



Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2020 OCT 01 PM 02:31

Original Posting Number: T 2083

Original Posting Time: 2020 OCT 02 AM 10:10

Original Posting Number: T 2085

RECEIVED

2020 OCT 02 PM 02:32
NANTUCKET TOWN CLERK
Posting Number:T 2089

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

Monday, October 05, 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=sM_1n61U_QQ

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. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Richard Belair	2 Rudder Lane	Window/door/add stairs	66/348	Self
2.	Richard Moran	10 Hawthorne Lane	Add covered porch	56/221	Gerardo Nolasco
3.	Richard Neroni	34 Lyons Lane	LK wind/stairs to ballisters	71/5	Gerardo Nolasco
4.	Mary Jean Dwyer	29 Pocomo Road	Driveway/apron	14/81	Jeffrey Blackwell
5.	Cassandra H. Henderson	6 Winter Street	Roof change	42.3.4/142	Link
6.	First Sun, LLC	2 Gold Star Drive	746sf addition	55/190	Permits Plus
7.	9E Street, LLC	9E Street	Window/door change	60.2.1/6	NAG
8.	Bluefin, LLC	20 Ellen's Way	Rev 0057; add fireplace	81/178	Brook Meerbergen
9.	Michael Angelastro, Tr	18 Vestal Street	Fence	43.3.3/93	Self
10.	William Hopkins	7 Hallowell Lane	Roof change	30/93	Richard Prunier
11.	Trevor Smith	7 Daffodil Lane	Roof change	68/756	Self
12.	3 Wingspread, LLC	3 Wingspread Lane	390sf addition	27/17.6	Ethan McMorrow
13.	Robert Garrabrant Tr	12 Gray Avenue	Window/door changes	61/179	NAG
14.	Kerryann Leddy	4 Van Fleet Circle	Rev 0375; 24.5 sf addition	91/111	Structures Unlimited
15.	Jeff Morash	8 Bayberry Lane	Shed demo	67/72	Self
16.	Lauren Miner	12 S Valley Road	352 sf addition	43/139	JMS Architecture
17.	David Angelastro	36 Somerset Road	Shed	56/106	Brook Meerbergen
18.	Paula McQuaid	26 Pine Crest Drive	Cabana	68/426	Thornewill Design
19.	Leonard B. Miller	7 Greenleaf Road	Rev 05-1030; color change	39/31	Christopher Hall Architects
20.	Fredrick I. Miller	27 Stone Post Way	Color + fenes change MH	73.3.2/70	EMDA
21.	Fredrick I. Miller	27 Stone Post Way	Color/sidewall/roof Garage	73.3.2/70	EMDA

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.	Paul Fry	3 Nickanoose Way	A/C units	55/559	Richard Cameron
			<ul style="list-style-type: none">Line sets must be boxed in cedar and A/C units must be screened. Both must not be visible at time of inspection and in perpetuity;		
2.	David Angelastro	36 Somerset Road	Pool	56/106	Brook Meerbergen
			<ul style="list-style-type: none">Pool must not be visible at time of inspection and in perpetuity		
3.	Paula McQuaid	26 Pine Crest Drive	Pool/patio	68/426	Thornewill Design
			<ul style="list-style-type: none">Pool must not be visible at time of inspection and in perpetuity		
4.	Craig Beni 09-1838	5 Tom Nevers Road	Rev 08-1547 enlarge cabana	77/2.2	Shelter 7 LLC
			<ul style="list-style-type: none">Due to lack of visibility		

IV. NEW BUSINESS CARRIED OVER FROM 10/01/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	David Biddison 09-1784	22 Cannonbury Lane	New dwelling	74/15	Val Oliver
2.	33 Coffin Street LLC 09-1796	33 Coffin Street	Rev 05-1009; fenes + rail chg	73.4.1/26.1	CWA
3.	Linda Groves 09-1809	26 New Street	Addition	55/44	BPC
4.	Kris Megna 09-1831	28 South Shore Road	New dwelling (Lot 2A)	80/178	Val Oliver
5.	Herrick Alberry 09-1841	28 South Shore Road	New dwelling (Lot 2B)	80/178	Val Oliver
6.	Doug Carlson 09-1791	28 South Shore Road	New dwelling (Lot 1A)	80/178	Val Oliver
7.	Doug Carlson 09-1787	28 South Shore Road	New dwelling (Lot 1B)	80/178	Val Oliver
8.	Todd Cooper 09-1819	5 Hollister Road	Rev 08-1494; pergola/stairs	92.4/263	Shelter 7 LLC
9.	James Pallotta 09-1812	21 Eel Point Road	Paddle court	40/4	Botticelli + Pohl
10.	P. Zernik 09-1846	24 W Chester St	Rev 06-1234; fenes change	42.4.3/57	Emeritus
11.	Darren Black 09-1839	28 Eel Point Road	Rev 12-0389; ext alterations	40/44	Emeritus
12.	Jonathan Raith 09-1821	14 Easy Street	Rev 73100; fenes change	42.3.1/13	Emeritus
13.	Tom McCann 09-1836	78 Milk Street	Pool	56/6.2	Mark Lombardi
14.	Elizabeth Wetherell 09-1852	10 Hickory Meadow	Rev 1167; copper roof	41/904	Emeritus
15.	Peter O'Brien 09-1843	36 Low Beach Road	Rev 72855; relocate/ omit pergola	74/55	Emeritus
16.	KTT Place LLC 09-1844	6 North Sias St	Addition + rotate on site	73.4.1/41	MCA+
17.	KTT Place LLC 09-1859	6 North Sias St	Shed	73.4.1/41	MCA+
18.	KTT Place LLC 09-1802	6 North Sias St	Pool	73.4.1/41	MCA+
19.	Peter Sendelbach 09-1805	21 Hummock Pond Road	New dwelling	56/11.2	Self
20.	450 Green Park LLC 09-1785	2 Stone Alley	Addition	42.3.1/102	LINK

21.	450 Green Park LLC 09-1785	2 Stone Alley	Hardscape	42.3.1/102	Ahern, LLC
22.	22 BLVD LLC 09-1757	22 Boulevarde	New dwelling	30/327	Normand Residential
23.	22 BLVD LLC 09-1780	22 Boulevarde	Entertainment building	30/327	Normand Residential
24.	EPR RGH LLC 09-1842	119 Eel Point Rd (Lot 34)	Move off/demo	33/17.2	Brook Meerbergen
25.	12 Sconset West LLC 09-1863	12 Hydrangea Lane	New dwelling	73/90	Brook Meerbergen
26.	12 Sconset West LLC 09-1822	12 Hydrangea Lane	New shed	73/90	Brook Meerbergen
27.	12 Sconset West LLC 09-1865	12 Hydrangea Lane	Hardscape	73/90	Brook Meerbergen
28.	12 Lincoln Ave NT 09-1848	12 Lincoln Ave	Rev 07-1374; hardscape revs	30/183	MCLD, LLC

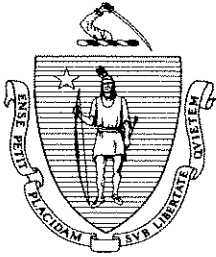
V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eckland/Furdak 08-1587	26 W Chester Street	Hardscape	42.4.3/56	Ahern, LLC
	• <i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None</i>				
2.	Jim Caulfied 08-1452	8 Sheep Pond Road	Pool	63/3	MCA+
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
3.	Josh Harde 09-1630	83 Eel Point Road	Solar panels	32/12	Karen Alence
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>				
4.	ARI Real Estate, LLC 09-1685	10 Delaney Road (Lot C)	New dwelling	41/120	John Lampe
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
5.	ARI Real Estate, LLC	10 Delaney Road (Lot C)	Shed	41/120	John Lampe
6.	ARI Real Estate, LLC	10 Delaney Road (Lot C)	Pool	41/120	John Lampe
7.	James Soltesz 07-1402	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
	• <i>Commissioners: Coombs, Camp, Welch, Dutra; Alternates: None; Recused: Oliver</i>				
8.	Cannonbury Ln Hold 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
9.	Cannonbury Ln Hold 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
10.	Mary O'Connell 08-1508	8 Center Street Sias	Rev 12-0352; relocate A/C	73.1.3/76	Watts Heating + Refrig
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: Camp; Recused: None</i>				
11.	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>				
12.	Paul Caggiano 09-1632	59B Polpis Road	New dwelling	54/26	Val Oliver
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Dutra; Alternates: None; Recused: Oliver</i>				
13.	Paul Caggiano 09-1633	59B Polpis Road	Garage apartment	54/26	Val Oliver
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Dutra; Alternates: None; Recused: Oliver</i>				
14.	A.C. Wetherill Trust 09-1655	45 Hulbert Ave	New dwelling	29/16	Thornewill Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
15.	A.C. Wetherill Trust 09-1646	45 Hulbert Ave	Demo existing dwelling	29/16	Thornewill Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra; Recused: None</i>				
16.	Nicole Whidden 08-1472	11 Davis Lane	Pool/spa	82/75	Ahern
	• <i>Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
17.	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>				
18.	Nancy McGivney 08-1498	45 W. Chester Street	Shed	41/230	Structures Unlimited
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				

19. Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Emeritus
• <i>Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
20. South Water Assoc 02-0629	5 S 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>				
21. Sheila Wilner 01-0547	10 Beach Street	New dwelling	73.2.4/10	Emeritus
• <i>Commissioners: Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
22. Sheila Wilner 01-0548	10 Beach Street	Partial demo	73.2.4/10	Emeritus
• <i>Commissioners: Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
23. Greg Raiff 09-1857	100 Low Beach Road	New pool house	75/27	Emeritus
• <i>Commissioners: Pohl, Coombs, Oliver, Thornewill, Welch; Alternates: Camp; Recused: None</i>				
24. Curren Huyser 09-1800	69 Surfside Road	Storage facility	67/230	Emeritus
• <i>Commissioners: Pohl, Coombs, Oliver, Thornewill, Welch; Alternates: None; Recused: None</i>				
25. 38 Prospect LLC 09-1777	38 Prospect Street	New dwelling	55.4.4/56	Brook Meerbergen
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
26. 38 Prospect LLC 09-1775	38 Prospect Street	New 2 nd dwelling	55.4.4/56	Brook Meerbergen
• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
27. Alix Keating 08-1592	31 Shell Street	Steps,arbor,driveway/apron	73.1.3/5.3	Kent Murphy
• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				

VI. OTHER BUSINESS

Approve Minutes -	September 11 & 15, 2020
Review Minutes	
Other Business -	<ul style="list-style-type: none"> • Next HDC Old Business Meeting Thursday 10/08/20, 1:00pm – 2:30pm • 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
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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.

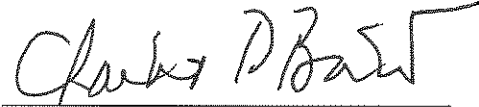
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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