



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 MAY 28 PM 02:19

Original Posting Number: T 1671

****added ePermitting Numbers****

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)

RECEIVED

2020 MAY 29 PM 02:40
NANTUCKET TOWN CLERK
Posting Number:T 1676

| | |
|----------------------------|---|
| Committee/Board/s | Historic District Commission (HDC) – NEW/OLD BUSINESS |
| Day, Date, and Time | Monday, June 01, 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 |
| | 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

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

To watch live feed, click here: https://www.youtube.com/watch?v=WmB3_68RPg4

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. | David Webster TR 05-1034 | 11 S Shore Road | Rev02-0611; shed | 67-468.1 | CWA |
| 2. | Pierre Villemejeane | 18 Gladlands Avenue | Shed | 80-221 | Emeritus |
| 3. | 77 Pocomo LLC | 77 Pocomo Road | Shed | 15-6 | Emeritus |

| | | | | | |
|-----|------------------------------------|----------------------|-----------------------|------------|--------------------------|
| 4. | Toscana | 110 Hinsdale Road | Move off 80sf shed | 69-30.1 | Self |
| 5. | Ramon Welch | 6 Wappossett circle | Move on 80sf shed | 67-566 | Self |
| 6. | Fred Schroeder | 22 Exeter Street | Dormers- addition | 76.4.2-339 | Permits Plus |
| 7. | Richard MacKay 05-1011 | 120 Baxter Road | Roof change | 48-33 | Carey Company |
| 8. | Stafford Meyer 05-1008 | 41 Dukes Road | Porch | 56-324 | NAG |
| 9. | Greg Glowacki 05-1026 | 22 Evergreen | Rev 73194; porch/wind | 68-710 | Val Oliver |
| 10. | Emily Osgood | 43 Tennessee Avenue | Fence | 59.4-310 | Self |
| 11. | Cisco Sanctuary 05-0970 | 5 Bartlett Farm Road | Add exterior door | 65-13.3 | Gryphon Architect |
| 12. | Harry Pollack 05-0997 | 25 Douglas Way | Garage roof | 39-42 | Vasil Marinov |
| 13. | Patricia Griffen Tr 05-1031 | 17 Pleasant Street | Gate | 42.3.3-77 | Mark Cutone Architecture |

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. | James Powers | 163 Hummock Pond Road | Ground solar array | 65-38 | Cotuit Solar |
| | <ul style="list-style-type: none"> • Must not be visible at time of inspection and in perpetuity | | | | |
| 2. | Alan Schanzer 05-1001 | 3 Starbuck Road | Addition | 60-21 | Mark Cutone Architecture |
| | <ul style="list-style-type: none"> • The connector to be shingled | | | | |
| 3. | Elizabeth Wetherell 05-1033 | 10 Hickory Meadow Lane | Rev11-0239; rot/windows | 41-904 | Emeritus |
| | <ul style="list-style-type: none"> • 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. | Ronald Bamber | 3 W Creek Road | Wall sign | 55-168 | Cara Marquis |
| 2. | Comcast | 1 Monomoy Road | Wall sign | 55-68 | John Delorie |

V. VIEWS

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|--|-----------------------|----------------------|-------------------|--------------|
| 1. | Michael Young 05-0990 | 220 East Point Road | Hardscape | 38-36 | Julie Jordin |
| | <ul style="list-style-type: none"> • <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i> | | | | |
| 2. | Frank Ryan 05-0975 | 8 Kings Way | Pool | 41-277 | Ahern, LLC |
| | <ul style="list-style-type: none"> • <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: None; Recused: Oliver (stepped out)</i> | | | | |
| 3. | Cannonbury Ln, LLC 05-0895 | 42 Cannonbury Lane | Streetscape | 73-79 | Ahern, LLC |
| | <ul style="list-style-type: none"> • <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Watterson; Recused: None</i> | | | | |
| 4. | Eric Rosenfeld 05-0974 | 57 Quidnet Road | Roof top solar | 21-89 | ACK Smart |
| | <ul style="list-style-type: none"> • <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i> | | | | |

VI. OLD BUSINESS

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|--|-----------------------|----------------------|-------------------|---------------------|
| 1. | Michelle Black 05-0953 | 28 Eel Point Road | Sports court | 40-49 | Ahern, LLC |
| | <ul style="list-style-type: none"> • <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Camp (stepped out)</i> | | | | |
| 2. | Deborah Lothian 02-0746 | 10 Easy Street | Hardscape | 42.3.1-78 | Nantucket Surveyors |
| | <ul style="list-style-type: none"> • <i>Commissioners: Camp (acting Chair), Oliver, Watterson; Alternates: None; Recused: None</i> | | | | |
| 3. | Pauline Spencer 03-0833 | 38 York Street | Shed | 55.4.1-50 | Ross Goodwin |
| | <ul style="list-style-type: none"> • <i>Has not been heard</i> | | | | |
| 4. | Faro Strada, LLC 05-0945 | 20 Sankaty Head Road | Garage | 48-31 | Botticelli & Pohl |
| | <ul style="list-style-type: none"> • <i>Commissioners: Coombs (acting Chair), Oliver, Welch, Watterson; Alternates: Camp (stepped out); Recused: Pohl</i> | | | | |
| 5. | 11 Davis Lane 03-0802 | 11 Davis Lane | New dwelling | 82-75 | Emeritus |
| | <ul style="list-style-type: none"> • <i>Welch (acting Chair), McLaughlin, Oliver; Alternates: None; Recused: None</i> | | | | |
| 6. | 11 Davis Lane 03-0803 | 11 Davis Lane | Cabana | 82-75 | Emeritus |
| | <ul style="list-style-type: none"> • <i>Welch (acting Chair), McLaughlin, Oliver; Alternates: None; Recused: None</i> | | | | |
| 7. | 11 Davis Lane 03-00798 | 11 Davis Lane | Pool | 82-75 | Emeritus |
| | <ul style="list-style-type: none"> • <i>Welch (acting Chair), McLaughlin, Oliver; Alternates: None; Recused: None</i> | | | | |

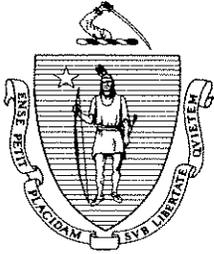
8. 11 Meadow LLC **02-0722** 11 Meadow Lane New dwelling 41-448 Emeritus
 • *Commissioners: Coombs (acting Chair), Oliver, Welch; Recused: Watterson*

VII. NEW BUSINESS

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----|----------------------------------|-----------------------|------------------------------|-------------------|-------------------------|
| 1. | Island Gas 05-1028 | 11 Industry Road | Solar Panels | 69-295 | ACK Smart |
| 2. | TLJ Properties 05-1032 | 24 Bartlett Farm Road | New dwelling | 65-86 | Emeritus |
| 3. | Bob Constable 05-1029 | 3 Barrett Farm Road | Roof color change | 40-80.1 | Thornwill Design |
| 4. | Reyelt Nominee Tr 05-0950 | 38 Derrymore Road | Move-demo main house | 30-72 | Hanley Cons/Sophie Metz |
| 5. | Reyelt Nominee Tr 05-0951 | 38 Derrymore Road | Move-demo guest house | 30-72 | Hanley Cons/Sophie Metz |
| 6. | Hannah Gardner 05-0988 | 6 Gull Island | Rev 67657; 72922 | 42.4.3-61 | Sarah McLane |
| 7. | Town of Nantucket | 25 Bunker Road | N Bldg storage | 78-2.1 | SMRD |
| 8. | Town of Nantucket 05-1027 | 25 Bunker Road | S Bldg storage | 78-2.1 | SMRD |
| 9. | Town of Nantucket 05-1022 | 5 Backus Lane | Tennis crts/retain wall/fenc | 67-16 | SMRT Architects |
| 10. | Cisco Sanctuary | 162 Hummock Pond Road | Seasonal retail container | 65-13.3 | Gryphon Architect |
| 11. | Leonard Miller 05-1030 | 7 Greenleaf Road | Addition | 39-31 | Chris Hall Architects |
| 12. | Stephen Welch | 13 Waydale Road | Temporary shed | 67-32 | Self |
| 13. | Mark Wendling 05-1023 | 4 John Adams Lane | Deck/windows/doors | 30-628 | Botticelli & Pohl |
| 14. | Prickly Pear 05-1010 | 17 Broadway | Rev03-0845;dormer/wind | 73.1.3-112 | Val Oliver |

VIII. OTHER BUSINESS

| | |
|---------------------|---|
| Approve Minutes - | May 11 & 19, 2020 |
| Review Minutes | May 26, 2020 |
| Other Business - | <ul style="list-style-type: none"> • Next HDC Meeting Monday June 08, 2020 at 4:30pm • Discussion regarding 81 Vestal grading and retainage |
| 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.

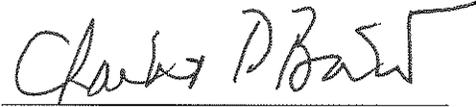
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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