



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 SEP 22 AM 10:26  
Original Posting Number: T 2056

**RECEIVED**  
2020 SEP 23 AM 10:06  
NANTUCKET TOWN CLERK  
Posting Number:T 2062

### 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) – OLD BUSINESS
<b>Day, Date, and Time</b>	Thursday, September 24, 2020; <b>1:00PM</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
<b>Please note:</b>	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=RdgIMDcaDIU>

**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. NEW BUSINESS CARRIED OVER FROM 9/22/20**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Vandelay Realty LLC <b>09-1669</b>	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
2.	Vandelay Realty LLC <b>09-1661</b>	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver

**III. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary O'Connell <b>08-1508</b> • <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: Camp; Recused: None</i>	8 Center Street Sias	Rev 12-0352; relocate A/C	73.1.3/76	Concept Design
2.	Chris O'Connell <b>08-1556</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	10 Sheep Commons	Pool and retaining wall	54/274	Atlantic Landscaping
3.	James Conlon <b>09-1701 (NB)</b>	24 Woodbine	New dwelling	80/96	Emeritus
4.	James Conlon <b>09-1699 (NB)</b>	24 Woodbine	Shed	80/96	Emeritus
5.	James Conlon <b>08-1511</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	24 Woodbine	New dwelling	80/96	Emeritus
6.	James Conlon <b>08-1507</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	24 Woodbine	New garage	80/96	Emeritus
7.	Sheila Wilner <b>01-0547</b> • <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	10 Beach Street	New dwelling	73.2.4/10	Emeritus
8.	Sheila Wilner <b>01-0548</b> • <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	10 Beach Street	Demo dwelling	73.2.4/10	Emeritus
9.	Nicole Whidden <b>08-1473</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	11 Davis Lane	Cabana	82/75	Emeritus
10.	Nicole Whidden <b>08-1472</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	11 Davis Lane	Pool/spa	82/75	Ahern
11.	Ecklund/Furdak <b>08-1587</b> • <i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None</i>	26 W Chester Street	Hardscape	42.4.3/56	Ahern
12.	Michelle Black <b>05-0953</b> • <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None</i>	28 Eel Point Road	Sports court	40/49	Ahern
13.	Cannonbury Holdings <b>08-1569</b> • <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: Welch; Recused: Oliver</i>	4 Sleetwing Circle	New cabana	74/23	Workshop/APD
14.	Cannonbury Holdings <b>08-1566</b> • <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: Welch; Recused: Oliver</i>	4 Sleetwing Circle	Hardscape/pool	74/23	Workshop/APD
15.	Anne McGivney <b>08-1498</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	45 West Chester Street	Shed	41/230	Structures Unlimited
16.	Stephen Frohwein <b>07-1285</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	32 N Liberty St	Addition	41/159	Emeritus
17.	Hummock Pond Holdings <b>07-1427</b> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>	287 Hummock Pond Rd	Move to 289 HPR + addtn	83/39	Emeritus

18. John Hendricks **08-1549**      1 Jefferson Lane      Rev 73097; door change      55.4.1/74.1      Emeritus  
 • *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*
19. South Water Assoc **02-0629**      5 South Water Street      2<sup>nd</sup>/3<sup>rd</sup> FL addition      42.3.1/270-275      Emeritus  
 • *Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None*

<b>IV. OTHER BUSINESS</b>	
Approve Minutes -	
Review Minutes	
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting New Business <b>Tuesday 9/29/20 at 4:30pm</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.

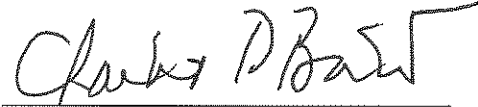
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts