



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2020 OCT 20 AM 09:56

Original Posting Number: T 2152

\*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 21 AM 11:47  
NANTUCKET TOWN CLERK  
Posting Number:T 2158

<b>Committee/Board/s</b>	Historic District Commission (HDC) – OLD BUSINESS
<b>Day, Date, and Time</b>	Thursday, October 22, 2020; <b>01:00 pm- 02:30pm</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

<b>Signature of Chair/Authorized Person:</b>	<b>Cathy Flynn, Land Use Specialist</b>
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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=8Out-Nm1tNk>

**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.	Cora Sonnen <b>10-2074</b>	20 Stone Post Way	Add entry portico	73.3.2/67	NAG
2.	NIR Retail, LLC <b>10-2077</b>	Old South Wharf	Temporary construction fencing	42.4.4/2	Mike Duffy

## 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.	E Bagley Des. Trust <b>10-2040</b>	123 Eel Point Road	Rev 73213; otdr kitch + bar	33/15	Sconset Gardener

- Due to lack of visibility

## IV. 60 DAY DENIALS DUE TO LACK OF RESPONSE

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Frank Powers	141 Hummock Pond Road	Shed move off	65/1	Andrea Gayle
2.	Andrea Gayle	9 Nanina Drive	Shed move on	67/583	Self

## V. OLD BUSINESS CARRIED OVER FROM 10/20/20

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sheila Wilner <b>01-0547</b>	10 Beach Street	New dwelling	73.2.4/10	Emeritus

- *Commissioners: Camp, Oliver, Welch; Alternates: None; Recused: None*

2.	Sheila Wilner <b>01-0548</b>	10 Beach Street	Partial demo	73.2.4/10	Emeritus
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- *Commissioners: Camp, Oliver, Welch; Alternates: None; Recused: None*

## VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Alice Burnham <b>10-2003</b>	12 ½ Sherburne Tpke	Addition	30/174.1	Botticelli + Pohl
2.	Pour La Table <b>10-2004</b>	3 White Whale Lane	New duplex dwelling	66/535	LINK
3.	Kenneth Knutti <b>10-2005</b>	13 Lily Street	Color change	42.3.4/9	Self
4.	Christopher Larsen <b>10-2006</b>	1 Starbuck Court	Driveway/apron	42.3.3/160	Jardins International
5.	Lindley & Angelastro <b>10-2007</b>	36 Somerset Road	New 2 <sup>nd</sup> dwelling	56/106	Brook Meerbergen
6.	Darling Hyman Tr <b>10-2008</b>	30 Quidnet Path	2 <sup>nd</sup> floor deck	21/149	Brook Meerbergen
7.	Richard Trovato <b>10-2012</b>	1 Starbuck Road	Pool	59.3/67	Atlantic Landscaping
8.	Bluefin LLC <b>10-2014</b>	2 Ellen's Way	MH new dwelling	81/17	Brook Meerbergen
9.	Bluefin LLC <b>10-2015</b>	2 Ellen's Way	Studio/garage	81/17	Brook Meerbergen
10.	Bluefin LLC <b>10-2016</b>	2 Ellen's Way	Pavilion/cabana	81/17	Brook Meerbergen
11.	Bluefin LLC <b>10-2018</b>	2 Ellen's Way	Pool	81/17	Brook Meerbergen
12.	Mueller Nant Assoc <b>10-2073</b>	28 Prospect Lot 20	Move on from 119 Eel Point Rd	55.4.4/77	Brook Meerbergen
13.	Town of Nantucket <b>10-2023</b>	81 South Shore Road	Solar roof	87/135	Lauren Sinatra
14.	Town of Nantucket <b>10-2025</b>	1 Milestone Road	Ground solar	54/45+46	Lauren Sinatra
15.	Nels Lauritzen <b>10-2026</b>	10 Starbuck Road	New foundation	59.3/62	Linda Williams
16.	Mixed Doubles, LLC <b>10-2028</b>	22 King Street	Shed	73.4.2/71	Timothy Yockel
17.	Nant Isl Land Bank <b>10-2072</b>	4 Codfish Park	Seasonal shade structure	73.2.4-42	Julie Jordin
18.	Charles Schwarzapfel <b>10-2031</b>	9 Maine Ave	Renovation/shed	60.3.1/425	NAG
19.	Julia Killian <b>10-2034</b>	10 Mayhew Lane	Pool	41/443	Julie Jordin
20.	Thomas Schneider <b>10-2036</b>	10 Pleasant Street	Deck	42.3.3/73	Gryphon Architects
21.	Padir Residence <b>10-2032</b>	69 ½ Cliff Road	Demo/move off	30/204	Topham Design
22.	Padir Residence <b>10-2027</b>	69 ½ Cliff Road	New dwelling	30/204	Topham Design
23.	6 Shawkemo R.T. <b>10-2030</b>	6 Shawkemo Road	Shed	43/91.2	Botticelli + Pohl
24.	Schweizer, Barbara <b>10-2037</b>	6 Jefferson Ave	Alteration dormer	29/49	Val Oliver Design
25.	Elizabeth O'Connor <b>10-2038</b>	16 Tashama Lane	New dwelling	55/481	Val Oliver Design
26.	Elizabeth Rothbard <b>10-2041</b>	3 Brooks Farm Road	Hardscaping	41/222.7	Sconset Gardener
27.	Maureen Steir <b>10-2042</b>	8 Wright's Landing	Deck/color change	91/127	Gryphon Architects
28.	Nantucket G+S <b>10-2044</b>	81 Vestal St	Retaining wall	56/254	Mark Cutone Architecture
29.	Nantucket G+S <b>10-2076</b>	81 Vestal St	Rev 0062/0888; retaining wall	56/254	Mark Cutone Architecture
30.	Michael Robinson <b>10-2045</b>	15 Meader St "A"	Chimney, otdr shower, 2 dormers	42.2.3/45	Sanne Payne
31.	Michael Robinson <b>10-2048</b>	11 Fayette St	Windows, chimney, otdr shwr	42.3.2/28.2	Sanne Payne
32.	Michael Robinson <b>10-2049</b>	6 Harbor View Way	Chimney, otdr shwr, windows	42.4.1/28	Sanne Payne
33.	Paul Piccirillo <b>10-2046</b>	6 Baltimore Street	Move off/demo	60/106	Val Oliver
34.	Paul Piccirillo <b>10-2053</b>	6 Baltimore Street	New dwelling	60/106	Val Oliver
35.	Paul Piccirillo <b>10-2047</b>	6 Baltimore Street	Shed	60/106	Val Oliver

36. Wilmot Gunnar <b>10-2050</b>	3 Summer Street	Addition	42.3.3/115	Gryphon Architect
37. Ready ACK <b>10-2051</b>	38 Cannonbury Lane	New dwelling	73/27	Val Oliver
38. Nant Westmoor Frm <b>10-2075</b>	8 Old Westmoor Farm Rd	New dwelling	41/822	Workshop APD
39. Mary Thompson <b>10-2055</b>	73 Baxter Road	Add window to MH	49/27	Emeritus
40. Mary Thompson <b>10-2057</b>	73 Baxter Road	Window chgs to aux structure	49/27	Emeritus
41. Paul Benk <b>10-2059</b>	8 North Gully Road	Add porch	73.1.3/48	Emeritus
42. 11 India St LLC <b>10-2061</b>	29 Center Street	Rev 72569; reduce plans	42.3.1/122.2	Emeritus
43. Terry Stone <b>10-2063</b>	47 Milk Street	Garage	56/201	Emeritus
44. Ohom, LLC <b>10-2065</b>	28 Main St, Sias	Addition + fenest change	73.3.1/47	Emeritus
45. 14 North Road LLC <b>10-2056</b>	14 North Road	Move/demo MH	43/83	Workshop APD
46. 14 North Road LLC <b>10-2058</b>	14 North Road	New dwelling MH	43/83	Workshop APD
47. 14 North Road LLC <b>10-2060</b>	14 North Road	Move/demo GH	43/83	Workshop APD
48. 14 North Road LLC <b>10-2062</b>	14 North Road	New dwelling GH	43/83	Workshop APD
49. 14 North Road LLC <b>10-2064</b>	14 North Road	Shed/cabana	43/83	Workshop APD
50. 14 North Road LLC <b>10-2066</b>	14 North Road	Pool and hardscape	43/83	Ahern
51. Luis Daniel Xavier <b>10-2067</b>	5 Blackfish Lane	New dwelling MH	73/123	CWA
52. Luis Daniel Xavier <b>10-2068</b>	5 Blackfish Lane	New dwelling GH	73/123	CWA
53. Luis Daniel Xavier <b>10-2069</b>	5 Blackfish Lane	Garage	73/123	CWA
54. Luis Daniel Xavier <b>10-2070</b>	5 Blackfish Lane	Pool/cabana	73/123	CWA
55. Lynne E. Elfland <b>10-2071</b>	82 Millbrook Road	New 2 <sup>nd</sup> dwelling	40/79.3	LINK

## VII. OTHER BUSINESS

Approve Minutes -	
Review Minutes	September 14 & 29 and October 1, 5 & 8, 2020
Other Business -	<ul style="list-style-type: none"> <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 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.

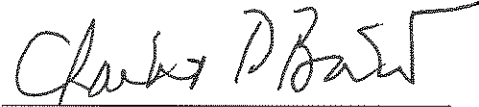
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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