



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 JUN 04 PM 02:02

Original Posting Number: T 1688

**\*\*added ePermitting Numbers\*\***

Original Posting Time: 2020 JUN 08 AM 10:14

Original Posting Number: T 1704

**\*\*NOT ANTICIPATED BY THE CHAIR WITHIN 48 HOURS\*\***

## 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 JUN 08 PM 02:59  
NANTUCKET TOWN CLERK  
Posting Number:T 1707

**Committee/Board/s**

Historic District Commission (HDC) – NEW/OLD BUSINESS

**Day, Date, and Time**

Monday, June 08, 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](http://www.nantucket-ma.gov)

To watch live feed, click here: <https://www.youtube.com/watch?v=6aZFbkOxMiM>

**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.	Kathi Coughlin <b>05-1013</b>	8 Cottage Street	Roof change	73.1.3-78	JB Studio
2.	Tim Veith <b>06-1084</b>	12 Okorwaw Avenue	97 sf Addition	79-165	Thornewill Design
3.	Derek Schoettle <b>06-1077</b>	13 Irving Street	Door/window chg	79-72	Ethan McMorrow
4.	Alan Myers <b>06-1082</b>	28 Kelley Road	Move/demo 120 sf shed	54-104	Normand Residential
5.	Paul Jensen <b>06-1063</b>	4 Fishers Landing Road	Pergola	38-157	Gryphon Architect
6.	4 Shawkemo Rd RT <b>06-1055</b>	4 Shawkemo Road	Rev 02-0737; deck/otr shr	43-91.1	Botticelli & Pohl
7.	Joann Bennett <b>06-1078</b>	27 Monomoy Road	Rev 05-0938; resite shed	54-207	Val Oliver
8.	William Hunter Tr <b>06-1060</b>	Village Way	Beach Stairs	14-2	Jardins International
9.	6 Shawkemo Rd RT <b>06-108</b>	6 Shawkemo Road	Driveway/3' retain wall	43-91.2	Julie Jordin
10.	Steven Cohen Tr <b>06-1066</b>	19 N Pasture Lane	Hardscaping	44-73	Julie Jordin
11.	40 Polpis Rd, LLC <b>06-1067</b>	40 Polpis Road	Roof change	54-265	Linda Williams
12.	Rachel Healey <b>06-1068</b>	37 Washaman Avenue	Separate ganged windows	55-585.9	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.	Jerry Miller <b>05-1014</b>	63 Boulevarde	Spa/grill area/veneer stone	79-212	Waterscapes
			• Must not be visible at time of inspection and in perpetuity		
2.	Steve Boukus <b>06-1083</b>	58 Squam Road	Pool/pergola	13-33	Concept Design
			• Must not be visible at time of inspection and in perpetuity		
3.	Brian Larkin <b>06-1081</b>	4B Gladlands Avenue	Outdoor shower	80-122	Concept Design
			• Due to lack of visibility		
4.	Tim Veith <b>06-1085</b>	12 Okorwaw Avenue	Pool/fence	79-165	Thornewill Design
			• Due to lack of visibility		
5.	4 Shawkemo Rd RT <b>06-1054</b>	4 Shawkemo Road	Shed	43-91.1	Botticelli & Pohl
			• Due to lack of visibility		
6.	4 Shawkemo Rd RT <b>06-1057</b>	4 Shawkemo Road	Pool-hardscape	43-91.1	Julie Jordin
			• Pool must not be visible at time of inspection and in perpetuity		

**IV. SIGNS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nant. Islands Land Bank	Various locations	16 Trail signs-ATS	N/A	Rachel Freeman

**V. EMERGENCY ENFORCEMENT OF 81 VESTAL STREET****\*\*NOT ANCTICIPATED BY THE CHAIR WITHIN 48 HOURS\*\*****VI. NEW BUSINESS**

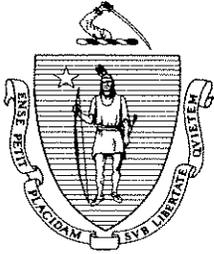
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Leonard Miller <b>05-1030</b>	7 Greenleaf Road	Addition	39-31	Chris Hall Architects
2.	Stephen Welch <b>05-1038</b>	13 Waydale Road	Temporary shed	67-32	Self
3.	Prickly Pear <b>05-1010</b>	17 Broadway	Rev03-0845;dormer/wind	73.1.3-112	Val Oliver
4.	Mark Wendling <b>05-1023</b>	4 John Adams Lane	Deck/windows/doors	30-628	Botticelli & Pohl
5.	Ray Pohl <b>06-1058</b>	24 Pine Street	Fenestration revisions	42.3.2-110	Botticelli & Pohl
6.	Michael Pearlstein <b>06-1062</b>	20 Derrymore Road	Skylight	41-112	Linda Williams
7.	Peter Lisi <b>05-1012</b>	2 Flintlock Road	Dormer/deck	75-50	Shelter 7
8.	Town of Nantucket <b>06-1073</b>	1 Sea Street	Electric Charging Station	42.4.2-55	Lauren Sinatra
9.	Town of Nantucket <b>06-1075</b>	Washington Street	Electric Charg -wall mount	42.3.2-26/84	Lauren Sinatra
10.	Town of Nantucket <b>06-1076</b>	4 Fairgrounds Road	Electric Charging Station	67-40	Lauren Sinatra
11.	Town of Nantucket <b>06-1074</b>	14 Airport Road	Electric Charging Station	78-1	Lauren Sinatra
12.	Town of Nantucket <b>06-1072</b>	135 Pleasant Street	Electric Charging Station	55-271	Lauren Sinatra
13.	Nan Isl Land Bnk <b>06-1047</b>	168 Hummock Pond Road	Farm Stand	65-13.2	Sustainable Nantucket
14.	Alan Myers <b>06-1064</b>	28 Kelley Road	New dwelling	54-104	Normand Residential
15.	33 Coffin LLC <b>06-1079</b>	33 Coffin Street	Hardscape	73.4.1-26	CWA
16.	33 Coffin LLC <b>06-1080</b>	33 Coffin Street	Pool	73.4.1-26	CWA
17.	Paul Zevnik <b>06-1071</b>	24 W. Chester Street	Addition	42.4.3-57	Emeritus
18.	Thompson <b>05-1039</b>	73 Baxter Road	Move/demo garage	49-27	Emeritus
19.	12 Lincoln Ave, LLC <b>06-1069</b>	12 Lincoln Avenue	Rev 11-0147;	30-183	Emeritus
20.	78 Wauwinet LLC <b>06-1065</b>	78 Wauwinet Road	New dwelling	14-18	Emeritus
21.	Diane Ash <b>06-1070</b>	23 Pine Street	Rev 05-0940	42.3.2-113	Emeritus

