



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 JUL 30 PM 02:00

Original Posting Number: T 1883

****added ePermitting Numbers****

Original Posting Time: 2020 JUL 31 PM 02:28

Original Posting Number: T 1888

RECEIVED
2020 AUG 03 AM 10:25
NANTUCKET TOWN CLERK
Posting Number:T 1896

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 BUSINESS
Day, Date, and Time	Monday, August 03, 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=9TYhORY1FFI>

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.	Kevin Werle 07-1355	80 Sankaty Road	Shed	49/114	Thornewill Design
2.	Ships Inn 07-1428	14 Miacomet Ave	Roof change	67/224	Bob Moulder
3.	Terrence Newth 07-1394	2 White Street	Shed	80/215.1	BPC
4.	Cameron Dias 07-1429	52R Surfside Road	Fence	67/221	Val Oliver
5.	Lee Kalman 07-1430	43 Appleton Road	Fence	66/66	Val Oliver
6.	Barsamian Trust 07-1407	97 Cliff Road	Shed move off to 3B Newtown	30/636	Val Oliver
7.	Val Oliver 07-1405	3B Newtown Road	Shed move on from 97 Cliff Rd	55/210.1	Self
8.	Barsamian Trust 07-1409	97 Cliff Road	New shed	30/636	Val Oliver
9.	8 Bishops Rise LLC 07-1416	8 Bishops Rise	Rev 72028; add perg/otdr kitch	40/32	Mark Cutone Architecture
10.	Cedarview Point 07-1398	40 Shawkemo Road	Deck fenestration	27/4	Botticelli & Pohl
11.	42/44 Arb Way LLC 07-1421	9 Arbour Way	Rev 72990; omit window	29/137	Botticelli & Pohl
12.	Greg + Courtney McKechnie 07-1415	50 Dukes Road	Door change	58/245	Thornewill Design
13.	12 Lincoln Ave 07-1374	12 Lincoln Avenue	Driveway-shell to peastone	30/183	Emeritus
14.	Laszlo & Irene Von Lazar 07-1432	34 Lovers Lane	Renew COA 68390	68/66	NAG
15.	Tim Madden 07-1431	12 Margaret's Way	Window changes	20/9	Self
16.	Casey & Erin Craig 07-1422	7 Golf View Drive	Fence	66/167	Lewis Kelsey

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.	Peter Riehl 07-1423	132 Miacomet Road	Pool and hardscape	81/6.5	David Troast
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
2.	Peter Riehl 07-1393	132 Miacomet Road	Cabana	81/6.5	BPC
	<ul style="list-style-type: none"> Due to lack of visibility 				
3.	Audrey Sterk 07-1419	6 Marsh Hawk Lane	Pool	56/396	Julie Jordin
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				

IV. OLD BUSINESS CARRIED OVER FROM 7/28/20

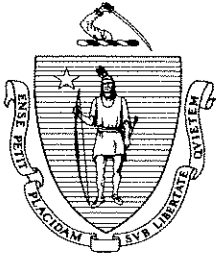
	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Martha Morris 06-1233	9 Dennis Drive	Roof top solar	67/366	ACK Smart
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i> 				
2.	Bartlett Farm Hous LLC 05-1032	24 Bartlett Farm Road	New dwelling	65/86	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: None</i> 				
3.	Bartlett Farm Hous LLC 06-1110	24 Bartlett Farm Road	Pool	65/86	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: None; Recused: (Oliver stepped out)</i> 				
4.	Whitney Gifford 06-1232	32 Pocomo Road	New dwelling	14/77	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i> 				
5.	78 Wauwinet Rd 06-1065	78 Wauwinet Road	New dwelling	14/18	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i> 				
6.	Will Forbeth 06-1121	58 Walsh Street	New dwelling	29/97	Sanne Payne
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: None</i> 				
7.	NBGC 06-1145	69 Sparks Avenue	New dwelling	55/139.2	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Dutra; Alternates: None; Recused: (Camp short break)</i> 				
8.	Thompson 05-1039	73 Baxter Rd	Demo-move garage	49/27	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None</i> 				
9.	Thompson 07-1292	73 Baxter Rd	Garage	49/27	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i> 				
10.	Elizabeth Pagnum 05-0865	19 Lily Street	Hardscape	42.4.3/42	David Troast
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Welch; Alternates: None; Recused: Camp, Oliver</i> 				
11.	John Halliwell Tr 07-1277	2 Webster Road	Rev 02-0719; garage	79/146	Thornewill Design
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i> 				

V. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket 07-1434	25 Federal Street	HVAC mini-split	42.4.2/29	Lauren Sinatra
2.	Rich Grt Pt Prop 07-1364	3 Iris Place	Aluminum handrails	68/337	KOH Architecture
3.	Stephen Didriksen 07-1417	25 Union Street	Handicap Ramp	42.3.2/218	Thornewill Design
4.	22 Starbuck, LLC 07-1280	22 Starbuck Road	Pool	60/118	Thornewill Design
5.	Greg & Courtney McKechnie 07-1420	50 Dukes Road	Addition	58/245	Thornewill Design
6.	Ian MacKenzie 07-1293	4 Howard Court	Hardscape	42.3.4/36	Davie Bartsch
7.	Mark Burlington Tr 07-1360	15 Beach Street	Move off to 9 Beach Street	73.1.3/26	Topham Design
8.	Roberta Brown 07-1359	9 Beach Street	Move on from 15 Beach St	73.1.3/24	Topham Design
9.	Reyelt N. T07-1361	38 Derrymore Road	New dwelling	30/72	Sophie Metz
10.	Durran Lewis 07-1369	6 Mary Ann Drive	New dwelling	68/440	Brook Meerbergen
11.	MacGregor- ACK 07-1375	5 Sun Island Road	Roof top solar Building A	69/29.1	My Generation Energy
12.	MacGregor- ACK 07-1376	5 Sun Island Road	Roof top solar Building B	69/29.1	My Generation Energy
13.	MacGregor- ACK 07-1377	5 Sun Island Road	Roof top solar Building C	69/29.1	My Generation Energy
14.	MacGregor- ACK 07-1378	5 Sun Island Road	Roof top solar Building D	69/29.1	My Generation Energy
15.	MacGregor- ACK 07-1379	5 Sun Island Road	Roof top solar Building E	69/29.1	My Generation Energy
16.	MacGregor- ACK 07-1380	5A Sun Island Road	Roof top solar Building A	69/29.3	My Generation Energy
17.	MacGregor- ACK 07-1381	5A Sun Island Road	Roof top solar Building B	69/29.3	My Generation Energy
18.	MacGregor- ACK 07-1382	9 Sun Island Road	Roof top solar Building A	69/29.2	My Generation Energy
19.	Sherburne Turnpike LLC 07-1389	20 Sherburne Turnpike	Move off/demo MH	30/195	Tom Garrette/Jay Hanley
20.	Sherburne Turnpike LLC 07-1390	20 Sherburne Turnpike	Move off/demo GH	30/195	Tom Garrette/Jay Hanley
21.	DePalma Family 07-1366	4 Hydrangea Lane	New dwelling	73/86	Val Oliver
22.	Donald Pongrace 07-1367	13/16 Warren Street	Rev 01-0558; Rot-shed-pergola	55/43.3	KM Designs
23.	Donald Pongrace 07-1368	13/16 Warren Street	Rev 01-0557; fence/gate	55/43.3	KM Designs
24.	Laura Ubaldino 07-1357	24 Trotters Lane	As built Driveway	67/147	Thornewill Design
25.	Laura Ubaldino 07-1358	24 Trotters Lane	As built door and wind change	67/147	Thornewill Design
26.	John Galihier 07-1351	34 Washing Pond Road	Pool - hardscape	31/133	Atlantic Landscaping
27.	289 Hummock Pond LLC 07-1424	289 Hummock Pond Road	Move off to 287 HPR	83/4	Emeritus
28.	Hummock Pond Holdings 07-1427	287 Hummock Pond Road	Move on fr 289 HPR+additin	83/39	Emeritus
29.	Hummock Pond Holdings 07-1425	287 Hummock Pond Road	Move/demo dwelling	83/39	Emeritus
30.	Hummock Pond Holdings 07-1426	287 Hummock Pond Road	Re-site garage+alterations	83/39	Emeritus
31.	Allie Shieffelin 07-1372	23 Starbuck Road	Addition	60/107	Thornewill Design
32.	Cliff Ln 81 LLC 07-1392	81 Cliff Road	Addition	30/165	BPC
33.	Town of Nantucket 07-1384	10 Surfside Road	Parking Lot Change	55/137	SMRT Architects
34.	Sea La Vie LLC 07-1408	42 Dukes Road	Rev 67176; pool change	56/249	NAG
35.	James Soltesz 07-1402	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
36.	Ginger Laytham 07-1406	18 McKinley Ave	Rebuild existing deck	73.3.2/46	Val Oliver
37.	Maryanne & Dale Waine 07-1410	11 Bishops Rise	Pool	40/31.1	Self
38.	12 Lincoln Ave NT 07-1403	12 Lincoln Ave	Cabana rev 06-1969	30/183	Emeritus
39.	12 Lincoln Ave NT 07-1404	12 Lincoln Ave	Garage rev 07-1327	30/183	Emeritus
40.	Pete Hadley 07-1418	34 Dukes Road	Rev 72068; fenestration	56/187	Emeritus
41.	Richard & Deborah Hohlt 07-1433	121 Madaket Road	Rev 72983; roof walk	40/60.1	Botticelli & Pohl
42.	Eileen Mandell 07-1401	15 Austin Locke Way	Addition	82/55	Botticelli & Pohl
43.	Mark Wendling 07-1397	4 John Adams Lane	Pool	30/628	Botticelli & Pohl
44.	Mark Wendling 07-1396	4 John Adams Lane	Hardscaping	30/628	Botticelli & Pohl
45.	Mark Wendling 07-1395	4 John Adams Lane	Cabana	30/628	Botticelli & Pohl
46.	John Confalone R.T. 07-1400	30 Cliff Road	Lift house + add foundation	42.4.4/36	Val Oliver

VI. OTHER BUSINESS

Approve Minutes -	June 23 & 30, July 2, 6, 10 & 13, 2020
Review Minutes-	July 21 & 28, 2020
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting New Business Thursday 8/6/20 at 1:00-4:00pm- if needed • Next HDC Old Business meeting Monday 8/10/20 at 4:30pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Review policy of Move/demo hearings in relation to new dwellings • Discussion of Certified Local Government (CLG) and possible vote • Discussion of adding Tuckernuck to MAB
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.

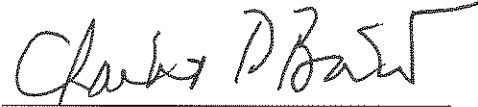
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts