



# Updated Meeting Posting MEETING POSTING

**RECEIVED**  
2020 SEP 17 AM 10:02  
NANTUCKET TOWN CLERK  
Posting Number:T 2045

Original Posting Time: 2020 SEP 15 AM 10:22

Posting Number: T 2036

Original Posting Time: 2020 SEP 16 AM 09:58

Original Posting Number: T 2041

**\*\*not anticipated by Chair with 48 hours\*\***

## 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – NEW BUSINESS
<b>Day, Date, and Time</b>	Thursday September 17, 2020, <b><u>01:00PM- 02:30PM</u></b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached)  Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>

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**

To join the Historic District Commission meeting click on the Zoom Link below:

<https://zoom.us/j/95560053336?pwd=UzMxaWF0N1MwVVB5NGdkV1IIRHFMUT09>

**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=YOuxy-zPvEE>

**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 WITH CONDITIONS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Marcia S Kleinberg <b>09-1720</b>	18 Quidnet Road	Pool w/ auto cover	21/117.5	Jardins International
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				

**III. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hummock Pond Holdings	287 Hummock Pond Rd	Emergency garage demo	83/39	Emeritus
	<b>**not anticipated by Chair with 48 hours**</b>				
2.	Sustainable Nant <b>09-1639</b>	168 Hummock Pond Rd	Rooftop solar	35/13.2	ACK Smart
3.	Timothy Carruthers <b>09-1658</b>	38 Burnell Street	Pergola + solar panels	73/123	ACK Smart
4.	Kathleen Krall <b>09-1656</b>	15 Masaquet Avenue	New dwelling	80/141	Botticelli & Pohl
5.	3 Kings Way LLC <b>09-1660</b>	17 Lincoln Avenue	Move bldg. + alterations	30/118	Botticelli & Pohl
6.	3 Kings Way LLC <b>09-1640</b>	17 Lincoln Avenue	Pool w/ auto cover	30/118	Botticelli & Pohl
7.	Kay L. Bernon <b>09-1644</b>	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl
8.	ARI Real Estate LLC <b>09-1685</b>	10 Delaney Road Lot C	New dwelling	41/120	John Lampe
9.	Joe Manning <b>09-1652</b>	141 Hummock Pond Rd	Partial demo + reno	65/4	Robert Newman
10.	Caroline Baltzer <b>09-1648</b>	66 Hulbert Avenue	Re-site garage on lot	29/55	Botticelli & Pohl
11.	Caroline Baltzer <b>09-1696</b>	66 Hulbert Avenue	Move on MH from 60 Walsh	29/55	Botticelli & Pohl
12.	Peter Lyons <b>09-1654</b>	22 Arlington Street	Retractable awning	76.1.3/290	Self
13.	Joshua Harde <b>09-1638</b>	83 Eel Point Road	Solar panels	32/12	Karen Alence
14.	Paul Caggiano <b>09-1632</b>	59B Polpis Road	New dwelling	54/26	Val Oliver
15.	Paul Caggiano <b>09-1633</b>	59B Polpis Road	Garage apartment	54/26	Val Oliver
16.	Vandelay Realty LLC <b>09-1669</b>	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
17.	Vandelay Realty LLC <b>09-1661</b>	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
18.	Alan Rudikoff <b>09-1672</b>	19 Pilgrim Road	Replace exst pool + hardscape	41/213.1	Ahern LLC
19.	Michael Stanton <b>09-1707</b>	10 Monomoy Creek	Pool/hardscape/built in kitchen	54/54.2	Ahern LLC
20.	High Garde Holding <b>09-1674</b>	40 Jefferson Avenue	Rev 72894; repl perg w/roof	39/119	Emeritus
21.	James Conlon <b>09-1701</b>	24 Woodbine Street	New dwelling	80/96	Emeritus
22.	James Conlon <b>09-1699</b>	24 Woodbine Street	Shed	80/96	Emeritus
23.	T & J Properties <b>09-0657</b>	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
24.	Griffin Trust <b>09-1689</b>	69 Cliff Road	Rev 05-0956 roof walk clr chg	30/190	Gryphon Architects

**III. OTHER BUSINESS**

Approve Minutes -	August 25, 2020
Review Minutes-	August 27 & 31 and September 3, 2020
Other Business -	<ul style="list-style-type: none"> <li>Next HDC Meeting is Old Business <b>Tuesday 9/22/20</b></li> <li>HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>Discussion of 6 Fair Street Minimum Maintenance</li> <li>Review policy of Move/demo hearings in relation to new dwellings</li> <li>Discussion of Certified Local Government (CLG) and possible vote</li> <li>Discussion of adding Tuckernuck to MAB</li> </ul>
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, 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