construction to be added to the COA.					
2.	66 Union St., LLC	66 Union St	Replace fence	55.1.4/67	Boris Braun	VO
	• Fence to be natural to weather. 5/1 fence lattice to be horizontal/vertical. Plant vegetation on the neighbor's side, every other panel.					
3.	Olympic Equity Holdings 14297	91 Main St	Condensers	42.3.3/18	NAG	CT
	• Screening to be maintained at time of inspection and in perpetuity.					
4.	Jen-Eric, LLC 14338	26 N. Water St	Condensers	42.4.3/23	Brant Point Building	VO
	• Due to lack of visibility.					
5.	60 Burnell, LLC 14351	60 Burnell St	Pool-hardscape	49.3.2/18	Julie Jordin	VO
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application					
6.	Bridges Family, LLC 14293	6 Ishmael Rd	Pool-hardscape	82/91	Jardins International	RP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	Nant. Land Bank 14342	159 Hummock Pond Rd	Mve on Bldg 2 Unit 4 frm 41 Jefferson	65/28	SMRT	SW
	• If the other structures are to have solar panels, black asphalt roof shingles.					
8.	Nant. Land Bank 14341	159 Hummock Pond Rd	Move on Bldg 3 frm 41 Jefferson	65/28	SMRT	SW
	• If the other structures are to have solar panels, black asphalt roof shingles.					
9.	Nant. Housing Auth 14343	158 Madaket Rd	Move on Bldg 1 frm 41 Jefferson	39/13.5	SMRT	SW
	• If the structure is to have solar panels, black asphalt roof shingles.					
10.	Nant. Housing Auth 14344	158 Madaket Rd	Mve on Bldg2 Unit2 fm41 Jefferson	39/13.5	SMRT	SW
	• If the structure is to have solar panels, black asphalt roof shingles.					
11.	Nant. Housing Auth 14345	158 Madaket Rd	Move on Bldg 2 Unit 1f41 Jefferson	39/13.5	SMRT	SW
	• If the structure is to have solar panels, black asphalt roof shingles.					
12.	Town of Nantucket 14369	48 Sparks Av	Demo grandstand	55/242	Chip Clunie	SW
	• To reasonable extent, offer up for local use.					
13.	Town of Nantucket 14370	48 Sparks Av	Demo fieldhouse	55/242	Chip Clunie	SW
	• To reasonable extent, consider deconstruction for re-use.					
14.	Town of Nantucket 14374	48 Sparks Av	Demo boosters building	55/242	Chip Clunie	SW
	• To reasonable extent, consider deconstruction for re-use.					
15.	Town of Nantucket 14371	48 Sparks Av	Team Room Building	55/242	Chip Clunie	SW
	• Convert horizontal screening (boards) to vertical, spacing is okay.					
16.	Chris Wofford 14311	20 Madequesham Vly Rd	Rev. 13556; re-site/add porch	89/16	Thornewill Design	CP
	• Date of construction to be added to the COA.					
17.	Robert Whalen 14364	2 S. Cambridge St	288 sf addition	59.4/16	Val Oliver Design	CP
	• Date of construction to be added to the COA.					
18.	3 Washaman Ave, LLC 14332	3 Washaman Ave	Addition/window wells	55/536	Shelter 7	CP
	• Date of construction to be added to the COA.					

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19.	3 Sherburne Way NT 14368	3 Sherburne Way	Pool	30/39	Botticelli & Pohl	CP
	Pool to move 5' closer to the MH. Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
20.	First Congreg Church 14314	62 Center St	Fenestration changes	42.4.3/75	Angus MacLeod	AC
	With written approval from Nantucket Preservation Trust (NPT)- holder of the preservation easement.					
21.	1&3 Back St, LLC 14317	3 Back St	Walk-out stairs	55/348	EMDA	AC
	Railing to be NTW. Name and date to be added to the COA- "Back a Bit" c. 1955, alt 1998.					
22.	Janet Simon Canning 14366	5 Nichols Rd	Cabana	92.4/46	Emertius, LTD	AC
	Add vegetation to the North side of the building.					
23.	32 W Chester ACK, LLC	32A+32B W. Chester St	Hardscape/driveway	42.4.3/51+51.1	Julie Jordin	AC
	Add the construction for both structures on the site to the COA.					

Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul

Motion to remove #9 - #11 from consent with conditions made by Oliver

Carries unanimously.

Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Paul; Recused: Pohl

Motion to remove # 19 (3 Sherburne Way- pool) for review made by Patten

Carries unanimously.

Commissioners: Welch, Pohl, Camp, MacLeod, Patten, Paul; Alternates: none; Recused: Oliver

Motion to approve Consent with Conditions #1- #8, #12-#18, #20-#23 made by Camp/

Carries unanimously.

Commissioners: Welch, Pohl, Camp, Oliver, Patten; Alternates: Paul; Recused: MacLeod

Motion to approve #20, 62 Center ST made by Oliver

Carries unanimously.

#9.	Nant. Housing Auth 14343	158 Madaket Rd	Move on Bldg 1frm 41 Jefferson	39/13.5	SMRT	SW
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Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul

No concerns

Motion to approve with trim to match other buildings and if structure to have solar panels than the roof to be black asphalt roof made by MacLeod.

Carries unanimously.

#10.	Nant. Housing Auth 14344	158 Madaket Rd	Mve on Blg2 Unit3 frm41 Jefferson	39/13.5	SMRT	SW
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*Middle building.

Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul

Motion to approve with anything that was white changed to grey to match the other buildings. The roof to be black and if structure to have solar panels than the roof to be black asphalt roof made by Angus.

Carries unanimously.

#11	Nant. Housing Auth 14345	158 Madaket Rd	Move on Bldg 2 Unit 1frm 41 Jefferson	39/13.5	SMRT	SW
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*Building closest to Madaket Road.

Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul

Discussion: North and West will be most visible. Suggested moving to lower part of the lot or sink into the landscape. Suggested swapping with the 1-story. Add plantings to buffer the house towards the property line.

Motion to add height poles to high parts of hip roof and 20' green poles to simulate where the screening will be made by Angus.

Carries unanimously

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

At the CLG (Certified Local Government) meeting update, commissioners were informed of an upcoming Zoom meeting scheduled for April 10 at 4:00 PM and were asked to add it to their calendars and submit any agenda topics in advance. Holly also reminded commissioners to register for Open Meeting Law training, noting that multiple sessions are available, but space is limited. Stephen Welch emphasized that reminders would continue until all commissioners complete both the Open Meeting Law and Ethics/Conflict of Interest training. Holly clarified that these are separate requirements and anyone still needing Conflict of Interest training will be contacted by Town Administration.

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V. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NISHA 14287	1 Evergreen Wy	Wall sign- NISHA	68/727	Jardins International
	• Held for representation.				
2.	29 Center St, LLC 14320	29 Center St	Projecting sign	42.3.1/122.2	Brad Guidi
	• Motion to approve with reducing to 5 sf.				
3.	29 Center St, LLC 14321	29 Center St	Rev. 4166; master sign plan	42.3.1/122.2	Brad Guidi
	• Motion to approve through staff amending to allow for a projecting sign in that location at the takeout window.				
4.	NIR Retail 14322	12 Old South Wharf	Wall sign- Legit	42.2.4/2	The Sign Lady
	• Hold for revisions.				
5.	NIR Retail 14323	12 Old South Wharf	Projecting sign- Legit	42.2.4/2	The Sign Lady
	• Hold for revisions.				
6.	VTT Moby Dick, LLC 14328	2 Union St	Wall sign	42.3.1/186	Terrance Ruggiero
	• Motion to approve.				
7.	CLACK, LLC 14336	33 Main St	Projecting sign- TWP	42.3.1/211	Sign Here Nantucket
	• Motion to approve.				
8.	Susan Thurston 14334	8 Washington St	Wall sign- The Makery (Candle St)	42.3.1/142.1	Sign Here Nantucket
	• Hold for revisions.				
9.	Susan Thurston 14335	8 Washington St	Wall sign-The Makery(Washington St)	42.3.1/142.1	Sign Here Nantucket
	• Hold for revisions.				

Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Paul, Patten

Motion: To adopt the Sign Committee's recommendations as presented made by Ray.

Carries unanimously.

