



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 OCT 06 AM 10:16

Original Posting Number: T 2100

****added ePermitting numbers****

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 OCT 08 AM 09:49
NANTUCKET TOWN CLERK
Posting Number:T 2106

Committee/Board/s

Historic District Commission (HDC) – OLD BUSINESS

Day, Date, and Time

Thursday, October 08, 2020; **1:00pm - 2:30pm**

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=UzMxaWF0N1MwVVByNGdkV1IIRHFMUT09>

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=738nlAdVTGg>

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.	Devon Holdings Gr 10-1922	2 Seven Mike Lane	Renew COA 67720	72/52	Ethan McMorrow
2.	Nancy Camara 10-1919	65 Goldfinch Drive	Roof change	68/566	Self
3.	Christine Smith 10-1920	14 Clarendon Street	Roof change	76.1.3/154	Self
4.	Robert Paine 10-1910	82 Cliff Road	MH- Deck	30/606	Linda Williams
5.	Robert Paine 10-1918	82 Cliff Road	garage-relocate otdr shwr	30/606	Linda Williams
6.	James Feeley 10-1911	5 Evergreen Way	Hardscaping	68/726	Linda Williams
7.	William Fitzpatrick 10-1914	13 Plum Street	Pool house	80/29	Linda Williams
8.	Tom Nelson 10-1913	129 Polpis Road	Fence/gate	44/19.5	George Wing
9.	Margaret Toce-Tr 10-1909	18 Pequot Street	Pool house	80/94	Topham Design
10.	Carol Heller 10-1917	30 Woodbury Lane	Hardscape/drwy	41/279.2	Grady Murtagh
11.	32 Pochick, LLC 10-1915	32 Pochick Avenue	Replace wind/colr chg	80/282	Self
12.	7 Van Fleet Cir, LLC 10-1908	7 Van Fleet Circle	Addition	91-116	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.	Kelley Benton 10-1923	8 Pond Road	Rev 0425; door/otdr shwr	56/156	CWA
			<ul style="list-style-type: none">Outdoor shower must not be visible at time of inspection and in perpetuity		
2.	22 Starbuck Road, LLC 10-1921	22 Starbuck Road	Rev 1156; windows	60/118	Thornewill Design
			<ul style="list-style-type: none">Remove the transom over the front door of the north elevation		
3.	Possie Constable 10-1912	3 Barrett Farm Road	Pool	40/80.1	Waterscapes
			<ul style="list-style-type: none">Pool must not be visible at time of inspection and in perpetuity		
4.	CMR-33B, LLC 10-1916	33 Brewster Road	Pool/hardscape	54/85	Matthew Palka
			<ul style="list-style-type: none">Pool must not be visible at time of inspection and in perpetuity		

IV. OLD BUSINESS CARRIED OVER FROM 10/05/20

	<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
			<ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None</i>		
2.	Jim Caulfied 08-1452	8 Sheep Pond Road	Pool	63/3	MCA+
			<ul style="list-style-type: none"><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
			<ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Dutra; Recused: None</i>		
4.	Sea Hero, LLC 09-1758	7 Pilgrim Road	Rev 01-0445; ext alteration	41/216	Mark Cutone Architecture
			<ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, Oliver, Thornewill; Alternates: None; Recused: None</i>		
5.	ARI Real Estate, LLC 09-1685	10 Delaney Road (Lot C)	New dwelling	41/120	John Lampe
			<ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>		
6.	ARI Real Estate, LLC 10-1888	10 Delaney Road (Lot C)	Shed	41/120	John Lampe
7.	ARI Real Estate, LLC 10-0882	10 Delaney Road (Lot C)	Pool	41/120	John Lampe
8.	James Soltész 07-1402	2 Grey Lady Lane	New dwelling	66/701	Val Oliver
			<ul style="list-style-type: none"><i>Commissioners: Coombs, Camp, Welch, Dutra; Alternates: None; Recused: Oliver</i>		
9.	Cannonbury Ln Hold 1 08-1581	7 Cannonbury Lane	New dwelling	74/29	Workshop APD
			<ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra; Recused: None</i>		
10.	Cannonbury Ln Hold 08-1575	30 Cannonbury Lane	New dwelling	73/23	Workshop APD
			<ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra; Recused: None</i>		
11.	Mary O'Connell 08-1508	8 Center Street Sias	Rev 12-0352; relocate A/C	73.1.3/76	Watts Heating + Refrig
			<ul style="list-style-type: none"><i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: Camp; Recused: None</i>		

12.	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>				
13.	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>				
14.	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>				
15.	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>				
16.	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>				
17.	Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Emeritus
	• <i>Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
18.	Nicole Whidden 08-1472	11 Davis Lane	Pool/spa	82/75	Ahern
	• <i>Commissioners: Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
19.	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>				
20.	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>				
21.	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>				
22.	Sheila Wilner 01-0547	10 Beach Street	New dwelling	73.2.4/10	Emeritus
	• <i>Commissioners: Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
23.	Sheila Wilner 01-0548	10 Beach Street	Partial demo	73.2.4/10	Emeritus
	• <i>Commissioners: Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
24.	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>				
25.	Curren Huyser 09-1800	69 Surfside Road	Storage facility	67/230	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Thornewill, Welch; Alternates: None; Recused: None</i>				
26.	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>				
27.	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>				
28.	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>				

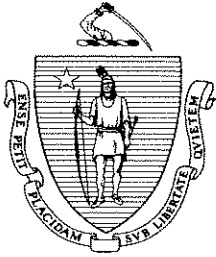
V. NEW BUSINESS CARRIED OVER FROM 10/05/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Linda Groves 09-1809	26 New Street	Addition	55/44	BPC
2.	Tom McCann 09-1836	78 Milk Street	Pool	56/6.2	Mark Lombardi

VI. OTHER BUSINESS

Approve Minutes -	September 11 & 15, 2020
Review Minutes	

Other Business -	<ul style="list-style-type: none">• No HDC meeting week of 10/12/20• Next HDC Meeting New Business Tuesday 10/20/20 at 4:30pm• 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.

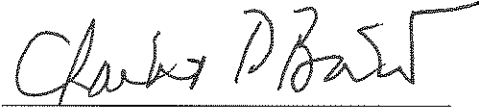
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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