



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 AUG 27 PM 02:39

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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)

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2020 AUG 31 AM 10:03
NANTUCKET TOWN CLERK
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Committee/Board/s

Historic District Commission (HDC) – NEW BUSINESS

Day, Date, and Time

Monday, August 31, 2020, **4:30pm**

Location / Address

REMOTE PARTICIPATION VIA ZOOM WEBINAR

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

Participation in Public Hearings and Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the link below to register for Zoom participation. Contact cflynn@nantucket-ma.gov with any questions

ZOOM WEBINAR REGISTRATION LINK:

https://zoom.us/webinar/register/WN_7Hv6WmvSTTiNt8qSzHKCHQ

To watch live feed, click here: <https://www.youtube.com/watch?v=4YTtir6CV3g>

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.	Shawkemo LLC 08-1560	36 Shawkemo Road	Addition	27/3	Botticelli & Pohl
2.	Susan Knute 08-1584	6 Thurston's Way	Fenest/roof/chg clrs	66/28	Linda Williams
3.	On the Pond LLC 08-1586	96 Miacomet Avenue	Roof change	81/5.1	Linda Williams
4.	James O'Connor 08-1585	3 Sand Eel Lane	Roof change	67/83.8	Linda Williams
5.	Dan Counihan 08-1537	11 Swain Street	Deck/patio	42.4.1/77	Val Oliver
6.	Zachary Place 08-1538	17 Correia Lane	Alterations	80/55	Val Oliver
7.	Grey Lady, LLC 08-1539	12 Grey Lady Lane	Fence	66/706	Val Oliver
8.	Kitty Kania 08-1540	7 Deer Run Road	840sf 2 nd dwelling	57/18	Val Oliver
9.	Maury Rugged, LLC 08-1563	18 Bayberry Lane	Rev 72221; addition	67/67	Val Oliver
10.	Jeffrey Lee 08-1573	9 Aurora Way	Rev 02-0761; arbor/pergola	56/450	Design Associates
11.	Ann Nagys 08-1557	16 Somerset Road	Porch/outdr shwr/bsmant w/kin	56/302	Self
12.	Fred Kudish 08-1548	13 Meadow Lane	Dormers/deck	41/406.3	Self
13.	Philip Marks 08-1551	9 Mizzenmast Road	Chimney	66/376	SMRD

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.	John Roberts	15 Helens Drive	Add pent roof/gar drs to windows	66/46	Nate Roberts
	<ul style="list-style-type: none">• Due to lack of visibility				
2.	41 W Miacomet, LLC 08-1596	41 W. Miacomet Road	Windows 8" wider	86/13.1	Thomas Barada
	<ul style="list-style-type: none">• Due to lack of visibility				
3.	John McLaughlin 08-1574	8 Sheep Commons Lane	Pool/driveway/gate	54/273	KM Designs
	<ul style="list-style-type: none">• Pool must not be visible at time of inspection and in perpetuity				
4.	Robert Pelgari 08-1552	15 Chuck Hollow Road	Hardscape-pool	75/146	Atlantic Landscaping
	<ul style="list-style-type: none">• Pool must not be visible at time of inspection and in perpetuity				
5.	Tot N. Trust 08-1554	5 Swift Rock Road	Pool/bluestone pavers	40/67.5	Atlantic Landscaping
	<ul style="list-style-type: none">• Pool must not be visible at time of inspection and in perpetuity				
6.	King Fisher Realty Tr 08-1546	278 Polpis Road	Soaking tub/ext deck	25/2	Concept Design
	<ul style="list-style-type: none">• Soaking tub must not be visible at time of inspection and in perpetuity				
7.	Craig Beni 08-1547	5 Tom Nevers Road	Cabana	77/2.2	Shelter 7
	<ul style="list-style-type: none">• Due to lack of visibility				

IV. OLD BUSINESS CARRIED OVER FROM 8/27/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	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">• <i>Commissioners: Pohl, Coombs, Camp, Welch, Dutra; Alternates: None; Recused: None</i>				
2.	Thompson 07-1292	73 Baxter Road	Garage	49/27	Emeritus
	<ul style="list-style-type: none">• <i>Commissioners: Coombs (acting Chair), Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
3.	Bartlett Farm House, LLC 06-1110	24 Bartlett Farm Rd	Pool	65/86	Emeritus
	<ul style="list-style-type: none">• <i>Commissioners: Pohl, Coombs, Camp, Dutra; Alternates: None; Recused: None</i>				
4.	Stephen Frohwein 07-1285	32 N Liberty St	Addition	41/159	Emeritus
	<ul style="list-style-type: none">• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
5.	Sheila Wilner 01-0548	10 Beach St	Demo exst dwelling	73.2.4/10	Emeritus
	<ul style="list-style-type: none">• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
6.	Sheila Wilner 01-0547	10 Beach St	New dwelling	73.2.4/10	Emeritus
	<ul style="list-style-type: none">• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
7.	Hummock Pond Holdings 07-1427	287 Hummock Pond Rd	Move on to 289 HPR + addtn	83/39	Emeritus
	<ul style="list-style-type: none">• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
8.	Hummock Pond Holdings 07-1426	287 Hummock Pond Rd	Re-site garage + alts	83/39	Emeritus

- *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*

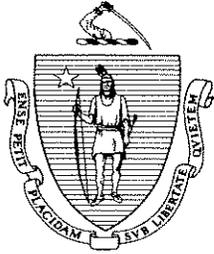
9. Mark Burlington Tr **07-1360** 15 Beach Street Move off to 9 Beach Street 73.1.3/26 Topham Design
 • *Commissioners: Coombs (acting Chair), Camp, Welch, Dutra; Alternates: None; Recused: Oliver*
10. Roberta Brown **07-1359** 9 Beach Street Move on from 15 Beach Street 73.1.3/24 Topham Design
 • *Commissioners: Coombs (acting Chair), Camp, Welch, Dutra; Alternates: None; Recused: Oliver*

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.	Brad Rindler 08-1606	5 New Lane	Roof top solar	41/283	Cotuit Solar
2.	Laura Burnett 08-1582	9 Kendrick Street	Roof top solar	71.3.2/72	Cotuit Solar
3.	D&B Realty Tr 08-1609	11 Meadow Lane	New dwelling	41/448	Ethan McMorrow
4.	Old Red Gate LP 08-1605	212 Polpis Road	Renovation	26/18	Will Stephens
5.	Old Red Gate LP 08-1604	214 Polpis Road	Demo/move dwelling	26/19	Will Stephens
6.	Old Red Gate LP 08-1601	214 Polpis Road	New dwelling	26/19	Will Stephens
7.	20 Sherburne Tpk, LLC 08-1607	20 Sherburne Turnpike	New dwelling	30/195	Sophie Metz
8.	20 Sherburne Tpk, LLC 08-1608	20 Sherburne Turnpike	Garage	30/195	Sophie Metz
9.	James Crowley 08-1598	8 Wall Street	Shed	82/79	Paulo Vicente
10.	Peter Halle 08-1530	24 Pilgrim Road	Garage addition	41/94	Normand Residential
11.	Dean Pihl 08-1529	15 Mizzenmast Road	Hardscape-brick patios	66/379	Antonelle King
12.	Mark Deagelis 08-1553	7 Hedge Road	Rev 73326; fenest/pent roof	73.3.2/85	SMRD
13.	Mary Heard 08-1593	3 Lucretia Mott	Mini split condenser	42.3.2/125.1	SSCC
14.	Michael Scott Con. Assn 08-1595	17 Main Street	Roof/trim/clr chg	42.3.1-178	Topham Design
15.	Breda Riggs 08-1588	16 Pleasant Street	Driveway	42.3.3-76	Linda Williams
16.	Greg Glowacki 08-1589	11 Millers Lane	Rev 0392; re-site tertiary	68/124	Val Oliver
17.	Greg Glowacki 08-1590	11 Millers Lane	Rev 0598; re-site MH	68/124	Val Oliver
18.	Liam Mackay 08-1600	4 Nautilus Lane	New dwelling	67/176	Val Oliver
19.	Dworetsky-Banse 08-1594	8 Shawkemo Road	Rev 0392; re-site	43/90	Botticelli & Pohl
20.	Nathaniel Lowell 08-1559	4 Blueberry Lane	Roof top solar	80/300	Sun Wind
21.	Nathaniel Lowell 08-1558	6 Blueberry Lane	Roof top solar	80/301	Sun Wind
22.	Tom Loughlin 08-1555	8 Cottage Avenue	Fence	73.3.1/78	Bentley & Churchill
23.	ARI Real Estate 08-1541	10 Delaney Road	Rev 69428; omit chimney	41/120	John Lampe
24.	4 Shawkemo Rd R.T. 08-1561	4 Shawkemo Road	Rev 07-1337; skylights	43/91.1	Botticelli & Pohl
25.	Rodney Goldstein 08-1599	6 Sankaty Road	Rev 07-0311; fenestration	73.1.4/23	Botticelli & Pohl
26.	Edwin O'Brecht 08-1550	31 Washing Pond Road	Pool	31/29	Atlantic Landscaping
27.	Teddy Boomer, LLC 08-1544	94 Tom Nevers Road	Gate	91/41	Atlantic Landscaping
28.	Chris O'Connell 08-1556	10 Sheep Commons	Pool	54-274	Atlantic Landscaping
29.	Lab Trust 08-1602	8 Folger Lane	Extend pergola and deck	42.4.4/33.5	Val Oliver
30.	Crampton Family 08-1543	12 Lincoln Street	Minor alterations	73.4.2/88	Val Oliver
31.	BRACKK, LLC 08-1580	37 Macys Lane	Rev 73082; fenes chg/deck	68/332	BPC
32.	Greg McKecknie 08-1542	50 Dukes Road	Hardscape-pool, retaining wall	56/245	Julie Jordan
33.	Matt Stone 08-1583	47 Milk Street	Re-site and alterations	56/201	Emeritus
34.	4 Crown Crt RT 08-1591	4 Crown Court	Fenestration change	42.3.4/56	Permits Plus
35.	Alix Keeting 08-1592	31 Shell Street	Steps-hardscaping	73.1.3/5.3	Kent Murphy
36.	John Hendricks 08-1549	1 Jefferson Lane	Rev 73097; door change	55.4.1/74.1	Emeritus
37.	Ecklund/Furdak 08-1587	26 W Chester Street	Hardscape-spa/patio	42.4.3-56	Ahern, LLC
38.	2 Old Westmoor Farm LLC 08-1570	2 Old Westmoor Farm Road	Rev to MH; add pergola	41/820.1	Workshop APD
39.	2 Old Westmoor Farm LLC 08-1562	2 Old Westmoor Farm Road	New garage with studio	41/820.1	Workshop APD
40.	2 Old Westmoor Farm LLC 08-1571	2 Old Westmoor Farm Road	New cabana	41/820.1	Workshop APD
41.	Cannonbury Ln Hold 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
42.	Cannonbury Ln Hold 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
43.	Cannonbury Ln Hold 1 08-1568	7 Cannonbury Lane	New garage	74/29	Workshop APD
44.	Cannonbury Ln Hold 1 08-1565	7 Cannonbury Lane	New cabana	74/29	Workshop APD
45.	Cannonbury Ln Hold 1 08-1572	7 Cannonbury Lane	Hardscape-pool	74/29	Ahern, LLC
46.	Cannonbury Ln Hold 1 08-1569	4 Sleetwing Circle	New cabana	74/23	Workshop APD
47.	Cannonbury Ln Hold 1 08-1566	4 Sleetwing Circle	Hardscape-pool	74/23	Ahern, LLC
48.	Cannonbury Ln Hold 2 08-1577	6 Sleetwing Circle	New dwelling	74/24	Workshop APD
49.	Cannonbury Ln Hold 2 08-1576	6 Sleetwing Circle	New garage	74/24	Workshop APD
50.	Cannonbury Ln Hold 2 08-1578	6 Sleetwing Circle	Hardscape-patio	74/24	Ahern, LLC
51.	Moirra Parsons 08-1597	80 Old South Road	Fence	68/41	Self

VI. OTHER BUSINESS

Approve Minutes -	July 21 & 28 and Aug 3, 6 &10, 2020 and August 18, 2020
Review Minutes-	August 25, 2020
Other Business -	<ul style="list-style-type: none">• Next HDC Meeting New Business, Thursday 9/3/20 at 1:00pm• No HDC Zoom meeting Monday, 9/7/20 and Thursday 9/10/20• Next HDC Meeting is New Business Tuesday 9/15/20• HDC Zoom Webinar Meeting Schedule Oct-Dec 2020 vote• 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	



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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.

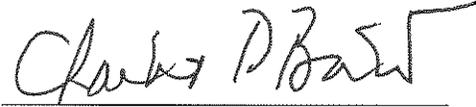
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts