



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)

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Tuesday, January 26, 2021; 04:30 pm
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/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=y_CblKxvpd0

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>
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1.	1 James Street Trust 01-2715	1 James Street	Hardscape	29/60	Jonathan Wisentaner
2.	Donald Pongrace 01-2713	78 Polpis Road	Shed	44/25.7	Ethan McMorrow
3.	Peter O'Brien 01-2712	36 Low Beach Road	Rev 73102 relocate shed	74/55	Emeritus
4.	Paul F. Sheridan 01-2742	17 Black Fish Lane	As-built retain wall/fire pit	49/177	Natalie Cowger
5.	90 Miacomet Rd NT	90 Miacomet Road	Rev 09-1735 fenestration	81/145.1	NAG
6.	Arrowhead Archeology 01-2726	13 Arrowhead Drive	Add exterior stairs	69/10.3	Mark Cutone Architecture
7.	Duane Jones 01-2736	3 Yawkey Way	Rev 55820; porch/wind	69/300	Val Oliver Design
8.	Garfield Bloise	42 Monohansett Road	Roof + clapboard change	79/55	Self
9.	Nantucket Westmoor, LLC	6 Old Westmoor Farm Rd	Replace windows	41/821	Emeritus
10.	EJ Harvey 01-2727	45 Sparks Ave	Front door revision	55/267.2	Emeritus
11.	Nancy Kubilus 01-2729	12 Sandpiper Way	Shed	76/86	LINK
12.	Charles Duce 01-2719	49 Hooper Farm Road	Add window	67/261	LINK
13.	Jack Walker	68 Pochick Ave	Shed	79/156	Ethan McMorrow
14.	Greg McKechnie 01-2724	50 Dukes Road	Rev 07-1420 addition	56/245	Thornewill Design
15.	Randy Sharp	1 Wamasquid Place	Curb cut/driveway	56/113.1	Thornewill Design
16.	SnuggedIn Trust 01-2744	86 Polpis Road	Garage move off to 10 Folger Ave	44/25.4	LINK
17.	Mindy Levin & Wes Van Cott 01-2737	10 Folger Ave	Garage move on from 86 Polpis	80/162	LINK
18.	SnuggedIn Trust	86 Polpis Road	Shed move off to 10 Folger	44/25.4	LINK
19.	Mindy Levin & Wes Van Cott	10 Folger Ave	Shed move on from 86 Polpis	80/162	LINK
20.	Gifford, Whitney A Trst 01-2717	32 Pocomo Road	Rev 06-1232 GH to garage	14/77	Emeritus
21.	30 Meadow View LLC 01-2722	30 Meadow View Drive	Rev 11-2329 fenest change	56/138	Gryphon Architects
22.	Jeffrey Johnston 01-2721	131 Wauwinet Road	Hardscape – driveway/walk	12/5	Linda Williams
23.	Sankaty Head Golf Club 01-2735	18 Hoicks Hollow Rd	ADA ramp to code	23/9	Jesse Smith
24.	Barbara Vanderbilt	14 Keel Lane	Remove 2 skylights	66/382	Self
25.	Michael Suby	25 Ellen's Way	Cabana	81/181	Brook Meerbergen
26.	Joseph Saluti	174 Cliff Road	Rev 11-0115 add + fenes	41/63	Emeritus
27.	Bob Flanagan	19 Longwood Drive	Rev 08-1459; add porch	71/41	Mark Cutone Architecture

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.	11 Meadow Lane, LLC 01-2714	11 Meadow Lane	Rev 12-2526 drwy/hardscape	41/448	KM Designs
	<ul style="list-style-type: none"> Lattice in 5'/1' board fence to be horizontal and vertical 				
2.	Nant. Boys & Girls Club 01-2728	67 Sparks Ave	A/C units	55/139.4	Emeritus
	<ul style="list-style-type: none"> A/C units must be screened at time of inspection and in perpetuity 				
3.	John Roberts 01-2720	15 Helen's Drive	Rev 08-1611 add egress	66/46	Nate Roberts
	<ul style="list-style-type: none"> Due to lack of visibility 				
4.	Randy Sharp 01-2723	1 Wamasquid Place	Pool	56/113.1	Thornewill Design
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
5.	Craig Hunter	11 Green Meadows	Addition and covered deck	67/375	Self
	<ul style="list-style-type: none"> Roof color IKO dual black to be indicated on application 				
6.	David Cox	48 Vesper Lane	Window/door/roof	56/29	Brook Meerbergen
	<ul style="list-style-type: none"> Due to limited visibility 				
7.	Michael Suby	25 Ellen's Way	Spa	81/181	Brook Meerbergen
	<ul style="list-style-type: none"> Must not be visible at time of inspection and in perpetuity 				

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nant Hist Assoc. 01-2738	4 Whalers Lane	Relocated projecting sign	42.4.2/60.1	Tina Hoskins-Burney
2.	Goldberg Intrum 01-2748	5 S Water Street	Projecting sign	42.3.1/275	Alexa Nicholls Costa
3.	NIR 01-2741	18B Federal Street	Relocating projecting sign	43.2.1/72	Susan Fairgrieve

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.	Candice Heydt Trust 12-2626	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design

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.	Susan Doughan 12-2406	134 Main Street	Hardscaping – driveway	41/37.1	Gryphon Architects
	<ul style="list-style-type: none"> <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i> 				
2.	Tamara Wing 12-2582	52 W Chester Street	Additions + alterations	41/381	Emeritus
	<ul style="list-style-type: none"> <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i> 				
3.	Brett Fodiman 11-2217	111 Surfside Road	New dwelling	80/70	Emeritus

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

4. Brett Fodiman **11-2210** 111 Surfside Road New garage/studio 80/70 Emeritus
 • *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None*
5. Carl Nielson **12-2549** 15 Bassett Road Rec 70309 hardscape 26/59 KM Designs
 • *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None*

VII. NEW BUSINESS (01/26/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Elect Comp	2 Commercial Street	Hardscape revisions	42.3.1/94	Joshua Lee Smith
2. Pearl Street Realty LLC 01-2676	4 India Street	New front door	42.3.1/167	LINK
3. Caroline Baltzer 01-2677	66 Hulbert Ave	Move garage on lot	29/55	Scosset Gardener
4. Cannonbury Holdings 1, LLC	38 Cannonbury Lane	Pool and hardscape	73/27	Edgewater
5. John Bartlett Trust	43 Bartlett Farm Road	New dwelling	82/504	NAG
6. Steven Smith	2 Killdeer Lane	109 sf addition	68/657	NAG
7. Melanie Gowen	5 Boyers Alley	Shed	55.4.1/96	Self
8. Debbie Wasil	51 Pleasant Street	As built curb cut-hardscape	55/32.3	Mark Lombardi
9. Caroline Baltzer 01-2672	66 Hulbert Ave	Hardscape	29/55	Scosset Gardener
10. 80 Millbrook Trust 01-2708	80 Millbrook Road	Window/door/dormers	40/79.1	Sophie Metz
11. 80 Millbrook Trust 01-2709	80 Millbrook Road	New guest house	40/79.1	Sophia Metz Design
12. Mary Claus 01-2675	31 Low Beach Road	Window replacement	74/36	Gerardo Nolasco
13. Town of Nantucket 01-2674	20 S Water Street	Demolition	42.4.2/29	Mark Voigt
14. APB Realty Trust 01-2670	31 Young's Way	Rev 71833 change door style	67/691	Rob Reid
15. Chip Stevens 01-2671	45 Starbuck Road	Rev 73115; add spa to pool	59.3/50	Waterscapes
16. Dorinda Yates	58 Kendrick St	Add hipped roof	76.4.3/61	Angus Macleod
17. 17 Avenue R.T.	17 Lincoln Ave	Rev 12-2442 ext. revisions	30/118	Botticelli + Pohl
18. Shlosser Family Trust 01-2745	6 Elbow Lane	Outdoor shower + fence	73.2.4/31	McMullen + Assoc.
19. 7 Lily Street, LLC	7 Lily St, Sias	Add window	73.3.1/114	McMullen + Assoc.
20. Nan. Westmoor Farm LLC	8 Old Westmoor Farm	Pool and hardscape	41/833	Ahern
21. Nant. Isl. Land Bank	15 Commercial Wharf	Move off/demo	42.2.4/9	Normand Residential
22. Nant. Isl. Land Bank	1 Miacomet Road	Dog park + hardscaping	67/345	Normand Residential
23. Holly Coburn	20 Bishops Rise - Lot A	New dwelling	40/127	Normand Residential
24. Holly Coburn	20 Bishops Rise - Lot A	Garage	40/127	Normand Residential
25. Holly Coburn	20 Bishops Rise - Lot A	Pool and hardscape	40/127	Normand Residential
26. Erik Johnson	46 1/2 Surfside Road	Rooftop solar	67/773	ACK Smart
27. Ross Silverstein	51 Orange Street	Hardscape	42.3.2/183	Mark Cutone Architecture
28. Edward Schmidt	4 Seven Mile Lane	New dwelling	72/53	Val Oliver Design
29. NOKO Properties, LLC	8A Greglen Ave	Garage/apartment	68/179	Val Oliver Design
30. Lisa Winn	24 Somerset Lane	Lift/addition/fenestration	66/125	Val Oliver Design
31. Alexandros Papadopoulos	6 Boulevard	Move/demo dwelling	80/75.1	Normand Residential
32. Alexandros Papadopoulos	6 Boulevard	Move/demo garage	80/75.1	Normand Residential
33. Alexandros Papadopoulos	6 Boulevard	Move/demo shed	80/75.1	Normand Residential
34. Alexandros Papadopoulos	6 Boulevard	New dwelling	80/75.1	Normand Residential
35. Alexandros Papadopoulos	6 Boulevard	Cabana	80/75.1	Normand Residential
36. Alexandros Papadopoulos	6 Boulevard	Pool	80/75.1	Normand Residential
37. 33 Coffin St, LLC	33 Coffin Street	Fence/pool rev 06-1132	73.4.1/26.1	CWA
38. 33 Coffin St, LLC 01-2746	33 Coffin Street	Shed	73.4.1/26.1	CWA
39. 33 Coffin St, LLC 01-2747	33 Coffin Street	Cabana	73.4.1/26.1	CWA
40. Jon Pressment	2 Ash Lane	Rebuild stoops	42.4.2/93	Thornewill Design
41. LBC Scosset LLC	9 Hawks Circle	Move/demo garage	74/37.1	JGG Architects
42. LBC Scosset LLC	9 Hawks Circle	Move/demo house	74/37.1	JGG Architects
43. LBC Scosset LLC	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
44. Nicholas Leo 01-2707	6 Madaket Road	Pool and hardscape	41/184.3	KM Designs
45. ACK Blue Shutters LLC	4 Hulbert Ave	Hardscape	42.1.4/2	Atlantic Landscaping
46. William Reyelt	38 Derrymore Road	Pool and hardscape	30/72	Atlantic Landscaping
47. 20 Sherburne Turnpike 01-2718	20 Sherburne Turnpike	Garage	30/195	Sophie Metz Design
48. 20 Sherburne Turnpike	20 Sherburne Turnpike	Cabana	30/195	Sophie Metz Design
49. ACK Blue Shutters LLC	4 Hulbert Ave	Rev 02-0633 add roofwalk	42.1.4/2	Sophie Metz Design
50. William Scannell	119R Eel Point Road	New guest house	33/17.1	BPC
51. Hawthorne Park	45 Hummock Pond Rd	Rev 67415; alterations	56/812	Workshop/APD
52. Nant. Isl. Land Bank 01-2732	174 Orange Street	Park	55/64	Normand Residential
53. Nant. Isl. Land Bank 01-2731	174 Orange Street	Partial demo	55/64	Normand Residential
54. Cannonbury Lane, LLC	7 Cannonbury Lane	Rev 08-1568; addition	74/24	Workshop/APD
55. Cannonbury Lane, LLC	7 Cannonbury Lane	Rev 08-1565; addition	74/24	Workshop/APD
56. Brett Fodiman	111 Surfside Road	New dwelling	80/70	Emeritus

57. OHOM, LLC 01-2749	28 Main St, Sias	Window change to SDL	73.3.1/47	Emeritus
58. 3 Mary Ann Drive, LLC	3 Mary Ann Drive	Rev 71596; garage door veneer	68/214	Mark Cutone Architecture
59. Peter O'Brien 01-2740	36 Low Beach Road	Rev 73130 relocate OD kitchen	74/55	Emeritus
60. Sheila Wilner	10 Beach Street	Rev 01-0547 deck/dormer	73.2.4/10	Linda Williams
61. Michael Getter 01-2730	18 Essex Road	New dwelling	67/635	Val Oliver Design
62. Shriberg Trust	60 W. Chester Road	Guest house	41/374	CWA
63. Peter Barrett 01-2734	40 Mary Ann Drive	New dwelling	68/965	Topham Design
64. Phillip Marks 01-2706	33 Beach Grass Rd	Duplex	68/371	SMRD
65. 59 South Shore Road NT	59 S Shore Road	Pool and hardscape	80/308	Linda Williams
66. 59 South Shore Road NT	59 S Shore Road	Rev 12-2431 red barn addition	80/308	Linda Williams
67. 59 South Shore Road NT	59 S Shore Road	Rev 12-2430 green barn addition	80/308	Linda Williams
68. Faye Lazaroff	20 Midland Ave	Shed	59.3/164	Caleb Kardell
69. Klacar, LLC 01-2725	1A Windy Way	69 sf addition	67/451.1	Klaudia Mally
70. Edward Ahneman	26 Sespana Road	Solar rooftop	68/98	Cotuit Solar
71. Caroline Baltzer	66 Hulbert Avenue	Add window	29/55	Sconset Gardener
72. Linda DelVecchio	11 Beach Street	As built window + door change	73.1.3/25	Self
73. 36 Washing Pond LLC	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
74. 36 Washing Pond LLC	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
75. 36 Washing Pond LLC	36 Washing Pond Road	Garage	31/13.3	Workshop APD
76. 36 Washing Pond LLC	36 Washing Pond Road	Gym	31/13.3	Workshop APD
77. 36 Washing Pond LLC	36 Washing Pond Road	Shed	31/13.3	Workshop APD
78. John Galiher	36 Washing Pond Road	Pool- hardscape	31/13.3	Jardins International

VIII. OTHER BUSINESS

Approved Minutes -	January 4, 7 & 8, 2021
Review Minutes -	January 14, 15 & 19, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Old Business Thursday 1/28/21 at 01:00pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/Demo hearings in relation to new dwellings
Commission Comments	



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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.

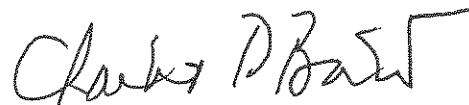
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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