



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 MAR 29 PM 02:02

Original Posting Number: T 296

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)

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2021 MAR 31 AM 10:05  
NANTUCKET TOWN CLERK  
Posting Number:T 301

**Committee/Board/s** | Historic District Commission (HDC) – Old Business

**Day, Date, and Time** | Thursday, April 01, 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=iBd4dfrSTU>

**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. OLD BUSINESS 03/16/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	LBC Sconset LLC <b>01-2762</b>	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
2.	LBC Sconset LLC <b>03-3075</b>	9 Hawks Circle	Guest House	74/37.1	JGG Architects
	• <i>Not opened yet</i>				

**III. NEW BUSINESS 03/23/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mark Canavan <b>03-3161</b>	31 Woodbury Lane	Roof walk	41/276.3	Linda Williams
2.	Darrell Ferguson <b>03-3151</b>	28 Main St, Sias	Pool and hardscape	73.3.1/47	Linda Williams
3.	Peter Garren <b>03-3279</b>	36 Pocomo Road	Addition	14/79	NAG
4.	Peter Garren <b>03-3155</b>	36 Pocomo Road	Hardscape	14/79	NAG
5.	Russell Simpson <b>03-3276</b>	22 Bailey Road	Door change	55/504	Self
6.	Back 41 LLC <b>03-3154</b>	105 Tom Nevers Road	New dwelling	91/25	CWA
7.	87 Eel Point Rd RT <b>03-3283</b>	87 Eel Point Road	Move building	32/11	Mark Cutone Arch
8.	87 Eel Point Rd RT <b>03-3284</b>	87 Eel Point Road	Pool	32/11	Mark Cutone Arch
9.	87 Eel Point Rd RT <b>03-3285</b>	87 Eel Point Road	Pool cabana	32/11	Mark Cutone Arch
10.	Maryann Wasik <b>03-3274</b>	4 Hussey Farm Road	Rooftop solar	56/84.4	Cotuit Solar
11.	Douglas Self <b>03-3267</b>	3 Martins Lane	Fence and hardscape	42.3.2/133	Ahern, LLC
12.	Roberta Brown <b>03-3153</b>	9 Beach Street	Studio	73.1.3/24	Topham Design
13.	Karli Hagedorn <b>03-3263</b>	34 W. Chester Street	Replace windows/roof	41/31	Normand Residential
14.	Erin Wilson <b>03-3208</b>	8 E Dover Street	Hardscape	55.1.4/27	Alexandria Cashion
15.	Erin Wilson <b>03-3179</b>	8 E Dover Street	Deck	55.1.4/27	Alexandria Cashion
16.	Jasper N.T. <b>03-3152</b>	80 Millbrook Road	Pool and hardscape	40/79.1	Edgewater
17.	NIR Retail LLC – Tavern <b>03-3212</b>	Straight Wharf	Vinyl shades	42.2.1/1	Linda Williams
18.	17 Avenue RT <b>03-3260</b>	17 Lincoln Ave	Garage	30/118	Botticelli + Pohl
19.	Richard O’Leary <b>03-3253</b>	7 Packet Drive	Pool house	74/18	EMDA
20.	EZIA Athletic Club <b>03-3258</b>	117 Orange Street	Commercial deck	55/377	EMDA
21.	Tim & Jill Vieth <b>03-3196</b>	3 Gladlands Avenue	Move/demo dwelling	80/234	Emeritus
22.	Catherine Raphael <b>03-3210</b>	26A Miacomet Road	Rooftop solar	67/336.5	ACK Smart
23.	James Wilson <b>03-3211</b>	1 Appleton Road	Rooftop solar	66/388	ACK Smart
24.	Margaret Owen <b>03-3209</b>	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
25.	Philip Bloom <b>03-3247</b>	9 Lily Street	Fenest/dormer/shutters	42.3.4/49	Linda Williams
26.	Luis Daniel Xavier <b>03-3275</b>	5 Black Fish Lane	Pool and hardscape	73/126	CWA
27.	Randy Sharp <b>03-3236</b>	49 Meadow View Drive	New dwelling	56/390	Thornewill Design
28.	Nathan Cressman <b>03-3280</b>	7 Weetamo Road	Addition/alteration	15/48	BPC
29.	MAG Ventures <b>03-3168</b>	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
30.	MAG Ventures <b>03-3252</b>	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
31.	MAG Ventures <b>03-3169</b>	30 Devon Street	Pool	76.4.2/1	JB Studio
32.	Peter Kaizer <b>03-3278</b>	6 Nobadeer Ave	New dwelling	80/37.2	Self
33.	Peter Kaizer <b>03-3238</b>	5 Weweeder Ave	New dwelling	80/37.1	Self
34.	3 Pleasant St Trust <b>03-3203</b>	3 Pleasant Street	Rev 12-2583 hardscape	42.3.3/155	Sunset Ridge
35.	Dyson Brendon C Trst <b>03-3187</b>	10 N. Water Street	Demo existing chimney	42.4.2/23	Emeritus
36.	Patrick Patterson <b>03-3205</b>	3 First Way	New garage	55/236	Val Oliver Design
37.	Gary Winn <b>03-3206</b>	25 N Water Street	Fence/gate	42.4.2/2.1	BPC
38.	Karen Urban <b>03-3216</b>	33 Main St, Sias	Pool	73.4.2/34	David Troast
39.	53 Vestal St ACK LLC <b>03-3255</b>	53 Vestal Street	Add covered porch	41/185.3	Shelter 7 LLC
40.	53 Vestal St ACK LLC <b>03-3257</b>	53 Vestal Street	New cabana/porch	41/185.3	Shelter 7 LLC
41.	53 Vestal St ACK LLC <b>03-3259</b>	53 Vestal Street	Retaining walls	41/185.3	Shelter 7 LLC
42.	Chris Skehel <b>03-3239</b>	61A Cato Lane	New garage w/ apartment	56/49	LINK
43.	Sally Siebold <b>03-3254</b>	16 Wanncomet Road	New pool/patio	40/25.3	LINK
44.	2A Evergreen Way Trst <b>03-3237</b>	2A Evergreen Way	Rev2347rofwalk/wins/drms	68/700.1	LINK
45.	Walter J. Glowacki <b>03-3191</b>	5 Meader Street	Move on frm 44 Washington St	42.2.3/40	Structures Unlimited
46.	Hulbert ACK LLC <b>03-3261</b>	2 Hulbert Ave	Add granite curbing	42.1.4/2.1	Atlantic Landscaping
47.	Eric Needleman <b>03-3276</b>	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
48.	Michael A Bass Trst <b>03-3245</b>	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
49.	Gary Creem <b>03-3265</b>	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
50.	11 India St LLC <b>03-3266</b>	11 India Street	Deck/patio	42.3.1/122.2	Ahern, LLC
51.	Horchow Family Trust <b>03-3190</b>	27 E Tristram Avenue	Addition	31/2	Emeritus

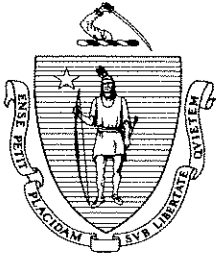
52.	Andrew Reger <b>03-3241</b>	7 E Lincoln Avenue	Garage	42.4.1/8	Emeritus
53.	Curren Huyser <b>03-3193</b>	69 Surfside Road	Rev 09-1800; stor fsc	67/230	Emeritus
54.	11 India St LLC <b>03-3240</b>	29 Centre Street	Rev 10-2061 fenestration	42.3.1/122.2	Emeritus
55.	Zero India St LLC <b>03-3268</b>	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
56.	Isaac Ro <b>03-3270</b>	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
57.	Isaac Ro <b>03-3271</b>	40 Cannonbury Lane	Garage	73/28	Workshop APD
58.	Isaac Ro <b>03-3272</b>	40 Cannonbury Lane	Pool	73/28	Ahern, LLC
59.	7 New Street LLC <b>03-3290</b>	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
60.	7 New Street LLC <b>03-3288</b>	7 New Street	Rev39513;2 <sup>nd</sup> DU fenest	55.4.1/37	Workshop APD
61.	7 New Street LLC <b>03-3286</b>	7 New Street	New studio	55.4.1/37	Workshop APD

#### IV. OLD BUSINESS (03/30/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Lowell Place LLC <b>10-2188</b>	14 Lowell Place	New dwelling	41/164	Emeritus
	• <i>Commissioners: Pohl, Coombs (Mullin), Oliver, Welch; Alternates: None; Recused: None</i>				
2.	Alex Karis <b>02-2862</b>	11 Mill Hill Lane	New 2 <sup>nd</sup> Dwelling	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Welch</i>				
3.	Alex Karis <b>02-2962</b>	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Welch</i>				
4.	George Balboa <b>03-3087</b>	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
5.	George Balboa <b>03-3100</b>	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
6.	George Balboa <b>03-3102</b>	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
7.	4 Ahab Rd LLC <b>03-3072</b>	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: Thornewill, Pohl (lost power)</i>				
8.	Paul Gray <b>02-3060</b>	9 Coffin St, Sias	Addition	73.4.1/15	SMRD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
9.	Derek Till <b>02-2944</b>	86 Quidnet St	Reno and addition	21/102	L. Williams/NAG
	• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
10.	3 Mary Ann Drive LLC <b>01-2772</b>	3 Mary Ann Drive	Rev 71596; garage door	68/214	M. Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
11.	7 Starbuck Court LLC <b>01-2818</b>	7 Starbuck Court	Rev 1451: raise/new fndtn	42.3.3/80	M. Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
12.	EBWC LLC	4 Lincoln Ave	Garage	30/151	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
13.	4EW LLC	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
14.	4EW LLC	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
15.	4EW LLC	4 Ellen's Way	Pool and hardscape	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
16.	Paul Piccirillo <b>10-2053</b>	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				

#### V. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	March 23, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>Tuesday 04/06/21 at 04:30PM</b></li> <li>• Discussion of Resilient Nantucket meeting</li> <li>• Grey shingles in the OHD/SOHD</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul>
Commission Comments	



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000

**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.

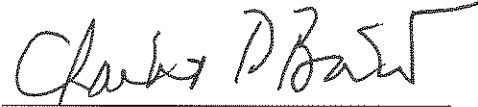
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby 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 that reads "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts