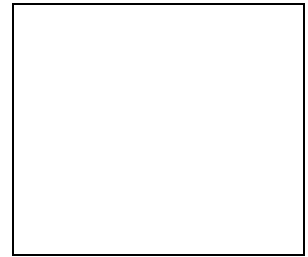




HISTORIC DISTRICT COMMISSION
Minutes April 28, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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 and Holly Backus

In person Welch, Pohl, Oliver and MacLeod

Zoom: Paul and Thornewill

Camp and Patten absent

Meeting called to order at 4:14 pm by Stephen Welch

Board: Welch, Pohl, MacLeod, Oliver and Thornewill

Thornewill made the motion to approve the agenda with moving # 30 Nantucket Land Bank 41 Jefferson to beginning of 4/7/2026 applications

Motion carries unanimously

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. 138 Miacomet Rd, LLC 14406	138 Miacomet Rd	Open air structure	81/6.2	Thornewill Design	AC
2. NHA Properties Inc 14533	75B Old South Rd	New Dwelling	68/999.1	K Megna	CT
3. Baybutt, Marylou 14536	33 Dartmouth Rd	Replace doors	76.4.2/378	Val Oliver Design	CT
4. Bernard, Alfred 14535	74 Orange St	Parking fence	55.4.1/26	Val Oliver Design	CT
5. Faros Properties 14529	23 Madaket Rd	Roof change	41/303	T&T Roofing	CT
6. John Lineman 14564	7 Pine Grove Rd	Window replacement	67/244	Greg Mazares	CT
7. 26 Pine Crest LLC 14532	26 Pine Crest	Fence	68/426	EMDA	CT
8. 11 Nancy Ann Ln LLC 14534	11 Nancy Ann Ln	Windows	68/136	EMDA	CT
9. DSM Surfside LLC 14531	137 Surfside Rd	Addition & windows	80/251	EMDA	CT
10. 27 OSR LLC 14495	27 Old South Rd #3	Remove shutters	68/2	Doug Carlson	CP
11. 27 OSR LLC 14494	27 Old South Rd # 6	Remove shutters	68/2	Doug Carlson	CP
12. Jones, Reg 14503	24 Meadow View Dr	Gate Fence	56/139	Waterscapes	CP
13. Glowacki, Greg 14500	22R Evergreen Wy	Rev to COA	79/710.2	Val Oliver Design	CP
14. Herr, Matt/ Riley, Tara 14498	64 S Shore Rd	Add windows	80/111	Val Oliver Design	CP
15. NIR LLC 14587	19 N Water St	Door change	42.4.2/3	Emeritus, LTD	JP
16. John Wise 14577	36 Tennessee Ave	Rev. 13536; fenes/drmer	59.4/79	Emeritus, LTD	JP
17. Starboard and Port LLC 14583	12 Baltimore Ave	Rev. 12011; GH-red porch width	60.2.4/75	Emeritus, LTD	JP
18. 2 Shore Nantucket LLC 14593	2 Shore Rd	Raise building	55.1.4/4.1	JB Studio	SW
19. Carrie & Sandra Slosek 14588	2 Gardner Rd	Move on from 44 Nonantum	43/10	EMDA	JP
20. Richard McMorow 14594	19 Hummock Pond Rd	Door change @ shed	56/12	EMDA	JP
21. The Peterson Trust 14578	8 Jefferson Ave	Pergola	29/49	Jardins Intl	JP
22. Nant Land Bank 14574	160 Hummock Pond Rd	Move on Shed	65/13.2	LFW	JP
23. West Dan 14576	2 McKinley Av	Change roof	73.3.1/76	Patrick Taaffe	JP
24. Bill Waldorf 14565	50 Madequecham Vly Rd	Shed	88/74	Structures Unlimited	RP
25. 44 Nonantum LLC 14591	44 Nonantum Ave	Move off MH to 2 Gardner St	87/33	Catalano Architects	RP
26. 44 Nonantum LLC 14581	44 Nonantum Ave	Move off GH	87/33	Catalano Architects	RP
27. Ennismore Mews LLC 14575	3 Hickory Meadow	Deer Fence	41/73.1	Atlantic Landscaping	RP
28. Randy Battat 14580	6 New Hummock Cir	Additions	56/362	SMRD	RP
29. 30 Nom Trust 14496	3 Davis Ln	Reno	82/71	Todd Elliot	VO
30. Whyte, Aphniel 14537	14 Nanina Dr	Roof over deck	67/579	Self	VO
31. Spencer 14539	3 Fulling Mill	Shed revs	27/27	R. Newman	VO
32. Christine Carey Trust 14540	123 Orange St A	New Dwelling	55/389.1	K Megna	VO

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33.	CAVU Monomoy LLC 14548	41 Monomoy Rd	Fenestration	54/79.1	Emeritus, LTD	VO
34.	Six Square Rigger LLC 14551	6 Square Rigger	New Commercial Bldg	69/42	Emeritus, LTD	VO
35.	67 Vestal LLC 14557	67 Vestal St	Fenestration	41/59	Emeritus LTD	VO
36.	60 Burnell LLC 14566	60 Burnell St	New garage	49.3.2/18	Botticelli & Pohl	VO
37.	Robin & Ken Kencel 14506	14 Bassett Rd	House/alter	26/41	EMDA	SW
38.	Robin & Ken Kencel 14505	14 Bassett Rd	Small building/alter	26/41	EMDA	SW
39.	Robin & Ken Kencel 14493	14 Bassett Rd	Shed/alter	26/41	EMDA	SW
40.	Robin & Ken Kencel 14510	14 Bassett Rd	Garage/alter	26/41	EMDA	SW
41.	Robin & Ken Kencel 14509	14 Bassett Rd	Guest/alter	26/41	EMDA	SW
42.	Robin & Ken Kencel 14541	14 Bassett Rd	Pool	26/41	EMDA	SW
43.	Robin & Ken Kencel 14538	14 Bassett Rd	Hardscape	26/41	EMDA	SW
44.	Fox Ack LLC 14513	14 Coffin St	Fenestration	73.4.1 19	Botticelli & Pohl	AM
45.	Theall, Dayton 14517	24 Nanina Dr	Hardscape	67/513.5	Self	AM
46.	Riverview Crossing LLC 14519	38A Hooper Farm Rd	Change window to door	67/129.2	JB Studio	AM
47.	Seven Dials Nant LLC 14518	25 Nobadeer Ave	Move off/demo	80/14	Shelter 7	AM
48.	Triple T Farms 14511	1 W Chester St Ext	Rev. 13290; addition	41/480	Gryphon Architects	AM
49.	Michelle Kalman 14488	19 Pine Crest Dr	Move on	68/963	Structures Unlimited	VO

- **Board: Welch, Paul and MacLeod; Recused: Pohl, Oliver and Thornewill**
- **MacLeod made the motion to approve the consents**
- **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.	Stacey & Craig Farlie 14585	6 Giny Ln	Hardscape fence	41/234	Sanne Payne	RP
	• Revise drawings with voids and boards reversed.					
2.	Nantucket Hist Assoc 14590	15 Broad St	HVAC Enclosure	42.4.2/61	Emeritus, LTD	RP
	• No panels, just vertical boards.					
3.	Robinson West Trust 14553	23 New St	Covered patio	73.4.2/77	Marty McGowan	VO
	• Add date of construction to COA.					
4.	Harford Suni William B 14561	60 Wanoma Wy	Fence	92/13	Miroslava L & D	VO
	• Fence not to be visible at time of inspection and in perpetuity.					
5.	240 Polpis LLC 14563	240 Polpis Rd	Pool	26/23	Miroslava L & D	VO
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
6.	Aurora Heights LLC 14508	21 Coffin St	Rooftop Solar	73.4.1/26	ACK Smart	AM
	• Must maintain existing vegetation in perpetuity.					
7.	Joel & Nicole Whidden 14523	11 Davis Ln	Solar Ground Array	82/75	ACK Smart	AM
	• Solar array not to be visible at time of inspection and in perpetuity.					
	• Board: Welch, Pohl, MacLeod Oliver and Paul; Alternates: Thornewill					
	• Paul made the motion to approve the consents with conditions					
	• Motion carries unanimously					

III. SIGNS

• Ratify HDC meeting schedule 5/12/26 – 8/11/26 to reflect the Sign Advisory Council weekly summer meeting schedule starting 4/28/26.						
	• Board: Welch, Pohl, MacLeod Oliver and Paul					
	• MacLeod made the motion to ratify					
	• Motion carries unanimously					
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Mus. Of African Am Hist 14486	29 York St	Freestanding sign	55.4.1/178	Marsha Fader	
	• Hold for revisions and to be reviewed by the HDC at a future meeting.					
2.	NIR Retail LLC 14504	23 & 25 Center St	Projecting sign	42.3.1/166	Emily Engebretson/DTA	
	• Motion to approve					
3.	Young, Robert 14546	28B Easy St	New sign door vinyl	42.4.2/67	Sign Here Nantucket	
	• Withdrawn					
4.	Young, Robert 14545	28B Easy St	New sign window vinyl	42.4.2/67	Sign Here Nantucket	
	• Withdrawn					
5.	Young, Robert 14544	28 Easy St	Master sign	42.4.2/67	Sign Here Nantucket	

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- **Hold for revisions**
- 6. Bell, Allan **14543** 45 Main St Proj/hanging sign- The Luncheonette 42.4.2/207 Sign Here Nantucket
- **Motion to hold per applicant's request**
- 7. Susan Thurston **14334** 8 Washington St OB- Sign Rev's Candle St side 42.3.1142.1 Sign Here Nantucket
- **Motion to approve per Sign Advisory comments**
- 8. Susan Thurston **14335** 8 Washington St Sign Rev's Washington St side 42.3.1142.1 Sign Here Nantucket
- **Motion to approve**
- 9. Susan Thurston **14569** 8 Washington St Master Sign Plan 42.3.1142.1 Sign Here Nantucket
- **Hold for revisions**
- 10. NIR Retail LLC **14570** 16 Straight Wharf Master sign Plan 42.3.1/139 Sign Here Nantucket
- **Motion to hold for a view**
- 11. NIR Retail LLC **14571** 16 Straight Wharf Projecting sign- Grace Geier 42.3.1/139 Sign Here Nantucket
- **Hold for further review with Master Sign Plan**
- 12. Dudley Melissa **14573** 10 Main St Sias Projecting sign 73.2.4/32 Self
- **Motion to approve**
- 13. Georgine Anton **14572** 118 Orange St Wall sign 55/301 Cara Marquis
- **Motion to approve**
- 14. Young, Robert **14379** 28B Easy St Hanging sign- Julia Amory 42.4.2/67 Sign Here Nantucket
- **Not Anticipated by the Chair within 24-48 hours.**
- **Motion to approve**
- **Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill**
- **Pohl made the motion to approve the per Sign Advisory Council's recommendations**
- **Motion carries unanimously**

IV. COMMISSIONER DISCUSSION

- **Discussion: ATM Citizen Article 72: Changing the Quantum of votes for Demo Permits (as HDC Rule)**
- **Town Counsel advised that implementing a supermajority voting requirement would require an amendment to the enabling statute, and that absent such a change, decisions default to a simple majority of a quorum. Commissioners discussed whether the HDC has authority to impose a higher threshold by rule, with guidance indicating this is likely not permissible without legislative action. The Chair recommended deferring substantive action in favor of a more comprehensive and prepared discussion on demolition policy, noting concerns about unintended consequences of piecemeal changes through Town Meeting. No formal action was taken, and the Commission did not adopt a position on Article 72 at this meeting.**

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- **During Commissioner Q&A, Preservation Planner Holly Backus informed the Commission that comments carried over from the April 7 meeting had been posted online and that, due to school vacation, she was unable to provide advance comments on the current applications but would offer input as needed during the meeting. She also advised the Commission that the Nantucket Airport project team requested a meeting prior to May 12 and identified available time slots on May 11. Commissioners discussed availability and directed staff to coordinate individual attendance slots and place the scheduling item on the next agenda for ratification**

VI. NEW BUSINESS 04/07/2026

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
30. Land Bank 14595	41 Jefferson Ave	Rev 14091; part demo	30/45	SMRT	JP
• Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornwill • The proposal involved revisions to a previously approved move and demolition plan, including demolition of the first floor of Unit 1 while relocating the second floor, as well as relocating and rotating the on-site storage building closer to Jefferson Avenue due to compromised first-floor framing. Commissioners expressed confusion over the application combining multiple actions—including demolition, relocation, and site work—and recommended separating each structure and scope of work into individual applications for procedural clarity and consistency with past practice. Members generally had no concerns with relocating the storage building but preferred it be submitted separately. Commissioners also requested a revised application for Unit 1 reflecting the updated demolition and move approach and noted that prior concerns regarding views, buffering, and siting for the two-story structure would be addressed during future review. While acknowledging the project's time-sensitive construction schedule, the board emphasized the importance of maintaining clear and separate permitting documentation. • Pohl made the motion to approve the modification to include demo of first floor (and moving second floor as previously described) and to approve the storage building relocation to be submitted as a separate subsequent application the requires no further commission review beyond processing/stamping.					

- **Motion carries unanimously**

1.	Liberty Ladies, LLC 14397	40 Liberty St	Fence	42.3.4/121	Champoux Landscaping	AM	
	No representation						
2.	Policarpo Dacruz 14476	12 Pine Tree Rd	Roof top solar	68/223	Sunwind, LLC	VO	
	- Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul - Oliver made the motion to approve as submitted - Motion carries unanimously						
3.	VBDC 14459	116 Polpis Rd	Multisport Court	44/4	Miroslava L+D	CP	
	- Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: none; Recused: Pohl - MacLeod made the motion to approve as submitted with vegetation to remain and the court not to be seen at time of inspection and in perpetuity. - Motion carries unanimously						
4.	Jordan Tamchin 14463	50 Burnell St	New dwelling	49/167	CWA	RP	
	- Board: Pohl (Acting Chair), Oliver, MacLeod, Thornewill and Paul; Alternates: none; Walked away: Welch - Commissioners generally agreed that the proposed single-family dwelling on Oliver’s Way fit the scale and character of the neighborhood, noting that the overall massing was lower than earlier concepts. However, members raised concerns regarding several architectural details, including unusual transom windows without aligned openings below, inconsistent use of shutters, awkward second-floor box bays facing the street, and a front porch that appeared visually under-supported. Additional comments focused on the massing composition, with recommendations to strengthen the central gable, better articulate the dormer and side masses, and reduce the long, unbroken ridge and wall plane along one elevation. The board requested revised drawings clarifying fenestration, porch proportions, gable treatment, and overall massing before further consideration. - MacLeod made the motion to hold for revisions - Motion carries unanimously						
5.	Jon Walker 14092	112 Wauwinet Rd	Move on from 81 Pocomo Rd	11/20	CWA	RP	
	- Board: Pohl (Acting Chair), Oliver, MacLeod, Thornewill and Paul; Alternates: Welch - Commissioners acknowledged the architectural significance of the mid-century modern Acorn Deck house expressing support for preserving the structure rather than demolishing it. However, members raised concerns that the house may be incompatible with the Wauwinet context and highly visible from the road and harbor. Additional questions focused on how much of the lower level and cantilever would be exposed, whether dismantling and reconstructing the structure would retain its historic integrity, and how Conservation Commission requirements could affect siting and visibility. The board emphasized the need for detailed elevations, cross-sections, topographic information, and a comprehensive disassembly and reconstruction plan documenting preservation of character-defining features. The application was held pending submission of revised drawings, reconstruction methodology, and additional site and regulatory information. - MacLeod made the motion to hold for revisions - Motion carries unanimously						
6.	Jon Walker 14093	112 Wauwinet Rd	Re-site MH on lot	11/20	CWA	RP	
	TRACK						
7.	Jon Walker 14443	112 Wauwinet Rd	Re-site cabana	11/20	CWA	RP	
	TRACK						
8.	Beam & Beagle, LLC 14444	21 India St	VIEW	Additon/alterations	42.3.4/21	Emeritus, LTD	SW
	- Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill - Commissioners supported the overall preservation approach to the historic main block at 21 India Street but raised concerns regarding the proposed front gable dormers, rear massing, dormer proportions, and porch roof details, which several members felt were out of character with the building. Additional comments focused on simplifying the rear elevation, reducing heavy wall expanses, clarifying fenestration and foundation materials, and providing more contextual information regarding visibility from nearby streets and adjacent properties. The board requested revised drawings addressing dormer design, rooflines, materials, proportions, and overall rear elevation composition before further review. - MacLeod made the motion to hold for revisions - Motion carries unanimously						

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9. NISHA 14435 25 Airport Rd Main building rooftop solar 68/727 ACK Smart SW
 - Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul
 - Pohl made the motion to approve with the condition that the vegetative screening (trees/planting) be implemented materially as shown on the submitted landscape/site plan and that any changes to the screening must return to the commission for review.
 - Motion carries unanimously
10. 22 N, LLP 14483 22 Nonantum Av Hardscape 87/19 Linda Williams JP
 - Board: Welch, Paul, Oliver, MacLeod and Thornewill; Alternates: none: Recused: Pohl
 - Commissioners expressed concern that the proposed fencing and privet hedging along Plum Street and Nonantum Road were excessive and inconsistent with the rural character of the streetscape, particularly the long runs of six-foot screening near the public way. Members also found the submission difficult to compare with the previously approved plan and requested clearer documentation showing proposed changes. Additional concerns included the use of pergolas and formal gate structures at the street edge, the visibility and placement of deer fencing, and the extent of screening vegetation intended to conceal fencing. The board directed the applicant to revise the plan to reduce enclosure along the public ways, simplify gate and fence treatments, reconsider screening placement, provide clearer comparison drawings, and prepare the site for a Commission view prior to further review.
 - Oliver made the motion to hold for revisions and a view.
 - Motion carries unanimously
11. 190 Cliff Rd., NT 14429 190 Cliff Rd Hardscape- cattle grate 40/23 Linda Williams JP
 - Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill
 - Commissioners expressed concern that the proposed cattle/deer grate at 190 Cliff Road would be highly visible from the public way and inconsistent with the historic streetscape context. Members questioned both the appropriateness and effectiveness of a visible metal grate and encouraged the applicant to relocate it farther from the road or eliminate it altogether in favor of simpler gate and screening solutions. The board also requested context-appropriate gate materials and revised plans showing the grate set back as far as possible with clear screening and access details.
 - MacLeod made a motion to hold for revisions
 - Motion carries unanimously
12. 34 Easton R.T. 14442 34 Easton St Rev. 8961;hardscape- generator 42.1.4/18 Linda Williams JP
 - Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul
 - Commissioners expressed concern that the proposed generator enclosure was too visible from the public way and recommended relocating it farther back on the property to reduce visual impact. Members also objected to the proposed lattice screening, preferring a simpler enclosure design with vertical board siding and detailing that matches the house and porch. Additional comments emphasized maintaining adequate service access while using minimal screening and plantings to better integrate the enclosure into the site.
 - MacLeod made the motion to hold for revisions and view
 - Motion carries unanimously
13. Amy Flinn 14469 35 Morey Ln New cottage 73.3.2/37.1 Sanne Payne AM
 - Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill
 - Commissioners expressed concern that the proposed garage/studio appeared overly prominent for an accessory structure, particularly the second-floor deck on the south elevation, which members felt was too visible from the street. Additional comments focused on simplifying the deck and roof integration, reducing excessive glazing and large window groupings, and replacing contemporary door treatments with more traditional vertical-board detailing appropriate to the neighborhood context. The board also requested revisions to clarify the building's subordinate accessory character, reduce visual impact, and provide updated drawings showing its relationship to the main house and public way.
 - Pohl made the motion to hold for revisions and a view
 - Motion carries unanimously
14. Richmond Grt Pt 14485 6 Honeysuckle Dr New Dwelling 68/888 Dinah Klamert SW
 - Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul
 - MacLeod made the motion to approve as submitted

- Motion carries unanimously

15. Nant. Cottage Hospital 14468 **1 Surfside Rd** As-Built windows, trim, skirt 55/131 Devon Murphy VO
- **Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill**
 - **Backus confirmed the building is a contributing structure within the Old Historic District and noted that an updated Form B survey exists for the property. It was observed that the replacement windows installed are Anderson 400-series units, which do not match the historic “Nantucket” window profile typically approved for contributing historic structures. Staff recommended that the windows eventually be replaced with appropriately profiled Nantucket-style windows consistent with HDC standards.**
 - **Commissioners acknowledged the building’s contributing historic status and expressed unanimous concern that the installed Anderson 400-series windows do not reflect the historically appropriate Nantucket window profile.**
 - **Oliver made the motion to approve the work as built, with the expectation that future window replacements, use Nantucket-style profiles and that a full-bodied paint finish be applied to soften the current appearance. Members also reminded the applicant that future exterior work must receive prior HDC approval.**
 - **Pohl, Oliver, MacLeod and Paul -Aye and Welch – Nay**
 - **Motion carries 4-1**

VII. NEW BUSINESS 04/28/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Zach Read 14499	24 Fair St	Chimney	42.3.2/131	Eric Hallin	VO
	• Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul • Backus noted that the house at 24 Fair Street is a historic structure dating to 1741. She explained that the original chimneys had been removed and replaced with interior brick chimneys in the 19th century, citing historical documentation, and advised caution regarding the use of a permanent non-traditional metal cap on the highly visible chimney, expressing preference for a more traditional masonry solution or a subdued temporary treatment pending permanent reconstruction. • Commissioners discussed the proposed chimney, including a lined chimney and powder-coated stainless rain cap for the historic c.1741 house. Members expressed concern that a permanent metal rain cap would be too visible and inconsistent with the traditional appearance of the chimney, preferring a masonry-style cap and traditional brick treatment where feasible. While recognizing the immediate need to prevent water intrusion and allow fireplace use, the board indicated that any temporary metal cap should be visually subdued and that future permanent chimney reconstruction should return to the Commission with appropriate drawings and details for review. • Pohl made the motion to approve a temporary powder coated stainless rain cap, with the conditions the cap to be painted gray to match the chimney/stucco; applicant to submit drawings/proposal for a permanent brick chimney with a traditional cap by August 1, 2026 and the temporary cap must be removed by October 1, 2026 if the permanent solution is not approved • Motion carries unanimously					
2.	Eugene Shubin 14487	48 Bartlett Rd	Rooftop solar	66/524	Cotuit Solar	VO
	• No representation					
3.	Watts, Alexia & Brett 14492	33 Vesper Ln	Shed	55/126	Topham Design	CP
	• Hold					
4.	Nant Public School 14497	48 Sparks Ave	Press Box	55/242	Chip Clunie	SW
	• Board: Welch, Oliver, Pohl, Macleod and Paul; Alternates: Thornewill • Paul motion to approve as submitted • Motion carries unanimously					
5.	5B Step Ln LLC 14502	5 Step Ln	Gable porch over rear door	42.4.2/43	EMDA	AM
	• Hold					
6.	61 Cliff LLC 14501	61 Cliff Rd	Hardscape	30/247.1	Garden Group	AM
	• No representation					
7.	Corson, Denise 14520	65B Surfside Rd	Rooftop Solar	67/222.4	JB Studio	AM
	• Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul • The Commission held the 605B Surfside rooftop solar application pending additional information regarding potential visibility from Surfside Road. Members requested a revised site plan showing neighboring building footprints and additional elevations or photo-based views from the public way so the Commission could better assess the visual impact of the proposed solar panels before further review.					

