



**BAY VILLAGE HISTORIC DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom
**September 9, 2025
4:00pm**

**APPROVED BY COMMISSION
(10/14/2025)**

Commissioners Present: Craig Douglas, Steve Dunwell, Anne Kilguss, Katherine Nelson, Lora Shea.

Commissioners Absent: Senam Kumahia.

Staff Present: Joseph Cornish, Director of Design Review, Jacqueline Vanegas, Preservation Planner.

4:05 PM: S.Dunwell called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Following this brief introduction S.Dunwell called the first agenda item.

I. RATIFICATION OF 8/12/2025 PUBLIC HEARING MINUTES

Commissioner Shea motioned to approve the Hearing Minutes as submitted. Commissioner Douglas seconded the motion. The vote was 4-0 (Y: CD, SD, AK, LS) (N: 0) (ABS: 0).

COMMISSIONER NELSON JOINED THE MEETING.

II. DESIGN REVIEW HEARING

APP # 26.0160 BV

138 ARLINGTON STREET

Applicant: Larry DiCara

Proposed Work: Demolish existing single story structure, construct new 4 story single family dwelling.

PROJECT REPRESENTATIVES: Anthony Pisani, Stephen Cohen, Josh Cohen, Lawrence DiCara

DOCUMENTS PRESENTED: Documents presented included photos of existing conditions, renderings, and plans for the proposed work.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions,

history of the building, and design of the proposed building. Specifically, discussion topics of the design included the material of the bay windows, the location of the door, the type of windows, and the location of the mechanicals.

PUBLIC COMMENT: There was no public comment

COMMISSIONER DUNWELL MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SHEA SECONDED THE MOTION. THE VOTE WAS 5-0-0 (CD, SD, AK, KN, LS) (N: 0) (ABS: 0).

- *Bay window design be reviewed by staff.*
- *Provide a mock up showing the mechanicals on the roof to confirm mechanicals are set back.*
- *Provide a mock up of the cladding material.*

III. ADMINISTRATIVE REVIEW/APPROVAL

APP # 26.0162 BV

19 FAYETTE STREET UNIT 5

Proposed Work: Replace 8 non-original windows with six over six double hung black fiberglass windows with half screen.

APP # 26.0175 BV

19 MELROSE STREET

Proposed Work: Replace 8 non-original windows with six over six double hung white aluminum clad exterior windows with half screen.

COMMISSIONER KILGUSS MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER DUNWELL SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: CD, SD, AK, KN, LS)(N: NONE)(ABS: NONE).

IV. STAFF UPDATES

Staff notified Commissioners of an attendance tracker for upcoming public hearings.

V. ADJOURN 4:56pm

COMMISSIONER KILGUSS MOTIONED TO ADJOURN THE HEARING. COMMISSIONER DUNWELL SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.