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 | Thursday, August 06, 2020, 1:00pm
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=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 (MAE), 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

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map/Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Nantucket 07-1438</td>
<td>57 Surfside Road</td>
<td>New wastewater pump station</td>
<td>67/218</td>
<td>Weston &amp; Sampson</td>
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<tr>
<td>• Change windows to vertical panes, trim and sash to be Quaker Grey, and fence to be omitted from application and plans</td>
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V. NEW BUSINESS

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

VI. OTHER BUSINESS

<table>
<thead>
<tr>
<th>Approve Minutes -</th>
<th>N/A</th>
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<tbody>
<tr>
<td>Review Minutes-</td>
<td>July 21 &amp; 28, 2020</td>
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Other Business -

- 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
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 2:40 PM this 12th day of March, two thousand and twenty.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts