



MEETING POSTING

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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) – OLD BUSINESS
Day, Date, and Time	Tuesday, September 22, 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	

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=p0slldoS5M>

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.	Amy Mackethan	28 Cannonbury Lane	Deck	73/22	Self
2.	90 Miacomet Rd NT	90 Miacomet Road	Rev 1276; reloc otr shwr	81/145.1	NAG
3.	3 Old Mill Court LL	3 Old Mill Court	Rev 73363; door/wind chgs	55/927	Ethan McMorrow
4.	Allie Shieffelin	23 Starbuck Road	Rev 1372; otdr shwr	60/107	Thornewill Design
5.	David Rubaltelli	16 Eat Fire Spring Road	Roof change	20/60	Chris Carey
6.	Valentine Hussey Blk	31 Main Street	Roof change	42.3.1/212	Chris Carey
7.	Matt Labaron	88 Madaket Road	Shed	41/462.1	Shelter 7
8.	Naughty Cal, LLC	26B Daffodil Lane	Fence/ steps	68/378	Permits Plus
9.	Suzanne Turner	9 Long Pond Drive	Re-site shed	59/33	Botticelli & Pohl
10.	Nan Islands Land Bank	158 Orange Street	Driveway material change	55/61.1	Brook Meerbergen
11.	Phil Allen	6 Deer Run Road	Roof change House #1	57/14.5	Gerardo Nolasco
12.	Phil Allen	6 Deer Run Road	Roof change House #2	57/14.5	Gerardo Nolasco
13.	Hawthorne Park Prtnrs	4B Hawthorne Lane	328sf addition	56/805	Workshop APD
14.	Chris O'Connell	10 Sheep Commons Ln	24sf addition	57/274	Ethan McMorrow
15.	Bluefin, LLC	19 Ellen's Way	Rev 73319; remv buckrls	81/184	Brook Meerbergen
16.	Bluefin Partners, LLC	20 Ellen's Way	Rev 10-0058; rmve sldr	81/178	Brook Meerbergen
17.	Bluefin Partners, LLC	21 Ellen's Way	Rev06-1213; MH win chg	81/184	Brook Meerbergen
18.	Bluefin Partners, LLC	21 Ellen's Way	Rev 05- 0926; GH win chg	81/184	Brook Meerbergen
19.	Kerry Tilton	5 Kinikinnik Way	Driveway change	80/421	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.	Todd Burns	23 Longwood Drive	Rev 1275; reloc stairs	76/76	NAG	
						<ul style="list-style-type: none">• Due to lack of visibility
2.	Naughty Cal, LLC	26B Daffodil Lane	Driveway/apron	68/378	Permits Plus	
						<ul style="list-style-type: none">• Apron to be Belgium Block
3.	Sweet Meadow Sylvia Ln	74 W Chester Street	Infill porch addition	41/478	NAG	
						<ul style="list-style-type: none">• Driveway to be submitted as a separate hardscape application

IV. RATIFY MOTION ON ITEM NOT ANTICIPATED BY CHAIR FROM 9/17/20 MEETING

	<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 07-1426	287 Hummock Pond Rd	Emergency garage demo	83/39	Emeritus

V. NEW BUSINESS CARRIED OVER FROM 9/17/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	King Fisher R.T. 09-1642	278 Polpis Road	New dwelling	25/2	Concept Design
2.	Peter Lyons 09-1654	22 Arlington Street	Retractable awning	76.1.3/290	Self
3.	Joshua Harde 09-1638	83 Eel Point Road	Solar panels	32/12	Karen Alence
4.	Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
5.	Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
6.	Vandelay Realty LLC 09-1669	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
7.	Vandelay Realty LLC 09-1661	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver
8.	Alan Rudikoff 09-1672	19 Pilgrim Road	Replace exst pool + hardscape	41/213.1	Ahern LLC
9.	Michael Stanton 09-1707	10 Monomoy Creek	Pool/hardscape/built in kit	54/54.2	Ahern LLC
10.	High Garde Holding 09-1674	40 Jefferson Avenue	Rev 72894; repl perg w/roof	39/119	Emeritus
11.	James Conlon 09-1701	24 Woodbine Street	New dwelling	80/96	Emeritus
12.	James Conlon 09-1699	24 Woodbine Street	Shed	80/96	Emeritus
13.	T & J Properties 09-0657	24 Bartlett Farm Road	New Aux structure	65/86	Emeritus
14.	Griffin Trust 09-1689	69 Cliff Road	Rev 05-0956 roof walk clr chg	30/190	Gryphon Architects
15.	Kathleen Krall 09-1656	15 Masaquet Avenue	New dwelling	80/141	Botticelli & Pohl
16.	Kay L. Bernon 09-1644	19 Lincoln Avenue	Remove roof walk	30/117	Botticelli & Pohl

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.	Lisa Hood 07-1282	17 Derrymore Road	Rooftop solar	41/114	SunWind LLC	
						<ul style="list-style-type: none">• Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None
2.	Brad Rindler 08-1606	5 New Lane	Rooftop Solar	41/283	Cotuit Solar	
						<ul style="list-style-type: none">• Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None

3.	Sea La Vie LLC 07-1408	42 Dukes Road	Rev 67176; patio and pool	56/249	NAG
	• <i>Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
4.	137 Hummock Pond Rd 07-1391	137 Hummock Pond Rd	New 2 nd dwelling	65/72	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
5.	Deb Holt 07-1433	121 Madaket Road	Rev 72983; roof walk	40/60.1	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Welch, Dutra; Alternates: None; Recused: Pohl</i>				
6.	Nat Lowell 08-1558	6 Blueberry	Rooftop solar	80/301	SunWind LLC
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
7.	Edwin O'Brecht 08-1550	31 Washing Pond Rd	Pool	31/29	Atlantic Landscaping
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
8.	Chris Whelan 06-1118	23 Masaquet Ave	Rev Addition	80/139	Stephen Morrell
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
9.	Greg McKechnie 08-1542	50 Dukes Road	Hardscaping revision	56/245	Julie Jordin
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
10.	NT Development 08-1517	7 Hydrangea Lane	New dwelling	73/95	Val Oliver
	• <i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: Oliver</i>				
11.	Mary O'Connell 08-1508	8 Center Street Sias	Rev 12-0352; relocate A/C	73.1.3/76	Concept Design
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: Camp; Recused: None</i>				
12.	Alix Keeting 08-1552	31 Shell Street	Steps, hardscaping	73.1.3/5.3	Kent Murphy
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
13.	Michael Scott LLC 08-1595	17 Main Street	Fenestration/paint	42.3.1-178	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
14.	Nant Island Resorts 08-1485	29 Broad Street	A/C Units	42.4.2/38	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None</i>				
15.	Town of Nantucket 08-1510	34 Washington Street	New Harbormaster Bldg	42.2.3/2	Charles Gibson
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
16.	Chris O'Connell 08-1556	10 Sheep Commons	Pool and retaining wall	54/274	Atlantic Landscaping
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
17.	James Conlon 08-1511	24 Woodbine	New dwelling	80/96	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
18.	James Conlon 08-1507	24 Woodbine	New garage	80/96	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
19.	Sheila Wilner 01-0547	10 Beach Street	New dwelling	73.2.4/10	Emeritus
	• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
20.	Sheila Wilner 01-0548	10 Beach Street	Demo dwelling	73.2.4/10	Emeritus
	• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
21.	Nicole Whidden 08-1472	11 Davis Lane	Pool/spa	82/75	Ahern
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
22.	Ecklund/Furdak 08-1587	26 W Chester Street	Hardscape	42.4.3/56	Ahern
	• <i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None</i>				

23. Michelle Black 05-0953	28 Eel Point Road	Sports court	40/49	Ahern
• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None</i>				
24. Cannonbury Holdings 08-1569	4 Sleetwing Circle	New cabana	74/23	Workshop/APD
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: Welch; Recused: Oliver</i>				
25. Cannonbury Holdings 08-1566	4 Sleetwing Circle	Hardscape/pool	74/23	Workshop/APD
• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: Welch; Recused: Oliver</i>				
26. Anne McGivney 08-1498	45 West Chester Street	Shed	41/230	Structures Unlimited
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
27. Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Emeritus
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
28. Stephen Frohwein 07-1285	32 N Liberty St	Addition	41/159	Emeritus
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
29. Hummock Pond Holdings 07-1427	287 Hummock Pond Rd	Move to 289 HPR + addtn	83/39	Emeritus
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
30. John Hendricks 08-1549	1 Jefferson Lane	Rev 73097; door change	55.4.1/74.1	Emeritus
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
31. South Water Assoc 02-0629	5 South Water Street	2 nd /3 rd FL addition	42.3.1/270-275	Emeritus
• <i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None</i>				

VII. OTHER BUSINESS

Approve Minutes -	August 25, 27 & 31 and September 3, 2020
Review Minutes	September 11 & 15, 2020
Other Business -	<ul style="list-style-type: none"> • Next HDC Old Business Meeting Thursday 9/24/20 at 1:00pm – 4:00pm, if needed • Next HDC Meeting New Business Tuesday 9/29/20 at 4:30pm • Ratify the updated HDC Policies and Procedures Statement • 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	



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.

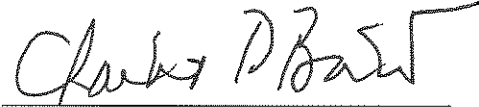
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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