VI. ROLLED OVER FROM 03/10/2026- HELD FOR ADDITIONAL INFORMATION AND A VIEW

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Greenstick, LLC 14239	16.5 Williams St VIEW	Rev. 11990; add panels	55/372	ACK Smart
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul				
	Board Discussion: The discussion focused on mitigating the visibility of a portion of the solar installation from the driveway. Abby noted that a corner of the solar panels is visible from the street and suggested planting a tree preferably deciduous near the driveway corner to help obscure the view.				
	Motion to approve with Exhibit A planting a deciduous tree made by Abby.				
	Carries unanimously.				

VII. NEW BUSINESS 03/10/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Canopache Nom Tr 14271	59 Baxter Rd	MH addition	49/20	Botticelli & Pohl

Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten; Agent: Pohl

Discussion: The board reviewed proposed additions to a highly visible historic house on Baxter Road, which are primarily second floor and roofline changes due to lot coverage constraints. On the south elevation, a small hip roof will be added over an existing single-story section, and an open deck will be enclosed, while on the north elevation, a connecting volume will tie the two-story mass to the main house; the east/water-facing side will retain the legibility of the main mass. The existing house sits slightly lower than the bluff walk (yard ~68 ft, bluff ~68.7–69 ft), and the proposal raises the house and surrounding grade about 1'-9" to improve drainage and reduce the "house in a hole" effect. Angus expressed concern about exposing more foundation or changing the visual relationship of grade, shingle line, and first floor. He also focused on height/foundation exposure. No objections from the others, provided the foundation and grade issues are addressed, concluding that the additions are consistent with the existing style and proportions.

Motion to approve through staff with the following condition: the visual relationship between grade, shingle line, and first-floor level must remain effectively the same as existing. The applicant shall use additional steps and adjust shingle lines as necessary to avoid any appearance of an elevated foundation, made by Angus.

Carries unanimously.

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2.	Canopache Nom Tr 14274	59 Baxter Rd	New cottage	49/20	Botticelli & Pohl
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Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten; Agent: Pohl

Discussion: Board concerns centered on the cottage not harmonizing with the main house, which is low-slung, horizontal and Prairie/craftsman-like. Abby noted that the dormers run directly into corner boards and the steep roof pitch makes the cottage feel visually heavy, requesting dormers be pulled back, the roof pitch reduced, and overall simplification to better relate to the main house. Angus emphasized that the cottage's proportions, eave height and massing detract from the horizontal character of the main house and requested a west elevation showing the main house, cottage and shed together to understand scale and streetscape effect. The board also noted that even at 22' height, the full 8' first-floor wall, steep roof and full dormers make the cottage appear taller than desirable. Stephen suggested reducing first-floor height by one foot with clipped gables; dormers back 6"; take 6" out of height with a mud sill.

Motion: Motion to hold for revisions and more information to include the West elevation of the Main House, proposed cottage, the approved shed and existing structure highlighted to show scale made by Angus.

Carries unanimously.

VIII. NEW BUSINESS 03/24/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parce</u>	<u>Agent</u>
1.	Keith Blossie 14301	13 Parker Ln	Parking spot	67/173.3	Self

Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternate: Patten, Paul

Motion: Motion to approve as submitted by Angus.

Carried unanimously.

2.	Servents Heart 14286	42 Monohansett Rd	Rev. 10186	79/55	Val Oliver Design
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Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Agent: Oliver

Board Discussion: The proposed horizontal boarding enclosing the exterior stair on the side elevation is inappropriate. Suggested replacing it with a shingled wall featuring windows. On the parking lot facing elevation, French doors should be 15-light or have dividers and kick panels. The board and batten material proposed for the gable pediment above the entry was not rejected but flagged for reconsideration to better match local church detailing. The cupola should have more submstnce.

Motion: Motion to hold for revisions to include the French doors that face the parking lot should be labeled the rear; right side to address the horizontal boarding; adding fenestration, trellis, shingle to the stairway; address the gable above the front and back entrance doors; French doors that face the parking lot to have 12-light with a kick panel made by Angus.

Carries unanimously.

3.	5 Orange St, LLC 14302	5 Orange St	Garage doors/wind/deck	42.3.1/149	Thornwill Design
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Commissioners: Pohl (Acting Chair), Oliver, Camp, MacLeod, Patten; Alternates: Paul

Board Discussion: Concerns centered on the enlarged deck and its impact on the character of the secondary structure. Abby preferred the existing deck. The negative space changes the character. Val suggested adding lattice under the porch. Angus emphasized the significant increase in deck size is not appropriate. Ray suggested a view.

Motion: Motion to hold for revisions and a view made by Val.

Carries unanimously.

4.	Jeanette & Bob, LLC 14308	43 Kendrick St	Tennis court	76.4.3/31	LFW
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Commissioners: Welch, Pohl, Oliver, Camp, MacLeod; Alternates: Patten, Paul

Discussion: Suggested the posts be dark green metal or painted dark green to better blend with the surroundings, and the applicant is required to submit an Exhibit A planting and screening plan. This plan must incorporate indigenous vegetation and be designed to effectively screen the court from view along Kendrick Street.

Motion: Motion to approve with an Exhibit A indicating screening from Kendrick Street with natural vegetation and dark green metal posts made by Ray.

Carries unanimously.

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5. S&J Minella **14319** 5 Giny Ln New dwelling 41/852 R. Newman
Commissioners: Welch, Pohl, Oliver, Paul, MacLeod; Alternates: Patten, Paul

Board Discussion: Angus was concerned that additive massing feels high. Not enough variation. Suggested lowering the eaves on the first floor down to the window casings and step other massing down to highlight the primary mass. Val questioned the visibility of the West and North elevation. Ray was concerned with the North and how it fits into the streetscape. Suggested lifting windows up on first floor. The porch across the front will mitigate the height from the North elevation.

Motion: Motion to hold for revisions made by Val.
Carries unanimously.

6. 28 Lily St., LLC **14331** 28 Lily St. Garage addition 42.4.3/92&94 Design Associates
HELD FOR AGENT

7. 22 Walsh St. R. T. **14326** 22 Walsh St Shed 29/36 Val Oliver Design
Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Agent: Oliver

Board Discussion: Fenestration seems tall. Reduce the roof pitch to match the main house; reduce the windows to 6'8". Eave should be at the head casing height. Suggested French doors with a kick panel.

9/12Motion: Motion to approve with an Exhibit A reducing the roof pitch to 9/12 and a single door with a kick panel made by Abby.
Carries unanimously.

8. ACK Northstar Dev **14327** 2 Braeburn ADU 39/41 Brook Meerbergen
HELD FOR AGENT

9. Michael MacDonald **14329** 177 Eel Point Rd Deck replacement 33/26 Sanne Payne
Commissioners: Pohl (Acting Chair), Paul, Camp, MacLeod, Oliver; Alternates: Patten

Motion: Motion to approve as submitted made by Val.
Carries unanimously.

10. Julia Meade **14339** 8 Bayberry Ln (Sconset) Rooftop solar 49/92.1 ACK Smart
Commissioners: Pohl (Acting Chair), Patten, Camp, MacLeod, Oliver; Alternates: Paul

Board Discussion: The eastern roof plane was quite visible from Bayberry and that another plane was visible when approaching Sankaty Road. There was agreement that more screening would be beneficial, along with concern about how much of the array remained visible despite existing vegetation. Suggested panels placed on the garage roof instead.

Motion: Motion to hold for a view made by Val.
Carries unanimously.

11. Chris Powers **14340** 21 Clarendon St Rooftop solar 76.1.3/106 ACK Smart
Commissioners: Pohl (Acting Chair), Paul, Camp, MacLeod, Oliver; Alternates: Patten

Board Discussion: The roof is visible from the parking space. Suggested placing on back of house or move the top row to the porch roof.

Motion: Motion to hold for a view and revisions made by Angus.
Carries unanimously.

12. Starbuck Court NT **14365** 1R Old North Whf Rev. 8806; add shed drmr 42.3.1/80 Emeritus, LTD
Commissioners: Pohl (Acting Chair), Patten, Camp, MacLeod, Oliver; Alternates: Paul

Board Discussion: The north-side addition was viewed as historically atypical because the door was placed in a subordinate volume rather than the primary mass. Suggested extending the main gable forward to preserve original façade proportions and keep the front door within the main structure, with any added volume remaining clearly subordinate but aligned. As an alternative, a one-story hip-roof enclosed or glazed porch instead of a full two-story stepped-down addition. The dormers are oversized and functions more like full room expansions than modest light-providing elements; the front dormers are out of scale with the small historic gable and overwhelming. Commissioners noted that the proposed forms and roof changes risked losing the simple wharf-style character, particularly at the rear, which felt too generic. Rethink the front addition by either extending the main gable or introducing a smaller porch-like element.

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Motion: Motion to hold for revisions made by Angus.
Carries unanimously.

13. Andrew West **14354** 118 Eel Point Rd New dwelling 32/34 Emeritus, LTD
Commissioners: Pohl (Acting Chair), Paul, Camp, MacLeod, Oliver; Alternates: Patten

Board Discussion: Concerns focused on massing, height, façade design and contextual fit. The central gable, reaching about 29'6", was seen as too tall and vertically emphasized especially with the prominent front chimney. There was a preference for a lower, more horizontally oriented design that would sit more quietly in the landscape. The large wrap-around porch and large upper deck with French doors on the road-facing façade also a concern. French doors are generally discouraged on primary street fronts. On the second floor, the triple-ganged windows and French doors are not appropriate.

Motion: Motion to hold for revisions and a view made by Abby.
Carries unanimously.

14. Richard/Edith Bellevue Tr 14363 118 Eel Point Rd Pool-hardscape 32/34 Atlantic Landscaping
Commissioners: Pohl, Paul, Camp, MacLeod, Oliver; Alternates: Patten

Board Discussion: The drive-down ramp to the basement garage, accessed from the proprietors' way, was seen as too direct and visually exposed, creating a clear view straight into the garage opening. Recommended to redesign the drive and incorporate additional grading and planting to reduce visibility. On the Eel Point-facing side, the circular driveway and overall amount of paving are inappropriate. Suggested to simplify the layout potentially removing the full circle and reducing the amount of visible hardscape in favor of more green space. At the rear, the pool and terrace were generally acceptable in concept, but concerns were raised about how the land drops off toward adjacent conservation land and how the edge of the pool area would be treated; the preference was for sloped grading rather than retaining walls and for soft, naturalistic planting rather than formal hedges. The proposed use of pines, Japanese cedars, and grasses was viewed as a step in the right direction, provided it maintains a natural, informal character that responds sensitively to the surrounding landscape. More broadly, the board stressed that the site design should reflect the naturalistic quality of the Eel Point area, avoiding overly geometric layouts, formal hedging, or suburban-style landscaping. Revisions are to include simplifying the driveway, redesign the garage ramp approach to reduce visibility, refine the rear pool edge with softer grading and appropriate plantings, and provide clearer drawings showing the relationship between the road, property lines, existing vegetation, and proposed screening so the board can better evaluate visibility from public ways.

Motion: Motion to hold for revisions made by Angus.
Carries unanimously.

15. Pineally Ours **14350** 49 Pine St Pergola 55.4.1/183 Kevin Stutz
HELD FOR AGENT

16. Mary Bruggar **14346** 50 Kendrick St Rev.13053; stairs/wind/ODS 76.4.1/610 JB Studio
Commissioners: Pohl (Acting Chair), Patten, Camp, MacLeod, Oliver; Alternates: Paul

Motion: Motion to approve as submitted made by Val.
Carries unanimously.

17. Westmoor, LLC **14347** 10 Westmoor Ln Addition 41/91 Goldsmith/Davis
Commissioners: Pohl (Acting Chair), Paul, Camp, MacLeod, Oliver; Alternates: Patten

Motion: Motion to approve as submitted made by Val.
Carries unanimously.

18. Bart Grenier **14353** 37 Eel Point Rd Garage apartment 32/62 Gryphon Architects
Commissioners: Pohl (Acting Chair), Patten, Camp, MacLeod, Oliver; Alternates: Paul

Board Discussion: Concerns with the garage doors, upper-level glazing and a roof design. The new garage doors should be simpler, more shed-like designs such as batten or tongue-and-groove. The most significant issue involved the south elevation, where a projecting roof section included open voids between rafters, allowing visibility through to the sky. Suggested fill in the unfinished elements.

Motion: Motion to approve thru Staff removing the void spaces on the South side on first floor made by Val.
Carries unanimously.

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19. Nant. Land Bank 14372 16 &19 E. Creek Rd Hardscaping 55/58&60 Eleanor Antonetti

IX. OTHER BUSINESS	
Approved Minutes	March 3, 2026, and March 10, 2026, made by Angus Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; alternates: Paul Carries unanimously.
Adjournement	Motion to adjourn at 7:37pm made by Patten Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; alternates: Paul Carries unanimously.