**VII. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Faro Strada, LLC <b>05-0945</b>	20 Sankaty Head Road	Garage	48-31	Botticelli & Pohl
	• <i>Commissioners: Coombs (acting Chair), Oliver, Welch, Watterson; Alternates: Camp (stepped out); Recused: Pohl</i>				
2.	Sun Island Fuel, Inc <b>02-0661</b>	5 Sun Island Road	Roof top solar- Bldg A	69-29.1	My Generation Energy
3.	Sun Island Fuel, Inc <b>02-0662</b>	5 Sun Island Road	Roof top solar- Bldg B	69-29.1	My Generation Energy
4.	Sun Island Fuel, Inc <b>02-0663</b>	5 Sun Island Road	Roof top solar- Bldg C	69-29.1	My Generation Energy
5.	Sun Island Fuel, Inc <b>02-0664</b>	5 Sun Island Road	Roof top solar- Bldg D	69-29.1	My Generation Energy
6.	Sun Island Fuel, Inc <b>02-0666</b>	5 Sun Island Road	Roof top solar- Bldg E	69-29.1	My Generation Energy
7.	Sun Island Fuel, Inc <b>02-0667</b>	5 Sun Island Road	Roof top solar- Bldg F	69-29.1	My Generation Energy
8.	Sun Island Fuel, Inc <b>02-0669</b>	5 Sun Island Road	Roof top solar- Bldg G	69-29.1	My Generation Energy
	• <i>Commissioners: Coombs (acting Chair), McLaughlin, Camp, Oliver, Watterson; Alternates: None; Recused: None</i>				
9.	Michael Young <b>05-0990</b>	220 Eel Point Road	Hardscape	38-36	Julie Jordin
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
10.	33 Coffin St, LLC <b>05-1009</b>	33 Coffin Street	Decks/add balcony	73.4.1-26.1	CWA
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: Camp- Stepped out</i>				
11.	Whitney Matthews <b>05-0968</b>	43 Union Street	Rev 70375; reduce size	43.3.2-29	Ethan McMorrow
	• <i>Commissioners: Pohl, McLaughlin, Camp, Oliver, Welch; Alternates: Dutra; Recused: Coombs</i>				
12.	Diane Ash <b>05-0939</b>	23 Pine Street	Hardscaping	42.3.2-113	Emeritus
	• <i>Commissioners: Coombs (acting Chair), McLaughlin, Camp, Oliver, Welch; Alternates: Welch; Recused: Pohl, Watterson</i>				
13.	TLJ Properties <b>05-1032</b>	24 Bartlett Farm Road	New dwelling	65-86	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
14.	11 Davis Lane <b>03-0802</b>	11 Davis Lane	New dwelling	82-75	Emeritus
	• <i>Commissioners: Welch (acting Chair), McLaughlin, Oliver, Alternates: None; Recused: None</i>				
15.	11 Davis Lane <b>03-0803</b>	11 Davis Lane	Cabana	82-75	Emeritus
	• <i>Commissioners: Welch (acting Chair), McLaughlin, Oliver, Alternates: None; Recused: None</i>				
16.	11 Davis Lane <b>03-0798</b>	11 Davis Lane	Pool	82-75	Emeritus
	• <i>Commissioners: Welch (acting Chair), McLaughlin, Oliver, Alternates: None; Recused: None</i>				
17.	Eric Rosenfeld <b>05-0974</b>	57 Quidnet Road	Roof top solar	21-89	ACK Smart
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
18.	Noreen Salvitz <b>05-0972</b>	34 Meadow View Drive	Roof top solar	56-136	ACK Smart
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				

**VIII. OTHER BUSINESS**

Approve Minutes -	May 19 & 26, 2020
Review Minutes	June 1, 2020
Other Business -	• Next HDC Meeting Tuesday June 16, 2020 at 4:30pm
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.

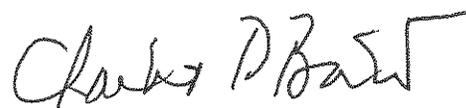
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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