



Updated Meeting Posting MEETING POSTING

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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) – OLD/NEW BUSINESS
Day, Date, and Time	Tuesday, June 16, 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

To watch live feed, click here: <https://www.youtube.com/watch?v=h7lm1ZMgLvU>

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.	Ack Natural 06-1135	17& 19 Spearhead Rd	Fenestration	69-359&355	Gryphon Architect
2.	Richard Brannigan 06-1133	5 Fishers' Landing Road	Addition	38-151	Gryphon Architect
3.	Darius Toraby Tr 06-1088	11 Bank Street	Roof change	73.1.3-67	Paul Palenski
4.	ATDG Brewser 06-1129	29 Brewster Road	Rev 12-0307; pent roof	54-293	Linda Williams

5.	Anthony Barilla 06-1127	11 Luff Road	Addition/egress	66-354	Permits Plus
6.	Faro Strada, LLC 06-1125	20 Sankaty Head Road	Rev 05-0947; add stairs	48-31	Botticelli & Pohl
7.	Rachel Field 06-1100	75 Somerset Road	Fence	66-84.1	Self
8.	Sankaty Head GC 06-1108	18 Hoicks Hollow Road	Exhaust hood	23-9	NAG
9.	Paul Brody 06-1103	11 E Street	Hardscaping	60.2.1-4	Julie Jordan
10.	Juraj Bencat 06-1124	15 Wappossett Circle	Fence	67-571	Self
11.	Paul Sheridan 06-1107	17 Blackfish Lane	Shed	73-109	Robert Reid
12.	77 Pocomo, LLC 06-1111	77 Pocomo Road	Rev 02-0621; omit bk wall	15-6	Emeritus
13.	Myra Escobar 06-1126	72 Cato Lane	Window well	66-457	Permits Plus
14.	Bazhed Lapenko 06-1137	17 ½ Miacomet Avenue	Rev 70461; decks	67-861	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.	Nancy Rubilus 06-1113	12 Sandpiper Way	Deck/steps/frnt door	76-86	LINK
	<ul style="list-style-type: none"> • Due to minimal visibility 				
2.	Faro Strada, LLC 06-1101	20 Sankaty Head Road	Hardscape-pool	48-31	Jardins International
	<ul style="list-style-type: none"> • Due to minimal 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.	ACK Treetops, LLC	28 Center Street	Projecting sign	42.3.1-164	Emeritus

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.	Whitney Matthews 05-0968	43 Union Street	Rev 70375; reduce size	43.3.2-29	Ethan McMorrow
	<ul style="list-style-type: none"> • Commissioners: Pohl, McLaughlin, Camp, Oliver, Welch; Alternates: Dutra; Recused: Coombs 				
2.	TLJ Properties 05-1032	24 Bartlett Farm Road	New dwelling	65-86	Emeritus
	<ul style="list-style-type: none"> • Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None 				
3.	11 Davis Lane 03-0802	11 Davis Lane	New dwelling	82-75	Emeritus
	<ul style="list-style-type: none"> • Commissioners: Welch (acting Chair), McLaughlin, Oliver, Alternates: None; Recused: None 				
4.	Diane Ash 05-0939	23 Pine Street	Hardscaping	42.3.2-113	Emeritus
	<ul style="list-style-type: none"> • Commissioners: Coombs (acting Chair), McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: Pohl 				
5.	Paul Zevnik 06-1071	24 W. Chester Street	GH addition	42.4.3-57	Emeritus
	<ul style="list-style-type: none"> • Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Oliver (stepped out); Recused: None 				
6.	Thompson 05-1039	73 Baxter Road	Move/demo garage	49-27	Emeritus
	<ul style="list-style-type: none"> • Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Oliver stepped out; Recused: None 				
7.	78 Wauwinet LLC 06-1065	78 Wauwinet Road	New dwelling	14-18	Emeritus
	<ul style="list-style-type: none"> • Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None 				
8.	Eric Rosenfeld 05-0974	57 Quidnet Road	Roof top solar	21-89	ACK Smart
	<ul style="list-style-type: none"> • Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None 				
9.	Noreen Salvitz 05-0972	34 Meadow View Drive	Roof top solar	56-136	ACK Smart
	<ul style="list-style-type: none"> • Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None 				
10.	Heller Family Trust 05-0908	37 Ocean Avenue	Roof top solar – MH	73.3.2-49	ACK Smart
	<ul style="list-style-type: none"> • Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Watterson, Dutra; Recused: None 				
11.	Heller Family Trust 06-1136	37 Ocean Avenue	Roof top solar – cottage	73.3.2-49	ACK Smart
	<ul style="list-style-type: none"> • Has not been heard 				
12.	Hannah Garner 05-0988	6 Gull Island	Rev 67657/72922	42.4.3.-61	Sarah McLane
	<ul style="list-style-type: none"> • Commissioners: Coombs (acting Chair), McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: Pohl 				
13.	Richard Chesley 02-0732	32 W. Chester Street	New dwelling	42.4.3-31	BPC
	<ul style="list-style-type: none"> • Commissioners: Coombs (acting Chair), Oliver, Watterson, Welch (arrived 6 minutes into discussion); Mullen: Welch 				

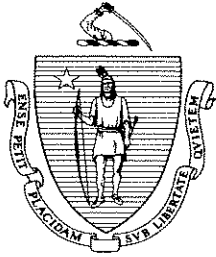
14.	33 Coffin St. LLC 05-1009	33 Coffin Street	Decks/balcony	73.4.1-26.1	CWA
	• <i>Commissioners: Pohl, Coombs, Oliver</i>				
15.	33 Coffin St. LLC 06-1132	33 Coffin Street	Pool-hardscape	73.4.1-26.1	CWA
	• <i>Has not been heard</i>				
16.	Seaver Fam Tr 05-0937	51 Ocean Avenue	Beach Stairs	73.3.2-53	Botticelli & Pohl
	• <i>Commissioners: Coombs (acting Chair), McLaughlin, Camp, Oliver, Welch; Alternates: Watterson; Recused: Pohl</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.	Downyflake, Inc 06-1094	18 Sparks Avenue	Fence	55-231.1	Karsten Reinmo
2.	19 N. Pasture Tr 06-1106	19 N Pasture	Deck/porch/add stairs	44-73	Botticelli & Pohl
3.	Terrance 06-1128	2 White Street	Addition	80-215.1	BPC
4.	William Folberth 06-1121	58 Walsh Street	New dwelling	29-97	Sanne Payne
5.	ABH, LLC 06-1120	4 Stone Barn Way	Lift and new foundation	29-914	Mark Cutone Architecture
6.	K225, LLC 06-1130	65 Center Street	Hardscaping	42.4.3-16	Linda Williams
7.	Daniel Cassano 06-1131	33 S Shore Road	Move on	80-64	Brook Meerbergen
8.	Coffin Farm 06-1119	31 Fairgrounds Road	Demo/move off MH	67-149	Brook Meerbergen
9.	Coffin Farm 06-1115	31 Fairgrounds Road	Demo/ move off - garage	67-149	Brook Meerbergen
10.	Coffin Farm 06-1123	31 Fairgrounds Road	New Dwelling Unit A	67-149	Brook Meerbergen
11.	Coffin Farm 06-1117	31 Fairgrounds Road	New Dwelling Unit B	67-149	Brook Meerbergen
12.	Coffin Farm 06-1112	31 Fairgrounds Road	New Dwelling Unit C	67-149	Brook Meerbergen
13.	Coffin Farm 06-1099	31 Fairgrounds Road	New Dwelling Unit D	67-149	Brook Meerbergen
14.	Coffin Farm 06-1116	31 Fairgrounds Road	New Dwelling Unit E	67-149	Brook Meerbergen
15.	Coffin Farm 06-1114	31 Fairgrounds Road	Pavillion	67-149	Brook Meerbergen
16.	John Galiher 06-1134	34 Washing Pond Road	Rev 12-0248; re-site	31-13.3	Sophie Metz
17.	John Galiher 06-1122	34 Washing Pond Road	Rev 12-0249; re-site	31-13.3	Sophie Metz
18.	Walter Glidden Tr 06-1098	8 Broad Street	Awning	42.4.2-63	Tobias Glidden
19.	Mark Burlington 06-1095	15 Beach Street	Shell driveway	73.1.3-26	Self
20.	78 Wauwinet LLC 06-1096	78 Wauwinet Road	Garage	14-18	Emeritus
21.	NIR 06-1104	Old South Wharf	Railing modifications	42.2.4-2	Emeritus
22.	TLJ Properties 06-1109	24 Bartlett Farm Road	Shed	65-86	Emeritus
23.	TLJ Properties 06-1110	24 Bartlett Farm Road	Pool	65-86	Emeritus
24.	Bradley Humphries 06-1105	10A Gray Avenue	Pool/hardscape/grill area	67-178.2	Jesse Dutra

VII. OTHER BUSINESS

Approve Minutes -	June 01, 2020
Review Minutes	June 4 & 8, 2020
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting Tuesday June 23, 2020 at 4:30pm • HDC Meeting Schedule for July-September 2020 • 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.

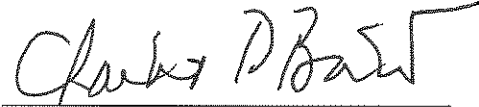
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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