



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 SEP 29 AM 10:05

Original Posting Number: T 2073

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

2020 SEP 30 AM 10:06  
NANTUCKET TOWN CLERK  
Posting Number:T 2076

**Committee/Board/s** | Historic District Commission (HDC) – NEW BUSINESS

**Day, Date, and Time** | Thursday October 01, 2020 **01:00pm**

**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=8yVWZHqOi0k>

**Commissioners:** Ray Pohl (Chair), Diane Coombs (Vice Chair), John McLaughlin, Abby Camp, Val Oliver

**Associate Commissioners:** Stephen Welch, Jesse Dutra, Carrie Thornewill

**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 9/29/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Geoff Smith <b>09-1803</b>	98 Old South Road	Deck and window alteration	68/429	JB Studios
2.	Lemberg Son + Daughters <b>09-1768</b>	1 White Whale Lane	Rev to COA 12-0299	66/18	LINK
3.	Tessa Cressman <b>09-1781</b>	3 Wauwinet Road	Rev 72598; fenestration changes	20/11.1	Thornewill Design
4.	Cynthia McClintock <b>09-1801</b>	32 Brewster Road	Move/demo building	54/84	Robert Newman
5.	Cynthia McClintock <b>09-1818</b>	32 Brewster Road	New dwelling	54/84	Robert Newman
6.	Cynthia McClintock <b>09-1774</b>	32 Brewster Road	New garage	54/84	Robert Newman
7.	Tom McCann <b>09-1836</b>	78 Milk Street	Pool	56/6.2	Mark Lombardi
8.	Johnson 7 <sup>th</sup> Gen NT <b>09-1773</b>	250 Madaket Road	New 2 <sup>nd</sup> dwelling	59.4/213	Brook Meerbergen
9.	Barbara Von Der Groeben <b>09-1825</b>	132 Main Street	Rooftop solar panels	42.3.3/45	ACK Smart
10.	Sea Hero LLC <b>09-1758</b>	7 Pilgrim Road	Rev 01-0445; exterior alterations	41/216	MCA+
11.	David Biddison <b>09-1784</b>	22 Cannonbury Lane	New dwelling	74/15	Val Oliver
12.	33 Coffin Street LLC <b>09-1796</b>	33 Coffin Street	Rev 05-1009; fenes + rail chnge	73.4.1/26.1	CWA
13.	Kris Megna <b>09-1831</b>	28 South Shore Road	New dwelling (Lot 2A)	80/178	Val Oliver
14.	Herrick Alberry <b>09-1841</b>	28 South Shore Road	New dwelling (Lot 2B)	80/178	Val Oliver
15.	Doug Carlson <b>09-1791</b>	28 South Shore Road	New dwelling (Lot 1A)	80/178	Val Oliver
16.	Doug Carlson <b>09-1787</b>	28 South Shore Road	New dwelling (Lot 1B)	80/178	Val Oliver
17.	Craig Beni <b>09-1838</b>	5 Tom Nevers Road	Rev 08-1547 enlarge cabana	77/2.2	Shelter 7 LLC
18.	Todd Cooper <b>09-1819</b>	5 Hollister Road	Rev 08-1494 chge pergola. Adj stairs	92.4/263	Shelter 7 LLC
19.	James Pallotta <b>09-1812</b>	21 Eel Point Road	Paddle court	40/4	Botticelli + Pohl
20.	P. Zernik <b>09-1846</b>	24 W Chester St	Rev 06-1234; fenes change	42.4.3/57	Emeritus
21.	Darren Black <b>09-1839</b>	28 Eel Point Road	Rev 12-0389; ext alterations	40/44	Emeritus
22.	Jonathan Raith <b>09-1821</b>	14 Easy Street	Rev 73100; fenes change	42.3.1/13	Emeritus
23.	Elizabeth Wetherell <b>09-1852</b>	10 Hickory Meadow	Rev 1167; copper roof	41/904	Emeritus
24.	Peter O'Brien <b>09-1843</b>	36 Low Beach Road	Rev 72855; relocate + omit pergola	74/55	Emeritus
25.	KTT Place LLC <b>09-1844</b>	6 North Sias St	Addition + rotate on site	73.4.1/41	MCA+
26.	KTT Place LLC <b>09-1859</b>	6 North Sias St	Shed	73.4.1/41	MCA+
27.	KTT Place LLC <b>09-1802</b>	6 North Sias St	Pool	73.4.1/41	MCA+
28.	Peter Sendelbach <b>09-1805</b>	21 Hummock Pond Road	New dwelling	56/11.2	Self
29.	450 Green Park LLC <b>09-1785</b>	2 Stone Alley	Addition	42.3.1/102	LINK
30.	450 Green Park LLC <b>09-1785</b>	2 Stone Alley	Hardscape	42.3.1/102	Ahern, LLC
31.	22 BLVD LLC <b>09-1757</b>	22 Boulevarde	New dwelling	30/327	Normand Residential
32.	22 BLVD LLC <b>09-1780</b>	22 Boulevarde	Entertainment building	30/327	Normand Residential
33.	EPR RGH LLC <b>09-1842</b>	119 Eel Point Rd (Lot 34)	Move off/demo	33/17.2	Brook Meerbergen
34.	12 Sconset West LLC <b>09-1863</b>	12 Hydrangea Lane	New dwelling	73/90	Brook Meerbergen
35.	12 Sconset West LLC <b>09-1822</b>	12 Hydrangea Lane	New shed	73/90	Brook Meerbergen
36.	12 Sconset West LLC <b>09-1865</b>	12 Hydrangea Lane	Hardscape	73/90	Brook Meerbergen
37.	12 Lincoln Ave NT <b>09-1848</b>	12 Lincoln Ave	Rev 07-1374; hardscape revs	30/183	MCLD, LLC

## III. OTHER BUSINESS

Approve Minutes -	
Review Minutes-	September 17 & 22, 2020
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting Old Business <b>Monday 10/05/20 at 04:30 pm</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.

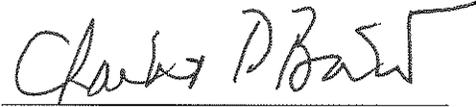
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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