



# MEETING POSTING

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## 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>	Tuesday, January 19, 2021; <b>04:30 pm</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>

<b>Please note:</b>	Ray Pohl, Chairman 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.
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## 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/92280688302?pwd=aGs3K2tLSzFaOVpNbENtM0pHd28wUT09>

**Meeting ID:** 922 8068 8302 **Password:** 153126

*Phone dial in: 646 558 8656; Meeting ID: 922 8068 8302; Password: 153126*

To watch live feed, click here: <https://www.youtube.com/watch?v=1Acs8iHwE-w>

**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.	James Cabral <b>01-2661</b>	19 Clarendon Street	48sf addition	76.1.3/100	Linda Williams
2.	Charles Flanagan <b>01-2648</b>	91 Goldfinch Drive	Front door color change	68/579	Self
3.	Martin McDonough <b>01-2660</b>	14 Swayzes Drive	Fenestration revisions	66/159	Permits Plus
4.	4 Ahab Rd, LLC <b>12-2619</b>	41 Wauwinet Road	Move off/demo	20/7	Thornewill Design
5.	Arrowhead Archaeology <b>01-2655</b>	13 Arrowhead Drive	Metal roof	69/10.3&10.4	Mark Cutone Architecture
6.	Ruth Klinck <b>01-2654</b>	301 Madaket Road	Rev 2414; fenestration	60.2.1/55	NAG
7.	Grey Lady Lane, LLC <b>01-2653</b>	5 Grey Lady Lane	Rev 2564; reverse plan	66/712	Val Oliver
8.	Maury Rugged, LLC <b>01-2652</b>	18 Bayberry Lane	144 sf addition	67/67	Val Oliver
9.	Amy Ambrecht <b>01-02666</b>	13 Gingly Lane	Rev 71358; drmr	41/850	Robert Newman
10.	NIR Retail, LLC <b>01-2667</b>	22 Old South Wharf	Roof change	42.2.4/2	T&T Roofing
11.	Hristo Rashdov <b>01-2668</b>	8 Lewis Court	240sf addition	67/37	Self
12.	Amy Ambrecht <b>01-2665</b>	13 Gingly Lane	Rev 72120; drmr	41/850	Robert Newman
13.	Allie Schieffelin <b>12-2533</b>	23 Starbuck Road	Addition	60/107	Thornewill Design
14.	Liam Mackey <b>01-2688</b>	4 Nautilus Lane	Rev 1538; add stairs	67/176	Val Oliver
15.	Barbara Phillips Trust <b>12-2628</b>	7 N Liberty Street	Renew COA 58357	42.3.4/6	Val Oliver Design
16.	Town of Nantucket <b>01-2689</b>	7 Hillside Avenue	Add wall extension	87/2	Mark Voight
17.	William McKenna <b>01-2690</b>	6 Kings Way	Rev 2622; redce deck	30/276	NAG
18.	Garfield Bloise <b>01-2685</b>	42 Monohanset Road	Roof change	79/55	Self
19.	2SP, LLC <b>01-2684</b>	2 S. Pasture Lane	Shed	80/297.2	Michael Hajjar
20.	2SP, LLC <b>01-2683</b>	2 S. Pasture Lane	Fence	80/297.2	Michael Hajjar
21.	Elihu Tuttle <b>01-2681</b>	11 Ticoma Way	Shed	67/160	Self
22.	Thomas Greeley <b>01-2680</b>	1 Wamasquid Place	Shed	56/113.1	Structures Unlimited
23.	Maverick Trust <b>01-2687</b>	245 Hummock Pond Road	Rev 2527; front door	82/32	Normand Residential
24.	Nant. 62 Walsh, LLC <b>01-2686</b>	62 Walsh Street	Shed	29/85	Botticelli + Pohl

### 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.	59 Bartlett Road, LLC <b>01-2663</b>	59 Bartlett Road	Driveway/ramp	66/99.1	Linda Williams
	• Due to minimal visibility				
2.	Sig Heller <b>01-2658</b>	17 Margaret's Way	Rev 44884; pool autocvr	20/65	Linda Williams
	• Pool must not be visible at time of inspection and in perpetuity				
3.	Joseph Kelly <b>01-2657</b>	4 Hollister Road	Shed	92.4/275	Linda Williams
	• Due to lack of visibility				
4.	Paula Barth <b>01-2659</b>	18 Gardner Street	Expd deck 53sf/dr chg	42.3.4/81	Chuck Lenhart/SCI
	• Due to lack of visibility				
5.	John Manera <b>01-2656</b>	5 Bartlett Road (portion)	New dwelling	55/102.3	Linda Williams
	• Remove capitals and plinths and keep railing/balusters				
6.	Robert Newman <b>01-2669</b>	6 Topping Lift Road	Rev 0405; window	66/308	Self
	• Due to limited visibility				
7.	Steven Phillip <b>01-2664</b>	4 Okorwaw Avenue	Temp storage container	79/131	Self
	• Due to lack of visibility				
8.	Blake Richard <b>01-2682</b>	71 Tom Nevers Road	Shed	75/137	Self
	• Due to minimal visibility				

### IV. OLD BUSINESS (12/29/20)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Coffin Farm <b>06-1119</b>	31 Fairgrounds Road	Demo/move off MH	67/149	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: None</i>				
2.	218 Cliff Road Associates <b>12-2461</b>	218 Cliff Road	Main house	40/61.1	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
3.	218 Cliff Road Associates <b>12-2459</b>	218 Cliff Road	New 2 <sup>nd</sup> DU/garage studio	40/61.1	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
4.	218 Cliff Road Associates <b>12-2400</b>	218 Cliff Road	Pool and hardscape	40/61.1	Ahern, LLC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5.	Kingfisher RealtyTr <b>12-2488</b>	278 Polpis Road	Cottage	25/2	Gryphon Architects
	• <i>Commissioners: Pohl, Coombs, Oliver, Thornewill, Camp (Mullin); Alternates: None; Recused: McLaughlin walked off;</i>				

### V. NEW BUSINESS (01/04/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charles Schwarzapfel 10-2033	9 Maine Ave	Pool	60.3.1/425	NAG
2.	Frederick Hahn 12-2618	50 Eel Point Road	New dwelling	32/25.1	EMDA
3.	Karli Hagedorn 12-2615	34 W Chester Street	Garage	41/31	Normand Residential
4.	22 BLVD 12-2614	22 Boulevardde	Rev09-1780 remve dormers	80/327	Normand Residential
5.	Leanne Baker 12-2617	38 Monohansett Road	Move on and minor mods	79/60	Brook Meerbergen
6.	Candice Heydt Trust 12-2626	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
7.	Grey Lady Lane, LLC 12-2627	3 Grey Lady Lane	New dwelling	66/713	Val Oliver Design
8.	William Buckland 12-2631	113 Hummock Pond Rd	As-built patio and pergola	56/59	Self
9.	Barnett-Clearly Family 12-2634	1 Morgan Square	Demo dwelling	87/33	Bessey Construction
10.	Barnett-Clearly Family 12-2635	1 Morgan Square	New dwelling	87/33	Bessey Construction

## VI. OLD BUSINESS (1/19/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Grey Lady Cap. LLC 12-2381	33 Pilgrim Road	Cabana addition	41/834	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
2.	Vazirani Akshay 12-2436	26 Lyons Lane	MH: dormer/window well	71/9	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
3.	Vazirani Akshay 12-2438	26 Lyons Lane	Pool, firepit, etc.	71/9	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
4.	Luis Daniel Xavier 10-2070	5 Black Fish Lane	Pool cabana	73/123	CWA
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
5.	Nantucket 62 Walsh 12-2551	60 Walsh Street	Rev 1512; deck/siding	29/85.2	Botticelli & Pohl
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: Pohl</i>				
6.	Catherine Kinsella 12-2534	19B Hummock Pond Rd	New dwelling	56/468	Thornewill Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: Thornewill</i>				
7.	Ana Collins 12-2485	48 Orange St	New driveway/patio	42.3.2/297	Tom Hanlon
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
8.	Sam Slosek 10-2096	16 Pippen's Way	Rooftop solar	43/94.8	Cotuit Solar
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
9.	Josh Hande 09-1638	83 Eel Point Road	Solar panels	32/12	Cotuit Solar
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: None</i>				
10.	14 Lowell, LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
11.	FAE Andrew, LLC 12-2463	17 Sherburne Trpk	New GH/garage	30/172.1	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
12.	Andrew Reger 12-2469	7 E Lincoln Ave	New dwelling	42.4.1/8	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: McLaughlin lost connectivity; Recused: None</i>				
13.	Nerijilus Paulauskis 12-2396	3 Cachalot Lane	Hoop tent	67/781	Self
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch; Recused: Camp stepped out.</i>				
14.	Mary Louise Cohen 11-2315	32 Cliff Road	Remve/reple front porch/stoop	42.4.4/37.1	SMRD
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
15.	Patricia Wright 12-2481	10 Cherry Street	Rooftop solar	55/383.1	Cotuit Solar
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
16.	Sea La Vie, LLC 11-2255	42 Dukes Road	Pol pavilion + shower	56/249	NAG

- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None*

17. Shlosser FT **12-2565**                      6 Elbow Lane                      Add parking                      73.2.4/31                      McMullen + Assoc.  
 • *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None*
18. Paul Piccirillo **10-2053**                      6 Baltimore Street                      New dwelling                      60/106                      Val Oliver Design  
 • *Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver*
19. William Scannell **12-2446**                      119R Eel Point Rd                      New dwelling                      33/17.1                      BPC  
 • *Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: None*
20. Nineteen Pond View NT **10-2112**                      19 Pond View Drive                      New guest house                      81/26                      BPC  
 • *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*
21. High Tide Partners **12-2468**                      8 Ackermuck Way                      Pool and hardscape                      41/618                      BPC  
 • *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
22. Susan Doughan **12-2406**                      134 Main Street                      Hardscaping – driveway                      41/37.1                      Gryphon Architects  
 • *Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None*
23. Tamara Wing **12-2582**                      52 W Chester Street                      Additions + alterations                      41/381                      Emeritus  
 • *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
24. Brett Fodiman **11-2217**                      111 Surfside Road                      New dwelling                      80/70                      Emeritus  
 • *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
25. Brett Fodiman **11-2210**                      111 Surfside Road                      New garage/studio                      80/70                      Emeritus  
 • *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None*

**VII. OTHER BUSINESS**

Approved Minutes -	December 29 and 31, 2020
Review Minutes -	January 4, 7 &8, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- Old Business <b>Thursday 1/21/21 at 01:00pm</b></li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Discussion of 6 Fair Street Minimum Maintenance</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</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.

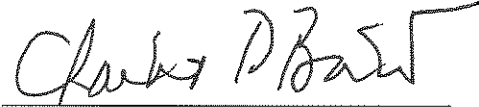
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts