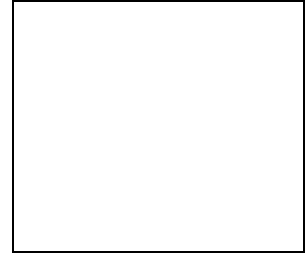


Proposed HDC Minutes August 18, 2026

0



HISTORIC DISTRICT COMMISSION
Minutes August 18, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Preservation Planner, and Cathy Flynn, Land Use Specialist

In person: Pohl, MacLeod, Camp, Oliver

Zoom: Welch, Thornewill and Paul

Patten was absent

Camp left meeting at 7pm

Meeting called to order at 4:00pm by Ray Pohl

Board: Pohl, MacLeod, Camp, Oliver and Welch: Alternates: Thornewill, Paul

Oliver made the motion to approve the agenda

Motion carries unanimously

I. COMMISSIONER COMMENTS

- N/A

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	William Stephens 15078	17 Field Ave	Window changes	80/150	Self	VO
2.	Toelsted, Bill & Jill 15070	26 Tashama Ln	Roof windows	55/453	Thornewill Design	VO
3.	Sherburne Commons 15072	1/43 Sherburne Com Cottage 18	Deck Extension	80/1	Peter Holden	VO
4.	Christopher Jones 15073	30 Creek Ln	Addition	38/107	EMDA	VO
5.	One Ocean Sconset LLC 15074	One Ocean Ave	Removal of stone wall	73.2.4/26	EMDA	VO
6.	Gordon Russell 15120	5 Martins Ln	Historic Determination	42.3.2/132	Emeritus LTD	VO
7.	Egan Maritime 15116	156-158 Polpis Rd	Shed	27/11	Stephen Stimson	CT
8.	6 Shawkemo Rd Real Tr 15112	6 Shawkemo Rd	Fen Revs	43/91.2	Botticelli & Pohl	CT
9.	Dolan, Pat Emily 15109	7 Comeau Ln	Porch change	49.3.2/13	Val Oliver Design	CT
10.	Wauwinet LLC 15111	120 Wauwinet Rd	Hardscape	11/17	Miroslava L + D	CT
11.	Robert Sarvis 15071	11 Vesper Ln	Add window to portico	55/1.6	Self	VO
12.	Eion McKenzie 15148	11B Green Meadows	Addition	67/375.1	Liz Konetchy	VO
13.	Gifford Benjamin 15106	4 Head of Plains	Rooftop solar	63/7	Gryphon Arch	VO
14.	19 Sherburne TP NT 15075	19 Sherburne TP	Hardscape	30/173.1	Edgewater	CP
15.	Oliver Lafarge 15076	9 Hawthorne Ln	Rooftop Solar	56/262	ACK Smart	CP
16.	Tucked Out LLC 15077	133 Eel Point Rd	Relocate Shed	33/13	Dorothy Hertz	CP
17.	Ellen Mayo 15104	2 Surfside Rd	Roof change	67/335	Val Oliver Design	CP
18.	Roxby/Butler 15118	316 Madaket Rd	Driveway rev	60.2.1/64	Tony Butler	CP
19.	Nan Prop Owner 15107	14 Beach Grass	Shed	68/395	Structures Unlimited	CP
20.	Bill Waldorf 15108	50 Madequesham Valley	Shed	88/74	Structures Unlimited	CP
21.	6 Rugged Rd Realty Tr 15089	6 Rugged Rd	Fenestration & roof change	67/784	Emeritus LTD	AC
22.	Patrick, Alexis & Nick 15141	12 Netowa	Rear addition	55/590	Sanne Payne	AC
23.	2 Jefferson Nom Tr 15085	2 Jefferson Ave	Historic Determination	29/138	Topham Design	AC
24.	Patricia Callaghan 15097	44 Pochick Ave	Door change	80/213	SNE Windows	RP
25.	Rezendes, Al 15102	7 Todd Circle	Roof	66/295	Val Oliver Design	RP
26.	Jones, Linda 15103	9 Blackfish Ln	As-built shed	73/122	Robert Reid	RP
27.	Callmomanddagain Tr 15127	41A Cliff Rd	Garage Mod fenestration	42.4.4/2	Emeritus LTD	RP

Proposed HDC Minutes August 18, 2026

28. Fry Paul 15124	3 Nickanoose Wy	Replace window doors	55/559	JB Studio	JP
29. Ward Gail ETAL 15123	95 Hummock Pond Rd	Relocate on site MH	56/309	JB Studio	JP
30. Ward Gail ETAL 15122	95 Hummock Pond Rd	Relocate on site Garage	56/309	JB Studio	JP
31. John Murray 15142	73/75 Fairgrounds Rd	Change apron	67/180	LFW	JP
32. John Walsh ETAL 15136	3 Black Walnut	Rev. 13990; garage	48/1	LFW	JP
33. MKKH LLC 15119	21.5 Hussey St	New ADU/Garage	42.3.4/55.1	BPC	SW
34. Ack Reward LLC 15128	149 Main St	Hardscape	41/169	BPC	SW
35. 50 Hummock Pond LLC 15100	50 Hummock Pond Rd	New cabana	56/286	Topham Design	SW
36. 50 Hummock Pond LLC 15101	50 Hummock Pond Rd	New zoning shed	56/286	Topham Design	SW
37. MKKH LLC 15079	21.5 Hussey St	Fenestration & trim changes	42.3.4/55.1	BPC	AM
38. Lisa Fall 15083	6 Deacons Wy	Infill porch	40/85	EMDA	AM
39. Far East Nantucket LLC 15082	47 Warrens Landing	2 nd Floor addition	38/54	EMDA	AM
40. Michael & Sara Sutton 15143	13 Eat Fire Spring	Move/ demo dwelling	20/56	Emeritus LTD	AM
41. NIR LLC 15138	3 White Elephant Wy	Shed addition fen changes	42.4.2/104	Emeritus LTD	AM

- **Board: MacLeod (Acting Chair), Camp and Welch; Alternates: none; Recused: Pohl, Oliver, Thornewill and Paul**
- **Camp made a motion to approve the consents.**
- **Motion 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. Longfin LLC 15115	1 Barnard Valley	Temporary hoop tent	53/25	Michael Day	VO
• Due to lack of visibility.					
2. 242 Madaket NT 15140	242 Madaket Rd	Pool & hardscape	59.4/118.1	Atlantic Landscaping	VO
• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
3. Toth, Terence & Monica 15139	5 Swift Rock Rd	Hardscape	40/67	Atlantic Landscaping	VO
• Deer fencing to be screened in perpetuity.					
4. VBPC LLC 15110	116 Polpis Rd	Sport Court	44/4	Miroslava L + D	CT
• Vegetation added, if necessary, to screen from Polpis Road in perpetuity.					
5. Wauwinet Inn LLC 15087	120 Wauwinet Rd	Awning redo w new win/door	11/17	Paul Beaulieu	AC
• Window survey to be completed and the replacement windows to be TDL's.					
6. Thar, She Blows LLC 15088	19 Massachusetts Ave	Reduce chimney height	60.3.1/313	John H Fitzgerald	SW
• Subject to any Building Code requirements.					
7. Ack Reward LLC 15129	149 Main St	Rev. 14796; MH	41/169	BPC	SW

- **Double-set Double-hung windows (add structural mullions/center casing.**
- **Board: Pohl, MacLeod, Camp, Oliver and Welch; Alternates: Thornewill, Paul**
- **Oliver made the motion to approve the consents with conditions.**
- **Motion carries unanimously.**

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NCH 15090	57 Prospect St	Signs to meet Laura's Law 1	55/3	Paul Beaulieu
2. NCH 15091	57 Prospect St	Signs to meet Laura's Law 2	55/3	Paul Beaulieu
3. NCH 15092	57 Prospect St	Signs to meet Laura's Law 3	55/3	Paul Beaulieu
4. NCH 15093	57 Prospect St	Signs to meet Laura's Law 4	55/3	Paul Beaulieu
5. NCH 15094	57 Prospect St	Signs to meet Laura's Law 5	55/3	Paul Beaulieu

- **Sign Advisory Council recommends holding 1-5 for revisions and further information.**
- **Board: Pohl, MacLeod, Camp, Oliver and Welch; Alternates: Thornewill, Paul**
- **Camp made the motion to adopt the Sign Advisory Council's recommendations.**
- **Motion carries unanimously.**

V. DISCUSSION OF THE AHTF HOUSING PRODUCTION PLAN AND IT'S POTENTIAL IMPACTS ON THE NANTUCKET HISTORIC DISTRICT COMMISSION

- Dylan Metsch-Ampel, Deputy Housing Director, presented the Town's 2026 Housing Production Plan (HPP), a state-required five-year policy document addressing housing needs, local constraints, implementation strategies, and potential housing sites. The plan is required for EOHLHC certification and is intended to help Nantucket maintain Chapter 40B "safe harbor" and local zoning control as the Town works toward the 10% subsidized housing threshold; Nantucket is currently at approximately 8.28%. The Affordable Housing Trust has endorsed the plan, with adoption expected through a joint Planning Board/Select Board meeting.

Proposed HDC Minutes August 18, 2026

- Concerns were raised that recommendations such as streamlined reviews, pre-approved plans, or staff-level approvals could reduce HDC authority and affect protection of Nantucket's historic character. Dylan emphasized that the HPP is intended to avoid reliance on Chapter 40B, not encourage it, and is not designed to bypass HDC review. He invited HDC participation in developing solutions, including reduced fees, expedited or dedicated review processes for affordable housing, HDC-supported design standards and pre-approved plans, and coordination on prominent potential housing sites. He also clarified that parcels identified in the HPP are opportunities for future study, not active projects. Public participation will continue through the joint meeting and comments submitted to Housing staff.

VI. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- N/A

VII. NANTUCKET SUPERIOR COURT REMAND - JUNE 4, 2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	43A Union St Trust 14999	43A Union St	Move/demo garage	42.3.2/29.1	Self
	<i>Commissioners: Pohl, MacLeod, Camp, Paul; Alternates: none</i> Motion to deny the demo remand and to provide a written decision for approval. (3-2 vote) - The HDC discussion and vote were limited to approving the written language supporting the Board's prior denial of the garage demolition for submission to the state/judge; the Board was not reconsidering or making a new decision on the demolition itself. The original denial had already been voted on when the Board had five members, while Connie Patten was absent from this meeting. Nicole and George from KP attended, with George available to address procedural questions but providing no substantive comments. No additional public hearing on the merits of the demolition was conducted. - MacLeod moved to sign and approve the drafted language to be sent to the state/judge supporting the commission's prior denial of the demolition of the garage at 43A Union St. - Motion carries unanimously. 3-1 (Pohl- abstained).				

VIII. RATIFY VOTE OF AUGUST 04, 2026- 35 MOREY LANE

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Amy & Ian Flinn 15045	35 Morey Ln	Rev. 14739; open railing	73.3.2/37.1	Sanne Payne
	<i>Commissioners: MacLeod (Acting Chair), Paul, Welch; Alternates: none</i> Motion to approve correcting the dormer, the railing to be an open railing as originally indicated at the June 30, 2026, meeting (HDC2026-05-14739) and as indicated on page A2.1, bottom right plan- as circled through Exhibit A. (Welch). - Welch made the motion to ratify the motion. - Motion carries unanimously (3-0).				

IX. NEW BUSINESS 08/04/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Charles Goldstuck 15025	8 Mooers Ave	Door Window changes	30/248	Rob Reid Const.	RP
	- Board: Pohl, MacLeod, Welch, Oliver and Camp; Alternates: Thornewill, Paul - MacLeod made the motion to approve as submitted. - Motion carries unanimously.					
2.	BJ Henderson 15027	6A Silver St	Windows replacement	55.4.1/187.1	Val Oliver Design	RP
	Hold for representation					
3.	Robert/Linda Collamore 15032	32 Woodbury Ln	Window replacement	41/379.1	Southern NE Windows	CT
	Hold for representation					
4.	Surfside Nant Part. 15042	6 Clifford St VIEW	As-built deer fence, gate, cattle grate	79/20	David Troast	CP
5.	Surfside Nant. Part. 15043	8 Clifford St VIEW	As-built deer fence, gate, cattle grate	88/3	David Troast	CP
	- Both 6 and 8 Clifford were reviewed together - Board: Pohl, MacLeod, Paul, Oliver and Camp; Alternates: Thornewill; Recused: Welch - The fencing was generally considered unobtrusive and well screened by vegetation. The primary concern was the visible cattle grates near the street, which commissioners felt were ineffective and visually inappropriate. The Board favored adding a gate, removing or relocating the cattle grates and adding vegetation to improve screening. - MacLeod moved to hold 6 & 8 Clifford St application for revisions. With revisions to be submitted for the Old Business meeting, 9/08/2026. - Motion carries unanimously.					

Proposed HDC Minutes August 18, 2026

6.	Sankaty Head GC 15056	100 Sankaty Rd	Antenna Revs	48/25	Allison Conwell	CT
	Hold for representation					
X. NEW BUSINESS 08/18/2026						
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Theresa Fortgang 15151	34 Bosworth Rd	MH revisions- as-built fine waived	92.4/118	Normand Residential	RP
2.	Theresa Fortgang 15152	34 Bosworth Rd	Shed revisions- as-built fine waived	92.4/118	Normand Residential	RP
	- Both applications on 34 Bosworth Rd were reviewed together - Board: Pohl, MacLeod, Welch, Oliver and Camp; Alternates: Thornewill, Paul - Camp made the motion to approve the two applications without the as-built fee. - Motion carries unanimously.					
3.	McCormick Deanna 15010	2 Dartmouth	As-built shed	76.1.4/104	Stuart Flegg	VO
	Hold for representation					
4.	Eric Bock 15080	25C Pine St	Rear addition	42.3.2/48	EMDA	AM
	- Board: MacLeod (Acting Chair), Welch, Oliver, Camp and Thornewill; Alternates: Paul; Recused: Pohl - Oliver made a motion to approve as submitted. - Motion carries unanimously.					
5.	Scott Oldakowski 15081	34A Walsh St	Roof walk skirt	29/106	EMDA	AM
	- Board: Pohl, MacLeod, Oliver, Camp and Paul - Oliver made the motion to approve the main roof walk elements painted white and the skirt left natural to weather. - Motion carries unanimously.					
6.	James Straenburgh 15084	1 Olivers Way	Rev remove window grilles	49/166.1	K Megna	AC
	- Board: Pohl, MacLeod, Oliver, Camp and Welch; Alternates: Thornewill, Paul - MacLeod made the motion to approve as submitted. - Motion carries unanimously.					
7.	Hodge Edwin N Tr 15099	51 Main St	Remove & reinstallation brick	42.3.1/224	Larry Hamel (Knollmeyer)	SW
	Hold for representation.					
8.	RSMDWM LLC 15098	20 Lyons Ln	New Dwelling	76/17	Emeritus LTD	SW
	- Board: Pohl, MacLeod, Oliver, Camp and Welch; Alternates: Thornewill, Paul - The Board generally supported the design but recommended refinements to improve proportions and character. Key concerns included reducing the vertical appearance of the gambrel mass, slimming an oversized dormer, and reconsidering the scale or use of the half-round windows. Commissioners also preferred cottage corners, discussed more appropriate trim colors, and suggested adjusting eave and dormer alignments. Although the structure has limited street visibility, the Board encouraged these changes to create a more balanced and context-appropriate design. - Camp made the motion to hold for revisions. - Motion carries unanimously.					
9.	Callen Miller Inc 15096	1 Cherry St	Drive/parking lot/hardscape	55/377	EMDA	RP
	- Board: Pohl, MacLeod, Thornewill, Camp and Welch; Alternates: Paul; Recused: Oliver - Concerns raised were proposed fencing and parking extend onto an adjacent lot; durability and long-term appearance of grass pavers, opposed six-foot board fencing along street frontages, and recommended softer screening such as vegetation. The Belgian block aprons were considered too formal, with native stone preferred. - Camp made the motion to hold for revisions. - Motion carries unanimously.					
10.	NPS 15114	24 Surfside Rd	Rev. 12067; roof/windows	55/243	Chip Clunie/SMRT	RP
	- Board: Pohl, Paul, Thornewill, Camp and Oliver; Alternates: none; Recused: MacLeod - Camp made the motion to approve as submitted with the HVAC/heat pump equipment be screened. - Motion carries unanimously.					
11.	NPS 15133	24 Surfside Rd	Rev. 12068; hardscape	55/243	Chip Clunie/SMRT	RP
	Board: Pohl, Paul, Thornewill, Camp and Oliver; Alternates: none; Recused: MacLeod					

Proposed HDC Minutes August 18, 2026

- Camp made the motion to approve as submitted.
- Motion carries unanimously.

- | | | | | | | |
|-----|--|-------------------|--|-----------|-------------------|----|
| 12. | David Butler 15041 | 50 Walsh St | Rev. 8084; raise bldg./fenes chg | 29/100 | CWA | AC |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Thornewill, Camp and Oliver; Alternates: Paul • The HDC raised concerns about inconsistent elevation documentation, floodplain compliance, building scale, and proposed window changes. The Board required an engineer's elevation certificate and revised drawings clearly reconciling existing and proposed grades, floor elevations, height calculations, and the 2023 approval before considering any additional height. Commissioners were concerned that raising an already large house could further increase its perceived mass and generally preferred retaining six-over-six windows to maintain a more appropriate residential scale. • Holly Backus specifically emphasized the need for the elevation certificate, noting discrepancies with the 2023 approval, which referenced a 4'6" elevation increase. She also noted the property's AE7 FEMA flood-zone status and the need for the drawings, DFE/BFE information, and engineering documentation to be consistent. With these issues unresolved, the Board determined the application was not ready for approval and required additional documentation and revisions. • Camp made the motion to hold for revisions and elevation certificate. • Motion carries unanimously. | | | | | |
| 13. | Egan Maritime 15117 | 156-158 Polpis Rd | Hardscape | 27/11 | Stephen Stimson | CT |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Paul, Camp and Oliver; Alternates: Thornewill, Welch • MacLeod made the motion to approve as submitted. • Motion carries unanimously. | | | | | |
| 14. | Ack Koda LLC 15113 | 42 Shimmo Pond | Rev. 14617; 2 nd floor railings | 43/126 | Botticelli & Pohl | CT |
| | <ul style="list-style-type: none"> • Board: MacLeod (Acting Chair), Welch, Camp, Oliver and Thornewill; Alternates: Paul; Agent: Pohl • The HDC emphasized preserving the building's historic character, particularly the uninterrupted shingled parapet/roof form, and generally favored more shingled wall treatment over an open balustrade to reduce the visibility of new dormer glazing. Commissioners discussed crossbuck railings with plexiglass but raised concerns about glare, visual heaviness, and mixing railing styles. A hybrid approach incorporating a shingled base with limited decorative openings was also suggested. The Board requested a simpler, cohesive design and held the application for revisions, asking for multiple alternatives and elevation sketches for comparison. • Camp made the motion to hold for revisions. • Motion carries unanimously. | | | | | |
| 15. | Andrew West 15121 | 118 Eel Point Rd | New garage apartment | 32/34 | Emeritus LTD | VO |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Welch, Oliver and Camp; Alternates: Thornewill, Paul • Concerns were that the proximity and alignment of the structure with the main house created an overly long, continuous "run-on" appearance. The Board recommended offsetting the garage forward or back, so it reads as a distinct accessory structure. Commissioners also requested contextual elevations and site views showing both buildings together, along with clearer dimensions. Revised plans should demonstrate either a relocated garage or other design, massing, or landscape strategies that visually separate the two structures. • Oliver made the motion to hold for revisions with house perspectives. • Motion carries unanimously. | | | | | |
| 16. | Callmomanddagain Tr 15126 | 37 Cliff Rd | MH balcony mod | 42.4.4/42 | Emeritus LTD | RP |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Welch, Oliver and Paul; Alternates: Thornewill • Oliver made the motion to approve without the enlarged deck with the caveat that the French doors cannot be seen at time of inspection and in perpetuity. • Motion carries unanimously. | | | | | |
| 17. | Callmomanddagain Tr 15125 | 37 Cliff Rd | Shed | 42.4.4/42 | Emeritus LTD | RP |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Welch, Oliver and Paul; Alternates: Thornewill • The primary concerns were the proposed shed's location forward of the main house and potential visibility from Cliff Road, which could negatively affect the historic streetscape. Commissioners preferred relocating or setting the shed farther back, so it reads as a subordinate accessory structure. The Board requested clearer streetscape and site-context visuals showing vegetation, neighboring properties, the pool/deck, driveway access, and any existing structure being replaced. • Welch made a motion to hold revisions, more information and a view. • Motion carries unanimously. | | | | | |

Proposed HDC Minutes August 18, 2026

18.	NIR LLC 15137	2 Sea St	Rev. 14844; roof pitch/dormer	42.4.2/3.8	Emeritus LTD	RP
	- Board: Pohl, MacLeod, Welch, Oliver and Paul; Alternates: Thornewill - Oliver made the motion to approve as submitted. - Motion carries unanimously.					
19.	NIR LLC 15132	6 White Elephant Wy	Material Change	42.4.2/3.3	Emeritus LTD	AM
	- Board: Pohl, MacLeod, Welch, Oliver and Thornewill; Alternates: Paul - MacLeod made the motion to approve as submitted. - Motion carries unanimously.					
20.	Stephen/Melissa Meister 15130	17 Lauretta Ln	Garage color change	14/10.2	Emeritus LTD	AM
	- Board: Pohl, MacLeod, Welch, Oliver and Thornewill; Alternates: Paul - Oliver made the motion to approve as submitted. - Motion carries unanimously.					
21.	Stephen/Melissa Meister 15131	17 Lauretta Ln	Shed rev fen mod	14/10.2	Emeritus LTD	AM
	- Board: Pohl, MacLeod, Welch, Oliver and Thornewill; Alternates: Paul - Oliver made the motion to approve as submitted. - Motion carries unanimously.					
22.	Robert Osgood 15146	43 Tennessee Ave	Pool Hardscape	49.4/310	LFW	JP
	- Board: Pohl, MacLeod, Welch, Oliver and Paul Alternates: Thornewill; - Commissioners requested a consolidated site plan clearly identifying all fence types, heights, colors, setbacks, property lines, neighboring structures, and landscaping. The Board was particularly concerned about the visibility and extent of taller fencing, potential “corral-like” impacts, and how the pool and improvements would relate to the surrounding historic context. Clear photographs, sight lines, and vegetation screening information were also requested. - MacLeod made the motion to hold for revisions, view and additional information. - Motion carries unanimously.					
23.	JBD 34 Liberty LLC 15145	34 Liberty St	Replace windows	42.3.4/82	LFW	JP
	- Board: Pohl, MacLeod, Welch, Oliver and Thornewill; Alternates: Paul - MacLeod made the motion to approve due to the proximity in relation to the public way. - Motion carries unanimously.					
24.	3 Pops Ln Hold Tr 15135	3 Pops Ln	Shed	60..2.4/64.1	MCA+	JP
	Hold until 9/1/2026 per applicants' request.					
25.	3 Pops Ln Hold Tr 15147	3 Pops Ln	Pool	60..2.4/64.1	MCA+	JP
	Hold until 9/1/2026 per applicants' request.					
26.	Michael, Jones ETAL 15144	12 Madequesham Vly	Guest House	89/12	Emeritus LTD	AM
	- Board: Pohl, MacLeod, Welch, Oliver and Paul; Alternates: Thornewill - Oliver made the motion to approve as submitted. - Motion carries unanimously.					
27.	BAG Nom Trust 14086	9 New Jersey	Shed	60.3.1/408	Shelter 7	AM
	- Held for representation - Board: Pohl, MacLeod, Thornewill, Oliver and Paul; Alternates: none - MacLeod made the motion to adjourn at 7:51pm. - Motion carries unanimously.					