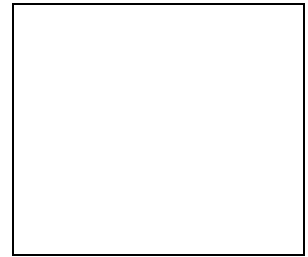




HISTORIC DISTRICT COMMISSION
Minutes May 26, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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, Holly Backus and Fiona Johnson

In person: Welch, Pohl, MacLeod, Oliver, Patten and Camp

Zoom: Paul

Meeting called to order at 4:06 pm by Stephen Welch

Board: Welch, Pohl, MacLeod, Oliver and Camp

Pohl made the motion to approve the agenda

Motion carries unanimously

Pohl left the meeting at 7:00 pm

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. NRTA 14701	91 Goldfinch Dr	Add window wells	68/579	Val Oliver Design	CT
2. Casey Amy 14704	17 Chuck Holoow Rd	Cabana	75/1	Normand Residential	CT
3. Jennie Greene 14746	35 Shell St Sias	Demo Shed	73.1.3/5.6	Alison MacDonald	VO
4. C Thayer 14738	13 Kittiwake	Shed	68/646	LINK	VO
5. Greg Raith 14743	5 Sheep Commons	Rev Garage Studio	54/278	LFW	VO
6. J Strasburg & Toby Tr 14741	1 Olivers Wy	New Dwelling	49/166.1	K Megna	VO
7. Krieger, Fred 14691	2 Towaddy Ln	Dormer	73.4.1/46	Normand Residential	AC
8. Jeff Ment 14692	18 Gardner Rd	Fenestration Changes	43/135	Structures Unlimited LTD	AC
9. Ringer Randolph 14696	3 Chuck Hollow Rd	Rev. 14026; bulkhead/winds	72/36	Chuck Lenhart	AC
10. Dan Platt 14697	26 N Cambridge St	Remove chimney revs	38/21	R Newman	AC
11. Watts, Alexia & Brett 14492	33 Vesper Ln	Shed	55/126	Topham Design	CP
12. Ed Metcalf 14695	61 Hummock Pond	Fence	56/217	Val Oliver Design	CP
13. Kevin Smith 14725	2 Center St Sconset	HVAC	73.2.4/2	John Crowell	RP
14. Kevin Smith 14622	2 Center St Sconset	Outdoor Shower	73.2.4/2	John Crowell	RP
15. Ranke & Tamplin 14723	7 Miacomet Ave	Duplex	67/217	Reid Yenor	RP
16. Kristina Kay Snyder 14740	6 Bittersweet Ln	New Dwelling	56/104.4	K Megna	RP
17. Raith, Chris 14702	7 Milestone Crossing	Porch/windows	68/453	Thornewill Design	SW
18. Marc Silver 14707	9 Lyons Lane	Fence	76/25	KMLD	SW
19. Ann Mastain 14710	2 Hussey Farm Rd	Alt Fireplace enclosure	56/84.3	NAG	SW
20. Diane Archer 14711	1 Weetamo	Add porch replace pergola	15/57	Thornewill Design	SW
21. Diane Archer 14718	1 Weetamo	Doors windows	15/57	Thornewill Design	SW
22. Richard Leider 14716	64 Sankaty Rd	Deck Modification	49/801	NAG	SW
23. Erik Wendelken 14745	9 Alexandria Dr	Garage	67/415	Self	JP
24. RH 26 Somerset Ack LLC 14727	26 Somerset Ln	Rev. 12636; MH	66/10	LFW	JP
25. RH 26 Somerset Ack LLC 14726	26 Somerset Ln	Rev. 12642; garage	66/10	LFW	JP
26. RH 26 Somerset Ack LLC 14728	26 Somerset Ln	Rev. 12644; cabana	66/10	LFW	JP
27. RH 26 Somerset Ack LLC 14729	26 Somerset Ln	Rev. 10904; hardscape pool	66/10	LFW	JP
28. RH 26 Somerset Ack LLC 14730	26 Somerset Ln	ADU	66/10	LFW	JP
29. J Foster 14735	43 N Liberty St	Hardscape	41/153	LINK	VO

- **Board: Welch, Pohl, MacLeod Camp and Patten; Alternates: Paul; Recused: Oliver**
- **MacLeod made the motion to approve 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.	Barbara Trebbie 14706	17 Lily St	Color change	42.4.3/43	Chris Dalton	CT
	Date of construction to be added to the COA.					
2.	Casey Amy 14705	17 Chuck Holoow Rd	Pool	75/1	Normand Residential	CT
	Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3.	Hakuna Matata RT 14737	6 Emily St	Deer fence gate Arbor	49.2.3/44	LINK	VO
	Fence cannot be on property line (2' setback minimum). And max 7' in height. Fence not to be seen at time of inspection and in perpetuity.					
4.	Rich Regina & George 14742	25C Pine St	Hardscape	42.3.2/48.1	Atlantic Landscaping	VO
	Firepit to be screened in perpetuity.					
5.	Michael Misurelli 14719	3 Surfside Rd	Add rear deck	67/252.1	SMRD	AM
	Reduce depth from 10' to 8' or provide year-round vegetative screening so that the deck isn't visible at time of inspection and in perpetuity.					
6.	Surfside Design LLC 14722	7 White St	Rev. 13676; modify massing	80/9	Emeritus, LTD	AM
	Lower ridge and eaves such that front facing dormer eave rests on window head casing (approximately 10").					
7.	Dolan, Shelly 14717	1 Pawguvet	Rev Height increase	30/129.1	Norman Residential	AM
	Provide updated elevation certificate.					
8.	23 Orange St LLC 14715	23 Orange St	Historic Determination	42.3.2/9	NAG	AM
	Provide photos of South, West, and North.					
9.	Diane Palmeri 14690	1 Copper Ln	Fence	41/457	NAG	AC
	The 5' board fence be NTW and that it be on the inside of the existing hedge along Copper Lane.					
10.	Sandra Maske 14685	34 W York	Roof	55.4.1/102	Jim Lydon	CP
	Date of construction to be added to the COA.					
11.	MAB LLC 14686	136 Old South Rd	Roof	69/39	Jim Lydon	CP
	Date of construction to be added to the COA.					
12.	Kevin Trust 14687	5 Fairfield St	Roof	76.4.1/370	Jim Lydon	CP
	Date of construction to be added to the COA.					
13.	Carol Moffit 14688	29 W Sankaty	Roof	73/424	Jim Lydon	CP
	Date of construction to be added to the COA.					
14.	LMB Rev Trust 14744	177 Eel Point Rd	Pool Hardscape	33/26	Atlantic Landscaping	RP
	Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
15.	23 Morey Ln LLC 14714	23 Morey Ln	Pool hardscape	73.3.2/2	Stephens & Company Inc	SW
	Pool must not be visible at time of inspection and in perpetuity. No grade changes from existing or as noted on the application.					
16.	198 HP LLC 14193	198 Hummock Pond	New Garage	65/29	Emeritus, LTD	SW
	Due to limited visibility; acceptable, but not required, to add on additional person door on the South, East or West subject to it matching the #2 door.					
17.	2 SHL Trust 14644	2 Shawkemo Hills Rd	Hardscape	27/38	LFW	JP
	- Gate NTW in location indicated on the site plan in black and on Exhibit A. Fence setbacks as indicated on site plan and annotated in Exhibit A - Board: Welch, Pohl, MacLeod Camp and Oliver; Alternates: Patten, Paul - Oliver made the motion to approve consents - Motion carries 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.	EMMA LLC 14640	46 Center St	OB- Sign Rev	42.3.1/2	Sign Here Nantucket	
	Motion to approve changing the location to the corner board side of the window.					
2.	27 Fairgrounds LLC 14641	27 Fairgrounds Rd	OB- projecting sign	67/150	Sign Here Nantucket	
	Motion to approve with a beveled border.					
3.	19 Washington St LLC 14720	19 Washington St.	Projecting sign- Be Ack	42.3.1/95	Sign Here Nantucket	
	Hold for revisions.					
4.	44 Centre St Holdings 14733	44 Center St	Projecting sign rev- Roller Rabbit	42.3.1/63.1	LINK	
	Motion to approve removing existing window decal.					
5.	Linda Loring Nat Found 14381	110 Eel Point	OB- Quarter board sign #1	32/33	Kelly Emery	
	Motion to deny as it doesn't meet the guidelines.					
6.	Linda Loring Nat Found 14416	110 Eel Point	OB- Quarter board sign #2	32/33	Kelly Emery	
	Hold for revisions.					

HDC New Business Meeting May 26, 2026

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|----|---|----------------|------------------------------------|--------------|-------------------|
| 7. | Linda Loring Nat Found 14418 | 110 Eel Point | OB- Quarter board sign at entrance | 32/33 | Kelly Emery |
| | <ul style="list-style-type: none"> • Hold for revisions. | | | | |
| 8. | Linda Loring Nat Found 14419 | 90 Eel Point | OB- Quarter board sign along road | 39/2 | Kelly Emery |
| | <ul style="list-style-type: none"> • Motion to deny as it is a freestanding sign. | | | | |
| 9. | Michael Cotton 14703 | 1 Cambridge St | OB- Quarter board sign | 42.3.1/130.2 | Patrick Broemmell |
| | <ul style="list-style-type: none"> • Motion to approve the lower version. • Board: Welch, Pohl, MacLeod Camp and Oliver; Alternates: Patten, Paul • Pohl made the motion to adopt the sign committee's recommendations • Motion carries unanimously | | | | |

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus noted that this year marks the 60th anniversary of the National Historic Preservation Act and that May is recognized nationally as Historic Preservation Month, although Nantucket typically celebrates in June in coordination with the Nantucket Preservation Trust; she said she would forward along any local commemorative materials related to Historic Preservation Month. She also provided additional staff comments/materials later that afternoon, which she printed in two separate packets, and noted that the materials are also available on the Town's website as part of the 5/26 annotated agenda.

V. NEW BUSINESS 04/07/2026

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Liberty Ladies, LLC 14397	40 Liberty St	Fence	42.3.4/121	Champoux Landscaping	AM
	• Board: Welch, Pohl, MacLeod Camp and Oliver • MacLeod made the motion to approve through Exhibit A by continuing with the natural to weather fence in the back (SW corner) up to the back of the porch, which is 3 sections back, from where it is proposed. Keep existing Type II fence from the rest of the way to the Arbor. • Macleod, Oliver, Camp Yay and Welch and Pohl No • Motion carries 3-2					

VI. NEW BUSINESS 05/12/2026

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Wade Cottages N.T. 14662	35 Shell St	Pool-patio	73.1.3/5.6	Atlantic Landscaping	AM
	• Board: Welch, Pohl, MacLeod Camp and Oliver; Alternates: Patten, Paul • Pohl made the motion to approve as submitted with the pool must not be visible at time of inspection and in perpetuity No grade changes from existing or as noted on the application. And the applicant must provide the historic information on the Wade Cottage. • Welch, Pohl, Oliver, MacLeod Yay and Camp No • Motion carries 4-1					
2.	Far East Nantucket 14605	47 Warrens Landing Rd VIEW	New dwelling	68/54	EMDA	SW
	• Board: Welch, Pohl, MacLeod Camp and Oliver; Alternates: Patten, Paul • Oliver made the motion to approve through Exhibit A making the smaller gambrel mass a hip that matches the porch that is akin. • Motion carries unanimously					
3.	David Folger 14643	3 Station St	Window replacement	87/149	Greg Mazares	CP
	• Board: Welch, Pohl, MacLeod Camp and Oliver; Alternates: Patten, Paul • The Commission's primary concerns centered on the lack of sufficient documentation and the proposed departure from "like-for-like" replacement windows. Commissioners requested a complete window survey and detailed window schedule with jam-to-jam dimensions comparing existing and proposed units, as well as updated drawings showing the patio/French door configuration. Staff and commissioners noted that the proposed sliding/patio door and front picture window were not like-for-like replacements and therefore required additional review. Several commissioners, including Angus, opposed the front picture window and expressed a preference for maintaining the front elevation as double-hung two-over-two units rather than introducing a large picture unit. The Commission also emphasized the importance of historically appropriate window profiles, favoring traditional Nantucket/Boston sash profiles over standard Anderson vinyl or modern profiles, with a strong preference for matching original muntin patterns, ideally six-over-six or at minimum six-over-one. Concerns were also raised regarding Anderson replacement units because their thicker frames and "picture-frame" appearance reduce visible glass area and historic authenticity; commissioners stated that if Anderson units are proposed, the applicant must demonstrate an appropriately historic profile. Given the house's historic status (1929) and its location within a sensitive historic area, including references to Old Historic/Sconset standards, commissioners indicated that a higher level of scrutiny would apply. • Camp made the motion to hold for additional information and revisions					

- Motion carries unanimously

4.	David Folger 14648	3 Station St	Historic Determination	87/149	Greg Mazares	CP
	• TRACK					
5.	450 Green Park LLC 1465	2 Stone Alley	Rev. 8882; add railing	42.3.1/102	LFW	JP
	• Board: Welch, Pohl, MacLeod Camp and Oliver; Alternates: Patten, Paul • The Commission's overall concern focused on the scale and visibility of the proposed deck, noting that it is unusually large and highly visible from Union Street and the historic path, where it reads as a prominent flat roof and alters the character of the surrounding block. Several commissioners commented that the deck is more visible than typical rooftop decks and recommended reducing its visual impact. Significant design concerns were also raised, particularly regarding Option C, the full-height inset railing, which commissioners felt looked like a deck sitting awkwardly on top of a roof and was described as inappropriate or "weird." While some members viewed Option A as the "least inappropriate" alternative, they still requested revisions to simplify and better integrate the railing design, including suggestions for a simpler balustrade, crossbuck detailing, or other understated infill treatments. Commissioners also encouraged adding variation within the railing design — such as solid bays, peek-a-boo openings, or differentiated sections — to avoid the repetitive, visually heavy appearance created by continuous balusters across such a large span. Multiple members emphasized that the house itself has a relatively simple architectural vocabulary and that the proposed deck and railing should respect that simplicity rather than introduce heavy or unfamiliar ornamentation. Because the property is in a sensitive historic setting, commissioners urged the applicants to study comparable historic examples along the bluff and nearby properties, with staff and applicants referencing photographs of similar treatments for guidance. Additional requests included revised design alternatives that further reduce visibility, more detailed drawings showing railing proportions, heights, spacing, and profiles, and consideration of a site walkthrough or in-person viewing from Union Street and Stone Alley so commissioners could better assess the proposal within its context. Overall, several commissioners stated that all the current options required additional refinement before the application could move forward. • Pohl made the motion to hold for some alternative and other revisions • Motion carries unanimously					
6.	Peter Park 14678	14 Hussey St	Rev. 13382; hardscape	42.3.4/132	LFW	JP
	• Board: Welch, Pohl, MacLeod Camp and Oliver Pat; Alternates: Patten and Paul • The Commission acknowledged that the applicant had addressed several prior requests before the meeting, including removing the post caps and restoring foundation plantings, and reviewed the proposal for a single soldier course of Belgian block extending from the sidewalk to the new side door to distinguish the walkway from the parking area. The board's primary concern remained the large, uninterrupted expanse of brick, which several commissioners described as an "ocean of brick," and members repeatedly emphasized the need to break up or soften its visual dominance. Commissioners discussed alternative material treatments, with Val expressing a preference for granite or turned brick rather than Belgian block, and urged reconsideration of the proposed paving materials. Multiple commissioners, including Abby and Ray, recommended extending the picket fence farther back toward the telephone pole to reflect its historic alignment, incorporating a gate, and using vegetation behind the fence to help screen and reduce the visual impact of the brick surface. Stephen suggested reconfiguring the walkway and planting arrangement by moving the planting bed against the house and locating the path adjacent to the parking area or otherwise adjusting the landscape layout to reduce the perceived paving area. At the same time, commissioners acknowledged practical space constraints between the garage, driveway, and entry door, with Angus and Ray noting there may not be sufficient room for a driveway, planting bed, and separate wide walkway simultaneously. The board also stressed the need for accurate site drawings and dimensions showing walkway widths, curb cut relationships, distances to the garage and doors, and fence returns so commissioners could verify that the proposed layout would physically fit and function appropriately. Staff and commissioners referenced nearby examples on India, Hussey, and Chestnut Streets as contextual precedents for how fences and plantings can successfully mitigate similar hardscape conditions. Ultimately, the Commission requested revised plans showing the extended fence alignment and gate location, exact site dimensions, alternative treatments to reduce the visual dominance of the brick paving, clarification of the proposed paving material and detailing, and additional information demonstrating how the revised design would relate to the historic streetscape context. • MacLeod made the motion to hold for revisions • Motion carries unanimously					
7.	11 Trotts Hill, LLC 14635	12 Trotts Hill Rd	New dwelling	40/6	Botticelli & Pohl	VO
	• Board: Welch, Patten, MacLeod Camp and Oliver; Alternates: Paul; Agent: Pohl • The Commission's primary concern focused on the visibility of the proposed house from Trotts Hill and Eel Point Road, noting that the roadway is generally heavily vegetated and historically screens homes from public view; Commissioners therefore requested clearer confirmation of how visible the new structure would be from a public way. Members specifically asked for a detailed landscape and screening plan showing proposed vegetation and demonstrating how effective the screening would be					

HDC New Business Meeting May 26, 2026

once installed. Additional concerns centered on the building's overall massing and height in relation to the roadway and adjacent paddock, with commissioners requesting confirmation of building heights and clearer view perspectives from the road to better evaluate visual impact. While several commissioners acknowledged that the gambrel roof form helped reduce the apparent scale of the structure, they still wanted additional information to verify how prominent the building would appear from surrounding public vantage points. Commissioners also discussed the proportions of the roof walk and overall roof design, with Stephen Welch suggesting that reducing the roof-walk width by approximately 1.5 feet on each side would improve the roof proportions and visual balance. Concerns were also raised regarding exterior colors and trim, particularly the use of bright white trim, with commissioners requesting additional exterior color options and emphasizing a preference for more natural, weathered roofing treatments rather than highly visible white or bright finishes. Several commissioners who had driven through the area stated that a site visit would be helpful in evaluating visibility, color, and landscape concerns in context, and the Commission agreed to revisit the application after conducting a site view. Ultimately, the application was held for revisions, specifically requiring submission of a landscape/screening plan, confirmation of building heights and visibility, clearer site orientation materials, proposed exterior color alternatives, and an in-person commission view of the property before further review.

- Oliver made the motion to hold for revisions, a landscape plan and a view.
- Motion carries unanimously

8.	11 Trotts Hill, LLC 14636	12 Trotts Hill Rd	Guest/pool house	40/6	Botticelli & Pohl	VO
	• TRACK					
9.	240 Polpis Rd, LLC 14556	240 Polpis Rd	MH Renovations/move on	56/23 & 23.1	WAPD	RP
	• Hold until 6/9/26 per applicant					
10.	Christine Carey Tr 14650	123 Orange St	New dwelling (B)	55/389.4	Kris Megna	RP
	• Board: Pohl (Acting Chair), MacLeod Camp, Paul and Oliver; Alternates: Patten • Oliver made the motion to approve through Exhibit A • Motion carries unanimously					
11.	John Keefe 14670	36 Ridge Ln	New dwelling	38/112	Kris Megna	RP
	• Board: Pohl (Acting Chair), MacLeod Camp, Paul and Patten; Alternates: Oliver • The Commission's comments focused primarily on the front elevation composition, architectural proportions, and simplifying the overall detailing to better reflect the house's vernacular character. Several commissioners felt that the three small windows within the front gable appeared awkward and overly busy and suggested alternative fenestration arrangements such as replacing them with two French doors, using a single centered door flanked by double-hung windows, or widening the front gable by approximately one foot to create a more balanced façade composition. Additional concerns centered on the relationship between the porch and second floor, with commissioners noting that the upper story appeared visually "squeezed" onto the first floor. To improve the proportions, members recommended raising the porch beam and/or first-floor window heads, adjusting the placement of first-floor windows, or reducing the porch roof pitch so the porch would feel less compressed beneath the upper massing. Railings and decorative detailing were also discussed, with several commissioners' recommending removal or simplification of the porch railing to better match the house's simple local vernacular character; if a railing were retained, a shingled or visually lighter treatment was preferred over heavy traditional balusters. Commissioners further recommend harmonizing the single 12:12 roof pitch with the prevailing 9:12 roof pitches elsewhere on the structure and making modest adjustments to dormer proportions so they would integrate more naturally with the façade. Finally, commissioners noted that some concerns related to the graphic clarity and proportional representation in the drawings themselves and requested revised elevations and detail drawings showing updated fenestration, railing treatments, and adjusted proportions before the application returns for further review. • Camp made the motion to hold for revisions • Motion carries unanimously					
12.	Town of Nantucket 14649	34 Washington St	New harbormaster building	42.2.3/2	Charles Gibson	SW
	• Hold no show					
13.	Sconset Partners, LLC 14673	8 Lily St (Sconset) VIEW	Rev. 1327; fenestration	73.3.1/110	Emeritus, LTD	SW
	• Board: Welch, Pohl, MacLeod, Camp and Oliver; Alternates: Patten, Paul • MacLeod made the motion through Exhibit A • Motion carries unanimously					
14.	7A Gardner St, LLC 14660	7A Gardner St VIEW	As-built apron	42.3.3/58.1	Kate Dellas	SW
	• Board: Welch, Pohl, MacLeod, Camp and Oliver; Alternates: Patten, Paul • Pohl made the motion to approve to remove the proposed Belgian-block apron and instead require installation of the brick apron that had originally been approved, while allowing the parking area itself to remain shell. And waiving the as-built fee • Motion carries unanimously					

VII. NEW BUSINESS 05/26/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Julie Meade 14694	8 Bayberry Ln MH	Roof solar	49/92.1	ACK Smart	AC
	• Board: Welch, Pohl, MacLeod, Camp and Oliver; Alternates: Patten, Paul • Camp made the motion to approve through Exhibit A • Motion carries unanimously					
2.	Julie Meade 14693	8 Bayberry Ln Garage	Roof solar	49/92.1	ACK Smart	AC
	• Board: Welch, Pohl, MacLeod, Camp and Oliver; Alternates: Patten, Paul • Camp made the motion to approve through Exhibit A • Motion carries unanimously					
3.	Sunny Side Holdings 14699	7 Shady Ln	Shed	30/171	CWA	CT
	• Board: Welch, Pohl, MacLeod, Camp and Oliver; Alternates: Patten, Paul • Pohl made the motion through Exhibit A • Motion carries unanimously					
4.	Sunny Side Holdings 14700	7 Shady Ln	fence	30/171	CWA	CT
	• Board: Welch, Pohl, MacLeod, Camp and Oliver; Alternates: Patten, Paul • MacLeod made the motion through Exhibit A • Motion carries unanimously					
5.	Sunny Side Holdings 14698	7 Shady Ln	Modify porch dormer	30/171	CWA	CT
	• Board: Welch, Paul, MacLeod, Camp and Oliver; Alternates: Patten, Paul • Camp made the motion to approve as submitted • Motion carries unanimously					
6.	N Water Holding LLC 14667	17 N Water St	ADA Ramp	42.4.2/49	Emeritus, LTD	AM
	• Board: Welch, Patten, MacLeod, Camp and Oliver; Alternates: Paul • Camp made the motion to approve with additional vegetation along the south side to help screen the ramp. • Motion carries unanimously					
7.	Five New St LLC 14724	5 New St	Renovation	55.4.1/36	WAPD	RP
	• Hold until 6/9/26 per applicant					
8.	Casino Partners II LLC 14732	126 Main St	Driveway wall	42.3.3/98	Don Bracken	RP
	• Board: Welch, Patten, MacLeod, Paul and Oliver • The Commission's discussion of the 126 Main Street driveway and hardscape proposal centered on strong concerns about the scale, visibility, and historic appropriateness of the proposed two-space parking area along the Main Street frontage. Multiple commissioners described the proposal as an "ocean of hardscape" and expressed opposition to what they viewed as an overly formal and expansive paved area that would significantly alter the historic front yard character and streetscape. Several members emphasized that prior HDC approvals historically contemplated only a single minimal parking space or a softer, informal parking treatment rather than a formal two-car parking court, and commissioners repeatedly requested that prior HDC decisions, approvals, and denials be incorporated into the record and presented alongside the current application so the Commission could properly evaluate the evolution of the proposal. Members stressed that the application should not be reviewed in isolation without that historical context. Additional concerns focused on the complexity and scale of the proposed paving layout, including the multiple paving patterns, borders, and extensive hardscaping extending deep into the lot, which commissioners felt appeared visually busy and overly suburban for the setting. Practical circulation issues were also discussed, particularly whether vehicles could adequately maneuver and back out of the proposed left parking space given the geometry and clearances shown, with suggestions that the curb cut or apron would need to be flared or reconfigured. Several commissioners stated a preference for a much simpler and narrower parking treatment — potentially a single parking strip or a softer informal surface such as grass, cobble, stabilized gravel — rather than two formal paved bays. Commissioners also urged the applicant to simplify the paving details by avoiding heavy picture-frame borders and overly formal Belgian-block treatments, favoring more historically appropriate and understated materials such as simple running-bond brick or cobble treatments. Abutters, including representatives from 128 Main Street, voiced strong opposition based on concerns about loss of green space, overdevelopment, increased hardscape, and the cumulative impact of the subdivision on the historic neighborhood character. Although the Commission acknowledged ongoing Select Board and DPW discussions related to curb cuts and on-street parking tradeoffs, commissioners emphasized that the HDC still retained responsibility for evaluating the historic and visual impacts of the proposal. Ultimately, the Commission requested revised materials including a clear side-by-side comparison of the existing condition, originally approved plan, and current proposal; alternative designs that materially reduce the amount of hardscape; simplified paving treatments; proposed landscape buffering and screening; clarification regarding curb-cut approvals and right-of-way constraints; and revised circulation details before further review of the application.					

HDC New Business Meeting May 26, 2026

- MacLeod application for revisions and additional information — specifically to provide side-by-side documentation showing existing condition, the originally approved plan(s), and the current proposal, and to submit revised, softened alternatives (reduced hardscape/parking, simpler paving details, landscape buffering and circulation/clearance revisions)
- Motion carries unanimously

- Summer Daze 25 14731 25 Hooper Farm Rd Pool Fence 55/216 Val Oliver Design RP
 - Board: Welch, Patten, MacLeod and Paul; Alernates: Camp; Agent: Oliver
 - Paul made a motion through Exhibit A
 - Motion carries unanimously
- J Brescher Trust 14736 32 Hulbert Ave Gate Revs 29/72 LINK VO
 - Board: Welch, Patten, MacLeod, Oliver and Camp Alt: Paul
 - Macleod made the motion to approve through Exhibit A
 - Motion carries unanimously

- Board: Welch, Patten, MacLeod, Paul and Oliver
- Camp made the motion to approve April 7, 2026; April 14, 2026; April 28, 2026
- All in favor but Welch is a no, did not read
- Board: Welch, Patten, MacLeod, Paul and Oliver
- Camp made the motion to adjourn at 7:46 pm
- Motion carries unanimously