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- Pohl made a motion to hold for revisions
- Motion carries unanimously

8.	19 Washington LLC 14521	19 Washington St	Roof change	42.3.1/95	T&T Roofing	AM
	• Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul • MacLeod made the motion to approve as submitted • Motion carries unanimously					
9.	Nicole & Joel Whidden 14507	11 Davis Ln	Rev Fenestration	82/75	Emeritus LTD	AM
	• Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill • Oliver made the motion to approve as submitted • Motion carries unanimously					
10.	Susan Berman 14524	28 Miacomet Rd	Garage appt	67/336.6	Val Oliver Design	CT
	• Hold					
11.	Wise, John 14527	18 Williams St	Rev. 9850; driveway	55/371	Normand Residential	CT
	• No representation					
12.	Wise, John 14528	16.5 Williams St	Rev. 10324; driveway	55/372	Normand Residential	CT
	• No representation					
13.	Wise, John 14526	16 Williams St	Rev. 10314; driveway	55/372	Normand Residential	CT
	• No representation					
14.	Nantucket Land Bank 14530	39 Prospect St	Additional parking	55.4.4/57	NLB	CT
	• No representation					
15.	Kleinfield 14568	13 Hawks Cir	New patio/ walkway	73/49.1	George Berg	CT
	• Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul • Thornewill made the motion to approve as submitted • Motion carries unanimously					
16.	Kleinfield 14542	13 Hawks Cir	Eliminate deck	73/49.1	George Berg	CT
	• Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul • Thornewill made the motion to approve as submitted • Motion carries unanimously					
17.	198 HP LLC 14549	198 Hummock Pond	Cabana	65/29	Emeritus, LTD	VO
	• Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill • Oliver made the motion to approve as submitted • Motion carries unanimously					
18.	198 HP LLC 14550	198 Hummock Pond	Guest House	65/29	Emeritus, LTD	VO
	• Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: Thornewill • Pohl made the motion to approve through Exhibit A removing 1 ½ foot on each side • Welch, MacLeod, Pohl and Paul Aye and Oliver- Nay • Motion carries 4-1					
19.	Ruddick, Girard 14552	6 Bayberry Ln	Add/ Move on site	49/92	Thornewill Design	VO
	• Board: Welch, Pohl, Oliver, MacLeod and Paul; Alternates: none; Agent: Thornewill • Pohl made the motion to approve as submitted • Welch, Pohl and Paul Aye and MacLeod and Oliver Nay • Motion carries 3-2					
20.	Robinson West Trust 14554	23 New St	Add lattice	73.4.2/77	Marty McGowan	VO

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- **Board: Welch, Pohl, Oliver, MacLeod and Thornewill; Alternates: Paul**
- **Commissioners expressed concern that the proposed floating lattice detail above the gate at 23 New Street in Sconset appeared odd, inappropriate, and out of character for the streetscape. Members were particularly troubled by the gate's prominent location directly on the street and felt the floating lattice element added an awkward visual feature inconsistent with the surrounding context.**
- **Pohl made the motion to hold for revisions**
- **Motion carries unanimously**

- **Board: Welch, Pohl, Oliver, MacLeod**
- **Pohl made the motion to adjourn at 8:38pm**
- **Motion carries unanimously**