



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 AUG 14 PM 02:03

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****added ePermitting Numbers****

Original Posting Time: 2020 AUG 18 AM 10:14

Original Posting Number: T 1944

****not anticipated by the Acting Chair within 48 hours****

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2020 AUG 19 AM 09:41
NANTUCKET TOWN CLERK
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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) – NEW BUSINESS

Day, Date, and Time

Tuesday, August 18, 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

To watch live feed, click here: <https://www.youtube.com/watch?v=SZr1lyzC0k4>

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice Chair), John McLaughlin, Abby Camp, Val Oliver

Associate Commissioners: Stephen Welch, 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.	Cynthia Houlihan 08-1493	61 Boulevarde	Garage move to 62 Boulevarde	79/18	Botticelli & Pohl
2.	Anne Rose 07-1399	62 Boulevarde	Garage move from 61 Boulevarde	79/211	Botticelli & Pohl
3.	Cynthia Houlihan 08-1489	61 Boulevarde	Rev 12-0280; porch/otd shr/winds	79/18	Val Oliver
4.	Drake R.E. LLC 08-1476	21 Ahab Drive	Rev 72462; wind/door	82/97	Val Oliver
5.	Sally Siebold 08-1519	194 Cliff Road	Addition	40/25.3	Val Oliver
6.	Peter & Hadley Michalowski 08-1513	34 Dukes Road	Pool shed	56/187	Emeritus
7.	William Kopper 08-1484	33 Meadow View	Roof – garage	56/130	Linda Williams
8.	William Kopper 08-1478	33 Meadow View	Roof – main house	56/130	Linda Williams
9.	28 Polpis Trust 08-1474	28 Polpis Road	Pool Rev 73133; enlrg pool	54/250	Linda Williams
10.	28 Polpis Trust 08-1475	28 Polpis Road	Pool Rev 73133B; enlg pool	54/250	Linda Williams
11.	Donald Dimock 08-1490	59 Bartlett Road	Garage door revisions	66-100.1	Linda Williams
12.	Ryan Fitch 08-1507	22 Boulevarde	Shed	80/327	Normand Residential
13.	Cliff Lane LLC 08-1468	81 Cliff Lane	Shed	30/165	BPC
14.	Rosa Rugosa Cot LLC 08-1458	35 Jefferson	Renew COA 68654	30/122	Self
15.	Rosa Rugosa Cot LLC 08-1456	35 Jefferson	Renew COA 68785	30/122	Self
16.	Peter Parent 08-1525	5 Skyline Drive	New cottage	79/137	Self
17.	Laundro ACK, LLC 08-1441	4 Hanabea Lane	Rev 03-0854; drvwy	60/15	Emeritus
18.	Pierre Villemejane 08-1523	18 Gladlands Ave	Rev 01-0521; re-site gazebo	80/221	Emeritus
19.	Henry Harding 08-1467	21 Meadow View Drive	Shed	56/282	Structures Unlimited
20.	Nantucket Dreamland 08-1496	1 Sandplain Drive	Shed	68/341	Structures Unlimited
21.	Derrymore Inv, LLC 08-1470	12 Derrymore Lane	Driveway/fence/pergola	41-241	Ahern
22.	Laura Ubaldino 08-1504	24 Trotters Lane	Driveway gravel	67/147	Thornewill Design
23.	Todd & Susan Cooper 08-1494	5 Hollister Road	New deck, window/door rev	92.4/263	Shelter 7 LLC
24.	Peter Riehl & Allison Horne 08-1505	132 Miacomet Road	Rev 73254; wind/door chg	81/6.5	BPC
25.	Toscana Corp 08-1497	19 Arrowhead Drive	Door & window changes	69/10.2	MCA+
26.	Town of Nantucket 08-1502	95 Goldfinch Drive	Roof change	68/581	David Gray

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.	N. Field & M. Schulder 08-1439	33 Nonantum Ave	Pool	87/49	Normand Residential
	• Pool must not be visible at time of inspection and in perpetuity				
2.	Cliff Lane LLC 08-1466	81 Cliff Lane	Pool	30/165	BPC
	• Pool must not be visible at time of inspection and in perpetuity				
3.	Lianne B Swain 08-1516	7 Tetawkimmo Drive	Pool	53/32	JB Studio
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Timothy Madden 08-1520	12 Margaret's Way	Rev 07-1431; add window	20/9	Self
	• Due to lack of visibility				
5.	Mark Tercek 08-1506	30 Burnell Street	Solar ground array	73/2.3	ACK Smart
	• Due to lack of visibility				
6.	Caleb Cressman 08-1501	15 Margaret's Way	Solar tracker	20/64	ACK Smart
	• Due to lack of visibility				
7.	Craig & Jocelyn Beni 08-1518	5 Tom Nevers	Pool	71/22	Shelter 7 LLC
	• 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.	Island Gas LLC 08-1442	11 Industry Road	Fence sign	69/295	David McDougall
2.	8 Hanabea Lane LLC 08-1443	10 Hanabea Lane	Wall sign	69/257	Sign Here Nantucket
3.	10 Hanabea Lane LLC 08-1444	8 Hanabea Lane	Wall sign	69/256	Sign Here Nantucket

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.	Eliza Silva 07-1320	16 Helen's Drive	Pool & hardscape	66-53	Self
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Dutra; Alternates: Coombs (having video issues); Recused: None</i>				

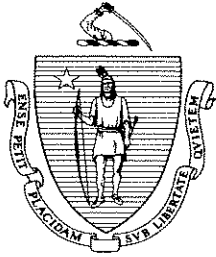
VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Anne Rose 08-1492	62 Boulevarde	Move on Cot frm 61 Boulevarde	79-211	Botticelli & Pohl
	** not anticipated by Acting Chair within 48 hours**				
2.	Richard & Deb Hohlt 07-1433	121 Madaket Road	Rev 72983; roof walk	40/60.1	Botticelli & Pohl
3.	Eileen Mandell 07-1401	15 Austin Locke Way	Addition	82/55	Botticelli & Pohl

4. Mark Wendling 07-1397	4 John Adams Lane	Pool	30/628	Botticelli & Pohl
5. Mark Wendling 07-1396	4 John Adams Lane	Hardscaping	30/628	Botticelli & Pohl
6. Mark Wendling 07-1395	4 John Adams Lane	Cabana	30/628	Botticelli & Pohl
7. 60 Walsh St LLC 08-1512	60 Walsh Street	New gym	29/85.2	Botticelli & Pohl
8. John Hernandez 08-1465	328 Madaket Road	As-Built fine; shed	60/103	Self
9. Jon Schoudele 08-1477	13 Union Street	Change driveway to brick	42.3.2/16	Self
10. Nantucket Develop 08-1517	7 Hydrangea Lane	New dwelling	73/95	Val Oliver
11. 137 Hummock Pond LLC 07-1391	137 Hummock Pond	New 2 nd dwelling	65/72	Brook Meerbergen
12. Thomas Larrabee 08-1500	101 Hummock Pond	New dwelling	56/67	Brook Meerbergen
13. Dex Dox LLC 08-1440	6B Arrowhead Drive	Solar revisions	69/58.1	Sunwind LLC
14. NIR 08-1485	29 Broad Street	Hardscaping	42.4.2/38	Linda Williams
15. Anne McGivney 08-1498	45 W. Chester St	Shed	41/230	Structures Unlimited
16. 7 King St Nom Trust 08-1524	7 King Street	Historic Determination	73.1.3/41	Botticelli & Pohl
17. Wayne L Rogers Trust 08-1522	5 N. Liberty St	Door replacement	42.3.4/7	NAG
18. Town of Nantucket 08-1510	34 Washington St	New Harbormaster bldg.	42.2.3/2	Charles Gibson
19. Ryan Sillery 08-1471	11 Finback Lane	New Dwelling	66/512	Brook Meerbergen
20. Children's House 08-1499	7 Pheasant Drive	Solar roof array	67/2.3	ACK Smart
21. Kyle Snell 08-1491	5 Pine Crest Drive	New dwelling	68/427	Thornewill Design
22. Tom & Kathy Tyree 08-1495	16 Shimmo Pond Road	Exterior alterations	43/18	Thornewill Design
23. FMI, LLC 08-1461	7 Starbuck Court	MH door changes	42.3.3/80	MCA+
24. FMI, LLC 08-1463	7 Starbuck Court	Cottage	42.3.3/80	MCA+
25. FMI, LLC 08-1462	7 Starbuck Court	Garage/studio	42.3.3/80	MCA+
26. 7 Lily Street LLC 08-1515	7 Lily Street (Sias)	Fence/gate	73.3.1/114	McMullen & Associates
27. 7 Lily Street LLC 08-1514	7 Lily Street (Sias)	Rev 71770; relocate fireplace	73.3.1/114	McMullen & Associates
28. Conlon, James L Tr ETAL 08-1526	24 Woodbine St	Move off/demo dwelling	80/96	Emeritus
29. Conlon, James L Tr ETAL 08-1527	24 Woodbine St	Move off/demo garage	80/96	Emeritus
30. Conlon, James L Tr ETAL 08-1511	24 Woodbine St	New dwelling	80/96	Emeritus
31. Conlon, James L Tr ETAL 08-1509	24 Woodbine St	New garage	80/96	Emeritus
32. Nicole Whidden 08-1472	11 Davis Lane	Pool/spa/driveway/brdwlk	82/75	Emeritus
33. Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Ahern
34. Linda Flanagan 08-1464	19 Longwood Drive	Move/demo guest house	71/41	MCA+
35. Linda Flanagan 08-1459	19 Longwood Drive	New guest house	71/41	MCA+
36. Linda Flanagan 08-1460	19 Longwood Drive	Pool	71/41	MCA+
37. Jim Caulfield 08-1454	8 Sheep Pond Road	Main house addition	63/3	MCA+
38. Jim Caulfield 08-1457	8 Sheep Pond Road	Second dwelling addition	63/3	MCA+
39. Jim Caulfield 08-1453	8 Sheep Pond Road	Cabana addition	63/3	MCA+
40. Jim Caulfield 08-1452	8 Sheep Pond Road	Pool	63/3	MCA+
41. Jim Caulfield 08-1455	8 Sheep Pond Road	Shed	63/3	MCA+
42. Steven L Cohen Trust 08-1521	55 Sankaty Road	Pool	49/69	Atlantic Landscaping
43. Mary O'Connell 08-1508	8 Center Street (Sias)	Rev 12-0352; relocate A/C cond	73.1.3/76	Concept Design

VII. OTHER BUSINESS

Approve Minutes -	July 21 & 28, August 3, 2020
Review Minutes-	August 6 & 10, 2020
Other Business -	<ul style="list-style-type: none"> No HDC Meeting scheduled for Thursday August 20, 2020 Next HDC Meeting- Old Business, Tuesday August 25, 2020 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
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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.

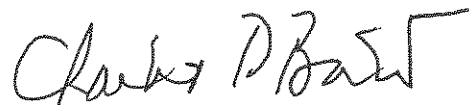
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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