



MEETING POSTING

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)

RECEIVED

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NANTUCKET TOWN CLERK
Posting Number:T 2025

Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Tuesday September 15, 2020, 04:30PM
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 join the Historic District Commission meeting click on the Zoom Link below:

<https://zoom.us/j/95560053336?pwd=UzMxaWF0N1MwVVByNGdkV1IIRHFMUT09>

Meeting ID: 955 6005 3336 **Password:** 078546

Phone dial in: 646 558 8656; Meeting ID: 95560053336; Password: 078546

To watch live feed, click here: <https://www.youtube.com/watch?v=F-a7iVqDGsE>

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. DISCUSSION AND VOTE ON POLICY OF INCOMPLETE APPLICATIONS

III. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Phil Wattles 09-1678	14B Norwood Street	Mudrm/porch addition	71.3.3/32.2	Al Noll
2.	Harry Wilcox 09-1630	36 W. Chester Street	Shed	41/485	Structures Unlimited
3.	Meredith Townsend 09-1631	55 W Chester Street	99sf Addition	41/225	Hristo Rashkov
4.	Jeremy Trottier 09-1635	8 Whitetail Circle	Door revision	71/25	Self
5.	Dana Troxell 09-1715	116R Cliff Road	Roof change	41/86	Linda Williams
6.	Nor Surfside LLC 09-1653	148 Surfside Road	Rev 71543; change door style	80/32	Normand Residential
7.	Greg McKechnie 09-1710	50 Dukes Road	Roof replacement	56/245	Shelter 7 LLC
8.	Jane Dwyer 09-1683	11 Mississippi Avenue	Addition	59.4/233	Permits Plus
9.	33 Milk Street LLC 09-1711	33 Milk Street	Door color change	41/458	Linda Williams
10.	Terrence Toth 09-1702	5 Swift Rock	Rev 0187;to addition	40/67	Linda Williams
11.	Terrence Toth 09-1716	5 Swift Rock	Studio/pool house	40/67	Linda Williams
12.	Lee Jay Hurley 09-1708	22A Evergreen	Rev 01-0465 add bilco + wells	68/710	Val Oliver
13.	Vanessa Levin 09-1634	234 Madaket Road	Replace Windows	59.4/120	Val Oliver
14.	Kathy Strazzula 09-1705	11 Yompasham Lane	Remove exterior chimney	55/532	Val Oliver
15.	Vern Matson 09-1700	30 Tashama Lane	Rev 72287 – add dormer back	55/455	Val Oliver
16.	Holdgate Inc 09-1665	2 Vesper Lane	Rev 72693; roof change	55/252	Michael Holdgate
17.	Timothy Madden 09-1650	12 Margaret’s Way	Rooftop solar	20/9	ACK Smart
18.	Pia Phatthanaphuti 09-1704	16 Waydale Road	Shed	67/870	NAG
19.	Bradley Roberts 09-1662	36 Walsh Street	Roof replacement	29/107	Vasil Marinov
20.	Matt Lebaron 09-1668	88 Madaket Road	New dwelling	41/462.1	Shelter 7 LLC
21.	Mary Patton 09-1709	15 Correia Lane	Fenestration revisions	80/56	Robert Newman
22.	Kevin Curran Trust 09-1707	90 Tom Nevers Road	Renewal + fenestration change	91/41.1	EMDA
23.	Matthew Dywer 09-1713	5 Monomoy Road	Add pergola	54/136	Gryphon Architects
24.	Greg McKechnie	50 Dukes Road	Studio –wndw color/ roof chge	56/245	Thornewill Design
25.	Greg McKechnie	50 Dukes Road	MH –wdw/dr color /roof chge	56/245	Thornewill Design
26.	Maryann Wasik 09-1714	4 Hussey Farm Road	Deck expansion	56/84.4	Self
27.	Todd Cooper 09-1676	5 Hollister Road	Roof color change – garage	92.4/263	Shelter 7 LLC
28.	Todd Cooper 09-1671	5 Hollister Road	Roof color change – MH	92.4/263	Shelter 7 LLC
29.	Natalia O’Brien 09-1703	36 Low Beach Road	Rev 72852; change pool location	74/55	Ahern LLC
30.	Kathy Gallaher 09-1694	4 Pond Road	Remove masonry	56/158	Emeritus
31.	Edward Sheehy 09-1698	42 Skyline Drive	Rev 61242	79/44	Gryphon Architects
32.	Steven Dammers 09-1677	104 Polpis Road	Shed	44/122	Self
33.	Pug Cottage N.T. 09-1692	13A Lincoln Avenue	Revise windows 02-0625	30/135.1	Botticelli & Pohl
34.	Erik Carneal 09-1670	23 Golfview Drive	Addition	66/175	Botticelli & Pohl
35.	99 Squam LLC 09-1664	99 Squam Road	Fenestration revision	12/29	Botticelli & Pohl
36.	Tim Madden 09-1681	12 Margaret’s Way	Replace N+W elevation doors	20/9	Self
37.	Kenneth Gullicksen 09-1712	18 Pond View Drive	Shed	80/50	Self

IV. 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.	Dalton Frazier Tr 09-1619	73A Hooper Farm Road	Sliding gls dr/porch addition	67/330	Self
	• Due to lack of visibility				
2.	Steven Garfinkel 09-1706	13 Starbuck Road	Roof and add porch	60/113	Thornewill Design
	• Front door on East elevation to be 3 side lights on top and panel below				
3.	Thomas Greig 09-1717	110 Polpis Road	Pool	44/126	Nantucket Pool/Spa
	• Pool must not be visible at time of inspection and in perpetuity				
4.	William Ciarmataro 09-1649	17A Daffodil Lane	Pool	68/751	Clearwater Pools
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Holdgate Inc 09-1667	2 Vesper Lane	Pool	55/252	Michael Holdgate
	• Pool must not be visible at time of inspection and in perpetuity				
6.	Tea Tucket LLC 09-1675	3 Wingspread	Pool	27/17.6	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
7.	James McGraw 09-1679	21 Boulevard	Pool	80/127	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
8.	John Poulson 09-1684	10 Lindberg Avenue	Fire pit & patio	73.4.1/13	Mark Avery
	• Firepit must not be visible at time of inspection and in pepetuity				
9.	Linda Ferrin 09-1682	39 Pochick Avenue	Shed	80/201	Structures Unlimited
	• Provide updated site plan with 2 dimensions from 2 property lines				

V. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Basket Museum	49 Union Street	Move existing sign	55.1.4/31	Karen Butler
2.	18 Broad LLC	18 Broad Street	Wall Sign	42.4.2/32	Normand Residential

VI. NEW BUSINESS CARRIED OVER FROM 9/3/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	2 Old Westmoor Farm LLC 08-1570	2 Old Westmoor Farm Road	Rev to MH; add pergola	41/820.1	Workshop APD
2.	2 Old Westmoor Farm LLC 08-1562	2 Old Westmoor Farm Road	New garage with studio	41/820.1	Workshop APD
3.	2 Old Westmoor Farm LLC 08-1571	2 Old Westmoor Farm Road	New cabana	41/820.1	Workshop APD
4.	Cannonbury Ln Hold 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
5.	Cannonbury Ln Hold 08-1469	30 Cannonbury Lane	Pool/drivwy/patio	73/23	Ahern, LLC
6.	Cannonbury Ln Hold 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
7.	Cannonbury Ln Hold 1 08-1568	7 Cannonbury Lane	New garage	74/29	Workshop APD
8.	Cannonbury Ln Hold 1 08-1565	7 Cannonbury Lane	New cabana	74/29	Workshop APD
9.	Cannonbury Ln Hold 1 08-1572	7 Cannonbury Lane	Hardscape-pool	74/29	Ahern, LLC
10.	Cannonbury Ln Hold 1 08-1569	4 Sleetwing Circle	New cabana	74/23	Workshop APD
11.	Cannonbury Ln Hold 1 08-1566	4 Sleetwing Circle	Hardscape-pool	74/23	Ahern, LLC
12.	Cannonbury Ln Hold 2 08-1577	6 Sleetwing Circle	New dwelling	74/24	Workshop APD
13.	Cannonbury Ln Hold 2 08-1576	6 Sleetwing Circle	New garage	74/24	Workshop APD
14.	Cannonbury Ln Hold 2 08-1578	6 Sleetwing Circle	Hardscape-patio	74/24	Ahern, LLC
15.	Moirra Parsons 08-1597	80 Old South Road	Fence	68/41	Self
16.	Nerijus Paulauskas 08-1603	3 Cachalot Lane	Rev 63393; fenestration/dr clr	67/781	Self

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.	Nerijus Paulauskas 09-1647	3 Cachalot Lane	Shed	67/781	Self
2.	Ron Lynch 09-1697	10 Golfview Drive	Shed	66/191	Self
3.	Tim Quinlisk 09-1680	88 Quidnet Road	Shed move off/demo	21/109	Botticelli & Pohl
4.	Sofie Nicolin 09-1673	6 Brier Patch Road	Extend existing chimney	21/136	NAG
5.	Allison Groenstein 09-1651	38 Hummock Pond Rd	Rotate garage 90 degrees	56/292	Ethan McMorrow
6.	Dale Kevin F Trustee 09-1686	26 Easy Street	Move off/demo mixed use strct	42.4.2/23	Emeritus
7.	Dale Kevin F Trustee 09-1687	26 Easy Street	Move off/demo shed	42.4.2/23	Robert Young
8.	A.C. Wetherill Trust 09-1649	45 Hulbert Avenue	Demo existing dwelling	29/16	Thornewill Design
9.	A.C. Wetherill Trust 09-1655	45 Hulbert Avenue	New dwelling	29/16	Thornewill Design
10.	Nan. Westmoor Farm LLC 09-1691	8 Old Westmoor Farm	Move off/demo red barn	41/822	Workshop APD
11.	Nan. Westmoor Farm LLC 09-1690	8 Old Westmoor Farm	Move off/demo green barn	41/822	Workshop APD
12.	Nan. Westmoor Farm LLC 09-1688	8 Old Westmoor Farm	Move off/demo gazebo	41/822	Workshop APD
13.	King Fisher R.T. 09-1642	278 Polpis Road	New dwelling	25/2	Concept Design
14.	SAB, LLC 09-1659	11 Cliff Road	As-Built fine- fence + gate	42.4.4/72	Concept Design
15.	Julia Morash 09-1693	18A Gray Avenue	Rooftop solar	67/183.1	Sunwind LLC
16.	Edward Silva 09-1663	14 Harbor View Way	Walkway	42.4.1/26	Self
17.	Sustainable Nant 09-1639	168 Hummock Pond Rd	Rooftop solar	35/13.2	ACK Smart
18.	Timothy Carruthers 09-1658	38 Burnell Street	Pergola + solar panels	73/123	ACK Smart
19.	Kathleen Krall 09-1656	15 Masaquet Avenue	New dwelling	80/141	Botticelli & Pohl
20.	3 Kings Way LLC 09-1660	17 Lincoln Avenue	Move bldg. + alterations	30/118	Botticelli & Pohl
21.	3 Kings Way LLC 09-1640	17 Lincoln Avenue	Pool w/ auto cover	30/118	Botticelli & Pohl
22.	Kay L. Bernon 09-1644	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl
23.	ARI Real Estate LLC 09-1685	10 Delaney Road Lot C	New dwelling	41/120	John Lampe
24.	Joe Manning 09-1652	141 Hummock Pond Rd	Partial demo + reno	65/4	Robert Newman
25.	Caroline Baltzer 09-1648	66 Hulbert Avenue	Re-site garage on lot	29/55	Botticelli & Pohl
26.	Caroline Baltzer 09-1696	66 Hulbert Avenue	Move on MH from 60 Walsh	29/55	Botticelli & Pohl
27.	Peter Lyons 09-1654	22 Arlington Street	Retractable awning	76.1.3/290	Self
28.	Joshua Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
29.	Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
30.	Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
31.	Vandelay Realty LLC 09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
32.	Vandelay Realty LLC 09-1661	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
33.	Alan Rudikoff 09-1672	19 Pilgrim Road	Replace exst pool + hardscape	41/213.1	Ahern LLC
34.	Michael Stanton	10 Monomoy Creek	Pool/hardscape/built in kitchen	54/54.2	Ahern LLC
35.	Marcia S Kleinberg	18 Quidnet Road	Pool w/ auto cover	21/117.5	Jardins International
36.	High Garde Holding 09-1674	40 Jefferson Avenue	Rev 72894; repl perg w/roof	39/119	Emeritus

37. James Conlon 09-1701	24 Woodbine Street	New dwelling	80/96	Emeritus
38. James Conlon 09-1699	24 Woodbine Street	Shed	80/96	Emeritus
39. T & J Properties 09-0657	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
40. Griffin Trust 09-1689	69 Cliff Road	Rev 05-0956 roof walk clr chg	30/190	Gryphon Architects

VII. OTHER BUSINESS

Approve Minutes -	August 25, 2020
Review Minutes-	August 27 & 31 and September 3, 2020
Other Business -	<ul style="list-style-type: none"> • HDC Meeting Thursday 9/17/20 – 1:00pm – 2:30pm, if needed • Next HDC Meeting is Old Business Tuesday 9/22/20 • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of 6 Fair Street Minimum Maintenance • 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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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.

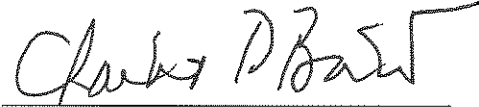
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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