



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 AUG 21 PM 02:07
Original Posting Number: T 1959

RECEIVED
2020 AUG 25 AM 10:58
NANTUCKET TOWN CLERK
Posting Number:T 1964

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 BUSINESS
Day, Date, and Time	Tuesday, August 25, 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

To watch live feed, click here: <https://www.youtube.com/watch?v=q3cLkz6hXyw>

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.	Robert Green 08-1535	5 Anns Lane	Shed	49-/68	Ethan McMorrow
2.	Marine Home Ctr 08-1534	134 Orange Street	Roof change to match existing	55-49	Nolasco Construction
3.	Atana Iliev 08-1528	19B Waydale Road	Demo deck/rebuild/add steps	67/29	Self

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. Dean Long 08-1533	11 Pippen's Way	Rev 72563; clr/fenestration chg	43-94.2	Gryphon Architects
• Due to lack of visibility				
2. Linda Yates 08-1531	21 Derrymore Road	Rev 73093; reduced pool size	41-117	Atlantic Landscaping
• Pool must not be visible at time of inspection and in perpetuity				
3. Dalton Frazier 08-1536	73A Hooper Farm Road	Rotate shed; add cov prch	67-330	self
• Due to lack of visibility				

IV. RATIFY MOTION ON ITEM NOT ANTICIPATED BY THE ACTING CHAIR FROM 8/18/20 MEETING

<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
• <i>Commissioners: Coombs (Acting Chair), Camp, Welch; Alternates: None; Recused: Pohl, Oliver</i>				

V. NEW BUSINESS CARRIED OVER FROM 8/18/20

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Richard & Deb Hohlt 07-1433	121 Madaket Road	Rev 72983; roof walk	40/60.1	Botticelli & Pohl
2. Conlon, James L Tr ETAL 08-1526	24 Woodbine St	Move off/demo dwelling	80/96	Emeritus
3. Conlon, James L Tr ETAL 08-1527	24 Woodbine St	Move off/demo garage	80/96	Emeritus
4. Conlon, James L Tr ETAL 08-1511	24 Woodbine St	New dwelling	80/96	Emeritus
5. Conlon, James L Tr ETAL 08-1509	24 Woodbine St	New garage	80/96	Emeritus
6. Nicole Whidden 08-1472	11 Davis Lane	Pool/spa/driveway/brdwlk	82/75	Emeritus
7. Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Ahern
8. Linda Flanagan 08-1464	19 Longwood Drive	Move/demo guest house	71/41	MCA+
9. Linda Flanagan 08-1459	19 Longwood Drive	New guest house	71/41	MCA+
10. Linda Flanagan 08-1460	19 Longwood Drive	Pool	71/41	MCA+
11. Jim Caulfield 08-1454	8 Sheep Pond Road	Main house addition	63/3	MCA+
12. Jim Caulfield 08-1457	8 Sheep Pond Road	Second dwelling addition	63/3	MCA+
13. Jim Caulfield 08-1453	8 Sheep Pond Road	Cabana addition	63/3	MCA+
14. Jim Caulfield 08-1452	8 Sheep Pond Road	Pool	63/3	MCA+
15. Jim Caulfield 08-1455	8 Sheep Pond Road	Shed	63/3	MCA+
16. Steven L Cohen Trust 08-1521	55 Sankaty Road	Pool	49/69	Atlantic Landscaping
17. Mary O'Connell 08-1508	8 Center Street (Sias)	Rev 12-0352; relocate A/C cond	73.1.3/76	Concept Design
18. James Crowley 08-1532	8 Wall Street	Drvway/walkway crushed shell	82/79	Paulo Vicente

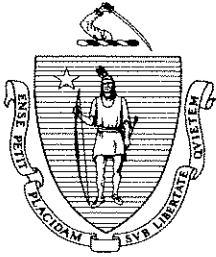
VI. OLD BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Tim Quinlisk 03-0793	88 Quidnet Road	Partial demo/re-site/addition	21/109	Botticelli & Pohl
• <i>Commissioners: Welch, Coombs, Camp, Dutra; Alternates: (Coombs and Camp read back in); Recused: Pohl, Oliver</i>				
2. MacGregor – ACK 07-1375	5 Sun Island Road	Roof top solar Building A	68/29.1	My Generation Energy
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
3. MacGregor – ACK 07-1376	5 Sun Island Road	Roof top solar Building B	68/29.1	My Generation Energy
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
4. MacGregor – ACK 07-1377	5 Sun Island Road	Roof top solar Building C	68/29.1	My Generation Energy
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
5. MacGregor – ACK 07-1378	5 Sun Island Road	Roof top solar Building D	68/29.1	My Generation Energy
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
6. MacGregor – ACK 07-1379	5 Sun Island Road	Roof top solar Building E	68/29.1	My Generation Energy
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
7. MacGregor – ACK 07-1380	5A Sun Island Road	Roof top solar Building A	68/29.1	My Generation Energy
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
8. MacGregor – ACK 07-1381	5B Sun Island Road	Roof top solar Building B	68/29.1	My Generation Energy
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
9. MacGregor – ACK 07-1382	9 Sun Island Road	Roof top solar Building A	68/29.1	My Generation Energy

						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None
10.	Kamadif, LLC 07-1310	32 Dukes Road	Patio/retaining wall 30" high	56/188		Atlantic Landscaping
						<ul style="list-style-type: none"> Commissioners: Coombs, Oliver, Welch, Dutra; Alternates: None; Recused: None
11.	Sea La Vie, LLC 07-1408	42 Dukes Road	Rev 67176; patio & pool	56/249		NAG
						<ul style="list-style-type: none"> Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
12.	Brian Harris 06-1165	50 Weeweeder Ave	Pool/hardscape	79/15		MCA+
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None
13.	137 Hummock Pond Rd 07-1391	137 Hummock Pond Rd	New 2 nd dwelling	65/72		Brook Meerbergen
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
14.	Dex Dox LLC 08-1440	6B Arrowhead Drive	Solar revisions	69/58.1		SunWind LLC
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
15.	60 Walsh St, LLC 08-1512	60 Walsh Street	Gym/rec barn	29/85.2		Botticelli & Pohl
						<ul style="list-style-type: none"> Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: Pohl
16.	Mark Wendling 07-1395	4 John Adams Lane	Cabana	30/628		Botticelli & Pohl
						<ul style="list-style-type: none"> Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: Pohl
17.	Richard Chesley 02-0732	32 W. Chester Street	New dwelling	42.4.3/31		BPC
						<ul style="list-style-type: none"> Commissioners: Coombs, Oliver, Welch; Alternates: None; Recused: None
18.	Cliff Lane 81, LLC 07-1392	81 Cliff Lane	Addition	30/165		BPC
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
19.	Wayne L Rogers Trust 08-1522	5 North Liberty St	Door replacement	42.3.4/7		NAG
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
20.	South Water Assoc 02-0629	5 S Water Street	Second/third flr add	42.3.1/270-75		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Welch, Dutra; Alternates: None; Recused: None
21.	Thompson 05-1039	73 Baxter Road	Move off/demo exst garage	49/27		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None
22.	Thompson 07-1292	73 Baxter Road	Garage	49/27		Emeritus
						<ul style="list-style-type: none"> Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
23.	Bartlett Farm House, LLC 06-1110	24 Bartlett Farm Rd	Pool	65/86		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Dutra; Alternates: None; Recused: None
24.	Stephen Frohwein 07-1285	32 N Liberty St	Addition	41/159		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
25.	Wilner, Sheila 01-0548	10 Beach St	Demo exst dwelling	73.2.4/10		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None
26.	Wilner, Sheila 01-0547	10 Beach St	New dwelling	73.2.4/10		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None
27.	Hummock Pond Holdings 07-1427	287 Hummock Pond Rd	Move on to 289 HPR + addtn	83/39		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
28.	Hummock Pond Holdings 07-1426	287 Hummock Pond Rd	Re-site garage + alts	83/39		Emeritus
						<ul style="list-style-type: none"> Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None

VII. OTHER BUSINESS

Approve Minutes -	July 21 & 28, 2020 and August 3, 6 & 10, 2020
Review Minutes	August 18, 2020
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting Thursday August 27, 2020- if needed • Next HDC Meeting New Business Monday August 31, 2020 • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Resilient Nantucket Community Forum #1(virtually) September 18, 2020(11:30-1:00pm) – (6:00pm-7:30pm) • Discussion of Certified Local Government (CLG) and possible vote • Review policy of Move/demo hearings in relation to new dwellings • 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