



# Updated Meeting Posting MEETING POSTING

**RECEIVED**  
2020 MAY 19 AM 09:31  
NANTUCKET TOWN CLERK  
Posting Number:T 1660

Original Posting Time: 2020 MAY 15 PM 01:20

Original Posting Number: T 1655

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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – NEW/OLD BUSINESS
<b>Day, Date, and Time</b>	Tuesday, May 19, 2020, <b>4:30pm</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached)  Information on viewing the meeting can be found at:  <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>

<b>Please note:</b>	Ray Pohl, Chairman  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.
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## HISTORIC DISTRICT COMMISSION

**Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist**

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

To watch live feed, click here: <https://www.youtube.com/watch?v=RV2oOKERx74>

**Commissioners:** Ray Pohl (Chair), Diane Coombs (Vice-Chair), John McLaughlin, Abby Camp, Val Oliver  
**Associate Commissioners:** Stephen Welch, TJ Watterson, Jesse Dutra  
**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>
1.	REC 21 WP, LLC <b>05-0941</b>	21 Washing Pond Road	Re-site garage 15'	31-31	Botticelli & Pohl
2.	Daniel Cummings <b>05-0942</b>	36 Crooked Lane	Rev 0080; dormer/wind	41-330	Botticelli & Pohl
3.	Dworetzky-Banse <b>05-0948</b>	8 Shawkemo Road	Reduce size	43-90	Botticelli & Pohl
4.	Roger Stolte <b>05-0963</b>	19 Baltimore Street	Roof change	60.2.4-86	James Lydon
5.	Cisco Sanctuary <b>05-0970</b>	5 Bartlett Farm Road	Rev 72560; add door	65-14	Gryphon Architects

6.	Cisco Sanctuary <b>05-0967</b>	162 Hummock Pond Rd	Greenhouse D- 20' x 50'	65-13.3	Gryphon Architects
7.	Cisco Sanctuary <b>05-0969</b>	162 Hummock Pond Rd	Greenhouse C- 16' x 50'	65-13.3	Gryphon Architects
8.	Joann Bennett <b>05-0938</b>	27 Monomoy Road	Shed	54-207	Val Oliver
9.	2A Evergreen Way Tr <b>05-0949</b>	2A Evergreen Way	Rev 73234; add porch/wind	68-700.1	Ethan McMorrow
10.	Barbara Thompson <b>05-0960</b>	11 Bear Street	Replace windows	55-382	Linda Williams
11.	Matt Tara <b>05-0921</b>	8 Meadowview Drive	84 sf addition on N elev	56-147	NAG

### 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.	Chip Webster <b>05-0943</b>	11 S. Shore Road	Dr/wind chgs; small solar	67-468.1	Self
	• Due to minimal visibility				
2.	Steven Carlsen <b>05-0964</b>	39 Milk Street	Hardscape-pool	56-461	Mark Lombardi
	• Both pool and spa must not be visible at time of inspection and in perpetuity				
3.	Anthony Costa <b>05-0957</b>	10 Swift Rock Road	Shed	40-36	Structures Unlimited
	• Due to limited visibility				
4.	Kathleen Conway <b>05-0965</b>	1 W York Lane	One mini split heat pump	55.4.1-49	SSCC
	• Due to lack of visibility				
5.	Lawrence Mannix <b>05-0954</b>	29C S Shore Road	Mini split heat pumps	80-296.3	SSCC
	• The line sets must be enclosed with cedar and must not be visible at time of inspection and in perpetuity				

### IV. 60 DAY DENIALS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Virginia Andrews	1 Stone Alley	Like Kind bump out	42.3.1-147	Caleb Kardel

### V. OLD BUSINESS FROM CARRIED OVER FROM 3/17/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Austin Texas RT <b>02-0584</b>	4 Traders Lane	Fence-driveway	42.3.3-22	Ed Mills
	• <i>Has not been heard</i>				
2.	Everts Hale <b>12-0300</b>	46 Monomoy Road	Main House revisions	54-71	Self
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Dutra; Alternates: None; Recused: None</i>				
3.	Cannonbury Ln Hld <b>05-0895</b>	42 Cannonbury Lane	Boardwalk at grade	73-79	Ahern, LLC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Watterson</i>				
4.	Jonathan Klatt <b>03-0821</b>	7A Hussey Farm Road	Retaining wall	56-94.3	Linda Williams
	• <i>Has not been heard</i>				
5.	11 Davis Ln, LLC <b>03-0802</b>	11 Davis Lane	New dwelling	82-75	Emeritus
	• <i>Commissioners: Welch (acting Chari), McLaughlin, Oliver, Dutra; Alternates: None</i>				
6.	11 Davis Ln, LLC <b>03-0803</b>	11 Davis Lane	Cabana	82-75	Emeritus
	• <i>Commissioners: Welch (acting Chari), McLaughlin, Oliver, Dutra; Alternates: None</i>				
7.	11 Davis Ln, LLC <b>03-0798</b>	11 Davis Lane	Pool	82-75	Emeritus
	• <i>Commissioners: Welch (acting Chari), McLaughlin, Oliver, Dutra; Alternates: None</i>				

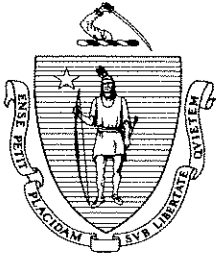
### VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Diane Ash <b>05-0939</b>	23 Pine Street	Hardscaping	42.3.2-113	Emeritus
2.	Diane Ash <b>05-0940</b>	23 Pine Street	Rev 03-0841; pitch/wind	42.3.2-113	Emeritus
3.	Union Lodge, Masons <b>05-0962</b>	30 Main Street	Rev 72522; windows	42.3.1-215	Linda Williams
4.	Monomoy Shoals <b>05-0961</b>	57 Center Street	Shower enclosure	42.4.3-70	Val Oliver
5.	Richmond Great Pt <b>05-0955</b>	71 Old South Road	Hardscaping- rock sign	68-999.2	Jardins International
6.	Neel Carlton Etal <b>05-0923</b>	84 Pocomo Road	Rev 0596; wind/ftprnt chg	15-40	CWA
7.	Dworetzky-Banse <b>05-0944</b>	8 Shawkemo Road	Rev 11-0095; fenestration	43-90	Botticelli & Pohl
8.	Faro Strada, LLC <b>05-0946</b>	20 Sankaty Head Road	Move-demo	48-31	Botticelli & Pohl
9.	Faro Strada, LLC <b>05-0947</b>	20 Sankaty Head Road	Addition/partial demo	48-31	Botticelli & Pohl
10.	Faro Strada, LLC <b>05-0945</b>	20 Sankaty Head Road	Garage	48-31	Botticelli & Pohl
11.	Richard Griffin <b>05-0956</b>	69 Cliff Road	Roof alteration	30-190	Gryphon Arch
12.	Mark Maistro <b>05-0953</b>	80 Pleasant Street	Fenestration changes	55-655	Concept Design

### VII. OTHER BUSINESS

Approve Minutes -	May 04, 2020
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Review Minutes	May 11, 2020
Other Business -	<ul style="list-style-type: none"><li>• Next HDC Meeting Tuesday May 26, 2020 at 4:30pm</li><li>• Discussion of Sign Application reviews by the Historic District Commission in the Sign Advisory Council's absence</li><li>• Sign Guidelines: <a href="https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF">https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF</a></li><li>• Sign Checklist: <a href="https://www.nantucket-ma.gov/DocumentCenter/View/36181/Sign-Check-List-PDF">https://www.nantucket-ma.gov/DocumentCenter/View/36181/Sign-Check-List-PDF</a></li></ul>
Commission Comments	



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
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(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.

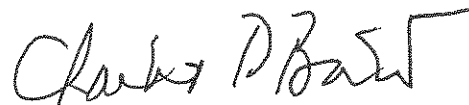
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts