



# Updated Meeting Posting

Original Posting Time: 2020 MAY 21 PM 01:49

Original Posting Number: T 1663

\*Added ePermitting Numbers

## MEETING POSTING

**RECEIVED**  
2020 MAY 26 AM 10:05  
NANTUCKET TOWN CLERK  
Posting Number:T 1667

### 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/OLD BUSINESS

**Day, Date, and Time** | Tuesday, May 26, 2020, **4:30pm**

**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>

**Please note:** | 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.

## 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=hLy5CJBuy0Y>

**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.	Ronald Weinberg <b>05-0986</b>	4 Quaise Pastures Lane	Renew COA 66481	26-29	Julie Jordin
2.	Frank Ryan <b>05-0977</b>	8 Kings Way	Shed	41-277	Joe Olson

3.	Janet Ryder <b>05-0992</b>	11 Surfside Road	Window changes	55-258	NAG
4.	Lindsay Torpey-Cross <b>05-0984</b>	7 Green Lane	Roof change	42.3.3-86	Nate Barber
5.	Norval Ferguson <b>05-0994</b>	2 Corby Way	Rev 72047; side entry	67-2	Ethan McMorrow
6.	17 Hinckley NT <b>05-0995</b>	17 Hinckley Lane	Window/door changes	30-105	Val Oliver
7.	Thomas Middleton <b>05-0987</b>	28 Nonantum Avenue	Roof change- MH	87-21.1	Trevor Smith
8.	Thomas Middleton <b>05-0985</b>	28 Nonantum Avenue	Roof change- Cottage	87-21.1	Trevor Smith
9.	Ruth Anne Neville	128 ½ Somerset Road	Egress window	66-533	Jason Libby
10.	2 Teasdale LLC <b>05-0982</b>	2 Teasdale Circle	Rev 52260; door/windows	69-77	Emeritus
11.	3 Pleasant St NT <b>05-0983</b>	3 Pleasant Street	Front step-fence	42.3.3-157	Linda Williams

### 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.	Catherine Wailey <b>05-0980</b>	72 Pocomo Road	Raised platform/pergola	15-37	Tom Hanlon
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
2.	Matt Cassano <b>05-0993</b>	62 Orange Street	Fence/outdoor shwr	55.4.1-135.1	Ethan McMorrow
	<ul style="list-style-type: none"> <li>Outdoor shower must not be visible at time of inspection and in perpetuity</li> </ul>				

### IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Toopag RE Tr	44 Centre Street	Projecting sign	42.3.1-63.1	Jean Petty
2.	N.I.R.	9B S. Beach Street	Wall sign	42.4.2-58	Jean Petty

### V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richard Holt <b>05-0891</b>	121 Madaket Road	Rev 72983; roofwalk/wind	40-60.1	Botticelli & Pohl
	<ul style="list-style-type: none"> <li><i>Coombs (acting Chair), McLaughlin, Camp, Oliver, Watterson; Alternates: Welch, Dutra; Recused: Pohl</i></li> </ul>				
2.	Seaver Fam Trust <b>05-0937</b>	51 Ocean Avenue	Beach Stairs	73.3.2-53	Botticelli & Pohl
	<ul style="list-style-type: none"> <li><i>Commissioners: Coombs (acting Chair); McLaughlin, Camp, Oliver, Welch; Alternates: Watterson; Recused: Pohl</i></li> </ul>				
3.	Richmond Great Pt <b>05-0909</b>	63 Old South Road	Kitchen hood fan	68-157.2	Mayra Escobar
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Watterson, Dutra; Recused: None</i></li> </ul>				
4.	Chip Webster <b>05-0943</b>	11 S Shore Road	Dr/wind chgs/small solar	67-468.1	Self
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Watterson; Recused: None</i></li> </ul>				
5.	Jonathan Klatt <b>03-0821</b>	7A Hussey Farm Road	Retaining wall- pargetted	56-94.3	Linda Williams
	<ul style="list-style-type: none"> <li><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Watterson; Recused: None</i></li> </ul>				

### 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.	Daniel Lawson <b>05-0966</b>	11 Sesapana Road	Front deck/entrance	68-26	Ethan McMorrow
2.	Whitney Matthews <b>05-0968</b>	43 Union Street	Rev 70375;	43.3.2-29	Ethan McMorrow
3.	33 Coffin St, LLC	33 Coffin Street	Decks/add balcony	73.4.1-26.1	CWA
4.	Michelle Black <b>05-0953</b>	28 Eel Point Road	Sports Court	40-49	Ahern LLC
5.	Frank Ryan <b>05--0975</b>	8 Kings Way	Pool	41-277	Ahern, LLC
6.	Frank Ryan <b>05--0975</b>	8 Kings Way	Screened in Porch/spa	41-277	Joe Olson
7.	Mark Dowley <b>05-0976</b>	31 N Pasture Lane	Solar on pergola	49-78	ACK Smart
8.	Eric Rosenfeld <b>05-0974</b>	57 Quidnet Road	Roof top solar	21-89	ACK Smart
9.	Noreen Salvitz <b>05-0972</b>	34 Meadow View Drive	Roof top solar	56-136	ACK Smart
10.	Richard Travaglione <b>05-0971</b>	27 Tomahawk Roas	Roof top solar	69-321	ACK Smart
11.	Michael Young Tr <b>05-0990</b>	220 Eel Point Road	Hardscape	38-36	Julie Jordin
12.	Nant Island Land Bank	7 Nobadeer Farm Road	New field house	69-1	Mark Voight

### VII. OTHER BUSINESS

Approve Minutes -	May 11, 2020
Review Minutes	May 19, 2020
Other Business -	<ul style="list-style-type: none"> <li>Next HDC Meeting Monday June 01, 2020 at 4:30pm</li> <li>Staff Update on 41 81Ls recently endorsed</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, 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