



MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Thursday, March 4, 2021; 01:00pm
Location / Address	REMOTE PARTICIPATION VIA ZOOM AND YouTube Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached) Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.
HISTORIC DISTRICT COMMISSION	
Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist	

To join the Historic District Commission meeting click on the Zoom Link below:

<https://zoom.us/j/92280688302?pwd=aGs3K2tLSzFaOVpNbENtM0pHd28wUT09>

Meeting ID: 922 8068 8302 **Password:** 153126

Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126

To watch live feed, click here: <https://www.youtube.com/watch?v=eFtlKb5iYoc>

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice-Chair), John McLaughlin, Abby Camp, Val Oliver

Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill

Staff: Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1.	Kristine Mortensen	4 Cherry Street	Wind/dr/roof change	55/387	Self
2.	George Schmidt	3 A Street	Rev colors/trim/roof	60.2.4/78	Linda Williams
3.	Starbuck Realty LLC	44 Warrens Landing	Rev 71889 fenestration	38/23	Mark Cutone

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.	Starbuck Realty LLC	44 Warrens Landing	Rev 71888 screened porch	38/23	Mark Cutone
	• Due to lack of visibility				

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hooper Sparks LLC	14 Sparks Ave	Front wall sign	55/229.1	Chris Young
2.	Hooper Sparks LLC	14 Sparks Ave	Porch sign	55/229.1	Chris Young
3.	VTT Management	12 Oak Street	Projecting sign	42.4.2/27	Wendy Rouillard
4.	Vaias Theodorakas	38 Centre Street	Projecting sign	42.3.1/66	Miranda Girard
5.	Gail N. Johnson	21 S Water Street	Projecting sign relocation	42.4.2/102	Nick Johnson
6.	NIR Retail	4 S Water Street	Projecting sign relocation	42.3.1/176	Jacqueline Antico

V. NEW BUSINESS (02/16/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Yawkey Way Trst 02-2950	5 Yawkey Way	New duplex building	69/299	Val Oliver Design

VI. OLD BUSINESS (2/23/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Derek Till 02-2944	86 Quidnet Road	Reno and addition	21/102	Linda Williams/NAG
	• <i>Commissioners: Coombs (acting Chair), McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
2.	John Bartlett Trust 01-2793	43 Bartlett Farm Road	New dwelling	82/504	NAG
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
3.	Phillips Marks 01-2706	33 Beach Grass Road	Duplex	68/371	SMRD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
4.	33 Coffin St, LLC 01-2747	33 Coffin St, Sias	Cabana	73.4.1/26.1	CWA
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
5.	Peter Barrett 01-2734	40 Mary Ann Drive	New dwelling	68/965	Topham Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
6.	11 India Street, LLC 01-2816	11 India Street	Hardscaping	42.3.1/122.2	Ahern
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
7.	17 Avenue RT 01-2776	17 Lincoln Ave	Rev 12-2442; ext. revisions	30/118	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Dutra, Thornewill; Alternates: Welch; Recused: Pohl</i>				
8.	Andrew Reger 12-2469	7 E Lincoln Ave	New dwelling	42.4.1/8	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i>				
9.	14 Lowell Place LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
10.	Grey Lady Capital 12-2381	33 Pilgrim Road	Cabana addition	41/834	JB Studio
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
11.	Shriberg Trust 01-2796	60 W Chester St	Guest house	41/374	CWA
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: Pohl</i>				
12.	36 Washing Pond, LLC 01-2813	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
13.	36 Washing Pond, LLC 01-2808	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
14.	36 Washing Pond, LLC 01-1814	36 Washing Pond Road	Garage	31/13.3	Workshop APD
	• <i>Not yet opened</i>				
15.	36 Washing Pond, LLC 01-2807	36 Washing Pond Road	Gym	31/13.3	Workshop APD
	• <i>Not yet opened</i>				
16.	36 Washing Pond, LLC 01-2810	36 Washing Pond Road	Shed	31/13.3	Workshop APD
	• <i>Not yet opened</i>				
17.	36 Washing Pond, LLC 01-2809	36 Washing Pond Road	Pool	31/13.3	Jardins International
	• <i>Not yet opened</i>				
18.	Alex Karis 02-2862	11 Mill Hill Lane	New 2 nd dwelling	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
19.	Alex Karis 02-2962	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				

VII. NEW BUSINESS (03/01/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Pearl St. Realty LLC	4 India Street	Front door color change	42.3.1/167	LINK
2.	Jake Dwyer	11 Mississippi Ave	Rooftop solar	59.4/233	ACK Smart
3.	Bartlett Farm LLC	19 Bartlett Farm Road	Rooftop solar – A	65/16.1	ACK Smart
4.	Bartlett Farm LLC	19 Bartlett Farm Road	Rooftop solar – B	65/16.1	ACK Smart
5.	Charles Sawyer	8R Back Street	Rooftop solar	55/355	ACK Smart
6.	Joe + Stacey Perry	16 ½ Bartlett Road	Rooftop solar	67/114.1	Cotuit Solar
7.	5 Old Mill LLC	5 Old Mill Court	New main house	55/926	Brook Meerbergen
8.	5 Old Mill LLC	5 Old Mill Court	Garage/studio	55/926	Brook Meerbergen
9.	5 Old Mill LLC	5 Old Mill Court	Pool and hardscape	55/926	Brook Meerbergen
10.	Lindsay Cross	7 Green Lane	Brick patio + walkways	42.3.3/8	Natalie Cowger
11.	4 Ahab Rd LLC	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
12.	4 Ahab Rd LLC	41 Wauwinet Road	Garage addition	20/7	Thornewill Design
13.	4 Ahab Rd LLC	41 Wauwinet Road	Cabana	20/7	Thornewill Design
14.	4 Ahab Rd LLC	41 Wauwinet Road	Pool	20/7	Jardins International
15.	Randy Sharpe	49A Meadow View Drive	New dwelling	56/113.1	Thornewill Design
16.	Alex Karis	22 Ellen’s Way	Rev 12-2599 cable rail	81/179	Brook Meerbergen
17.	Alex Karis	22 Ellen’s Way	Rev 12-2588 extend porch	81/179	Brook Meerbergen
18.	Klacar LLC	1 Windy Way	Addition	67/553.1 + 553.2	Klaudia Mally
19.	White Elephant LLC	50 Easton Street	Awning addition	42.4.1/23	Mike Duffy
20.	Kim Wentworth	14 Lincoln Ave	Addition	30/182	Mark Cutone
21.	Okay Okay House LLC	10 Union Street	Fence + gate	42.3.1/43	BPC
22.	Nicola Day	5 Essex Road	Car tent	67/602	Ronny Arias
23.	George Balboa	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
24.	George Balboa	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
25.	George Balboa	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
26.	4EW LLC	4 Ellen’s Way	New dwelling	81/171	Brook Meerbergen
27.	4EW LLC	4 Ellen’s Way	Garage/studio	81/171	Brook Meerbergen
28.	4EW LLC	4 Ellen’s Way	Pool	81/171	Brook Meerbergen
29.	Daniel Omstead	50 Wauwinet Road	Garage	14/68.2	SMRD
30.	Paul Gray	9 Coffin Street	Addition	73.4.1/15	SMRD
31.	Hugh Davis	112 Main Street	Cottage – entry cover	42.3.3/104	Gryphon Architect
32.	Hugh Davis	112 Main Street	Shack – fenestration revs	42.3.3/104	Gryphon Architect
33.	11 Upper Tawpawshaw Rd LLC	11 Tawpawshaw Road	New dwelling	53/45	Mark Cutone
34.	11 Upper Tawpawshaw Rd LLC	11 Tawpawshaw Road	Garage	53/45	Mark Cutone
35.	11 Upper Tawpawshaw Rd LLC	11 Tawpawshaw Road	Pool	53/45	Mark Cutone
36.	11 Upper Tawpawshaw Rd LLC	11 Tawpawshaw Road	Pool cabana	53/45	Mark Cutone
37.	LBC Sconset LLC	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
38.	Cannonbury Holdings 2	16 Cannonbury Lane	Move on MH from 9 Hawks	74/12	JGG Architects
39.	Cannonbury Holdings 2	16 Cannonbury Lane	Move on GAR from 9 Hawks	74/12	JGG Architects
40.	10 Easy Street NT	10 Easy Street	Window changes	42.3.1/78	NAG
41.	Chris Loftus	8.5 Evergreen Way	New dwelling	68/703	Linda Williams
42.	Chris Loftus	2 Beverly Court	Egress stairs 2 nd floor	68/186.2	Linda Williams
43.	38 Prospect LLC	Por 38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
44.	38 Prospect LLC	Por 38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
45.	38 Prospect LLC	Por 38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
46.	38 Prospect LLC	Por 38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
47.	Galyna Bahdanovich	65 Miacomet Ave	Addition	67/84.1	Self
48.	Nantucket Oaks LLC	6 Fishers Lane	New dwelling	75/32.1	Normand Residential
49.	Nantucket Oaks LLC	6 Fishers Lane	Garage	75/32.1	Normand Residential
50.	Nantucket Oaks LLC	6 Fishers Lane	Pool and hardscape	75/32.1	Normand Residential
51.	The Richmond Co.	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
52.	Bear Vault LLC	12 + 12R Bartlett Road	Renew COA 69071 move/demo	67/115.1 + 116	Brook Meerbergen
53.	Bear Vault LLC	12 + 12R Bartlett Road	Renew COA 69495 storage bldg	67/115.1 + 116	Brook Meerbergen
54.	Michael Robinson	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
55.	Justin Brooks	15 Correia Lane	New main dwelling	80/56	LINK
56.	Justin Brooks	15 Correia Lane	New garage	80/56	LINK
57.	Steven Jemison	4 Lavender Lane	New shed/tennis cabana	33/24	JB Studio/LINK
58.	Steven Jemison	4 Lavender Lane	Tennis court	33/24	JB Studio/LINK

59. Joseph Saluti	174 Cliff Road	Fenestration changes	41/63	Emeritus
60. M. Woodley	22 Mizzenmast Road	Addition	66/368	Val Oliver
61. 17 Avenue Realty	17 Lincoln Ave	Move off/demo	30/118	Botticelli + Pohl
62. Bruschi Family	7 Westerwick Drive	New dwelling	73/35	Workshop/APD
63. Bruschi Family	7 Westerwick Drive	Garage/studio	73/35	Workshop/APD
64. Mark Wendling	4 John Adams Lane	Rev 07-1397 pool and hardscape	30/628	Botticelli + Pohl
65. Melissa Pique	39 Surfside Road	New dwelling	55/438	Topham Design

VI. OTHER BUSINESS

Approved Minutes -	January 28 & February 1, 4, 12 & 16, 2021
Review Minutes -	February 18, 23, 25 & 26, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- New Business Thursday March 04, 2021 at 01:00pm • Reminder: Organizational Meeting and 2 Stone Alley review Friday March 05, 2021; 1:00pm-3:00pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings
Commission Comments	



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COMMONWEALTH OF MASSACHUSETTS
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CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

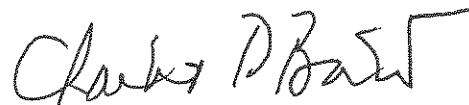
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in black ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts