



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 AUG 03 AM 10:31  
Original Posting Number: T 1896

<b>RECEIVED</b>
2020 AUG 04 PM 02:14
NANTUCKET TOWN CLERK
Posting Number:T 1901

### 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – NEW BUSINESS
<b>Day, Date, and Time</b>	Thursday, August 06, 2020, <b>1:00pm</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached)  Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	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=Ycgn6KwMxI0>

**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

### 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.	Town of Nantucket 07-1438	57 Surfside Road	New wastewater pump station	67/218	Weston & Sampson
			• Change windows to vertical panes, trim and sash to be Quaker Grey, and fence to be omitted from application and plans		

### V. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1. Donald Pongrace <b>07-1367</b>	13/16 Warren Street	Rev 01-0558; Rot-shed-pergola	55/43.3	KM Designs
2. Donald Pongrace <b>07-1368</b>	13/16 Warren Street	Rev 01-0557; fence/gate	55/43.3	KM Designs
3. Laura Ubaldino <b>07-1357</b>	24 Trotters Lane	As built Driveway	67/147	Thornewill Design
4. Laura Ubaldino <b>07-1358</b>	24 Trotters Lane	As built door and wind change	67/147	Thornewill Design
5. John Galihier <b>07-1351</b>	34 Washing Pond Road	Pool - hardscape	31/133	Atlantic Landscaping
6. 289 Hummock Pond LLC <b>07-1424</b>	289 Hummock Pond Road	Move off to 287 HPR	83/4	Emeritus
7. Hummock Pond Holdings <b>07-1427</b>	287 Hummock Pond Road	Move on fr 289 HPR+additin	83/39	Emeritus
8. Hummock Pond Holdings <b>07-1425</b>	287 Hummock Pond Road	Move/demo dwelling	83/39	Emeritus
9. Hummock Pond Holdings <b>07-1426</b>	287 Hummock Pond Road	Re-site garage+alterations	83/39	Emeritus
10. Allie Shieffelin <b>07-1372</b>	23 Starbuck Road	Addition	60/107	Thornewill Design
11. Cliff Ln 81 LLC <b>07-1392</b>	81 Cliff Road	Addition	30/165	BPC
12. Town of Nantucket <b>07-1384</b>	10 Surfside Road	Parking Lot Change	55/137	SMRT Architects
13. Sea La Vie LLC <b>07-1408</b>	42 Dukes Road	Rev 67176; pool change	56/249	NAG
14. James Soltesz <b>07-1402</b>	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
15. Ginger Laytham <b>07-1406</b>	18 McKinley Ave	Rebuild existing deck	73.3.2/46	Val Oliver
16. Maryanne & Dale Waine <b>07-1410</b>	11 Bishops Rise	Pool	40/31.1	Self
17. 12 Lincoln Ave NT <b>07-1403</b>	12 Lincoln Ave	Cabana rev 06-1969	30/183	Emeritus
18. 12 Lincoln Ave NT <b>07-1404</b>	12 Lincoln Ave	Garage rev 07-1327	30/183	Emeritus
19. Pete Hadley <b>07-1418</b>	34 Dukes Road	Rev 72068; fenestration	56/187	Emeritus
20. Richard & Deborah Hohlt <b>07-1433</b>	121 Madaket Road	Rev 72983; roof walk	40/60.1	Botticelli & Pohl
21. Eileen Mandell <b>07-1401</b>	15 Austin Locke Way	Addition	82/55	Botticelli & Pohl
22. Mark Wendling <b>07-1397</b>	4 John Adams Lane	Pool	30/628	Botticelli & Pohl
23. Mark Wendling <b>07-1396</b>	4 John Adams Lane	Hardscaping	30/628	Botticelli & Pohl
24. Mark Wendling <b>07-1395</b>	4 John Adams Lane	Cabana	30/628	Botticelli & Pohl
25. John Confalone R.T. <b>07-1400</b>	30 Cliff Road	Lift house + add foundation	42.4.4/36	Val Oliver

## VI. OTHER BUSINESS

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

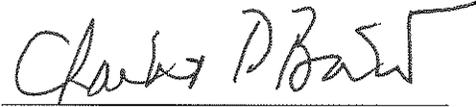
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts