



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	Thursday, January 28, 2021; 01:00 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=mHCTy-9_zl8

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.	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 01-2812	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 01-2798	42 Monohansett Road	Roof + clapboard change	79/55	Self
9.	Nantucket Westmoor, LLC 01-2794	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 01-2804	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 01-2723	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 01-2743	86 Polpis Road	Shed move off to 10 Folger	44/25.4	LINK
19.	Mindy Levin & Wes Van Cott 01-2739	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 01-2755	14 Keel Lane	Remove 2 skylights	66/382	Self
25.	Michael Suby 01-2757	25 Ellen's Way	Cabana	81/181	Brook Meerbergen
26.	Joseph Saluti 01-2753	174 Cliff Road	Rev 11-0115 add + fenest	41/63	Emeritus
27.	Bob Flanagan 01-2777	19 Longwood Drive	Rev 08-1459; add porch	71/41	Mark Cutone Architecture
28.	Cannonbury Lane, LLC 01-2803	7 Cannonbury Lane	Rev 08-1568; addition	74/24	Workshop/APD
29.	Cannonbury Lane, LLC 01-2806	7 Cannonbury Lane	Rev 08-1565; addition	74/24	Workshop/APD
30.	33 Coffin St, LLC 01-2746	33 Coffin Street	Shed	73.4.1/26.1	CWA
31.	Peter O'Brien 01-2740	36 Low Beach Road	Rev 73130 relocate OD kitchen	74/55	Emeritus

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 01-2805	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 01-2795	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.	Hawthorne Park 01-2758	45 Hummock Pond Rd	Rev 67415; alterations	56/812	Workshop/APD
	<ul style="list-style-type: none"> Due to limited visibility 				
7.	David Cox 01-2752	48 Vesper Lane	Window/door/roof	56/29	Brook Meerbergen
	<ul style="list-style-type: none"> Due to limited visibility 				
8.	Michael Suby 01-2756	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 				
9.	Chip Stevens 01-2671	45 Starbuck Road	Rev 73115; add spa to pool	59.3/50	Waterscapes
	<ul style="list-style-type: none"> Pool and spa must not be visible at time of inspection and in perpetuity 				
10.	Klacar, LLC 01-2725	1A Windy Way	69 sf addition	67/451.1	Klaudia Mally
	<ul style="list-style-type: none"> Adding a 4-lite transom over the east front door facing Surfside Road 				
11.	Faye Lazaroff 01-2751	20 Midland Ave	Shed	59.3/164	Caleb Kardell
	<ul style="list-style-type: none"> Due to lack of visibility 				
12.	33 Coffin St, LLC 01-2797	33 Coffin Street	Fence/pool rev 06-1132	73.4.1/26.1	CWA
	<ul style="list-style-type: none"> Pool must not be visible at time of inspection and in perpetuity 				
13.	Cannonbury Holdings 1, LLC 01-2679	38 Cannonbury Lane	Pool and hardscape	73/27	Edgewater
	<ul style="list-style-type: none"> Pool 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
	• <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
	• <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
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
4.	Brett Fodiman 11-2210	111 Surfside Road	New garage/studio	80/70	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
5.	Carl Nielson 12-2549	15 Bassett Road	Rec 70309 hardscape	26/59	KM Designs
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				

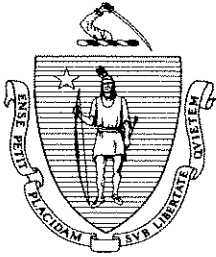
VII. NEW BUSINESS (01/26/2021)

	<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 01-2815	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	Sconset Gardener
4.	John Bartlett Trust 01-2793	43 Bartlett Farm Road	New dwelling	82/504	NAG
5.	Steven Smith 01-2678	2 Killdeer Lane	109 sf addition	68/657	NAG
6.	Debbie Wasil 01-2786	51 Pleasant Street	As built curb cut-hardscape	55/32.3	Mark Lombardi
7.	Caroline Baltzer 01-2672	66 Hulbert Ave	Hardscape	29/55	Sconset Gardener
8.	80 Millbrook Trust 01-2708	80 Millbrook Road	Window/door/dormers	40/79.1	Sophie Metz
9.	80 Millbrook Trust 01-2709	80 Millbrook Road	New guest house	40/79.1	Sophia Metz Design
10.	Mary Claus 01-2675	31 Low Beach Road	Window replacement	74/36	Gerardo Nolasco
11.	Town of Nantucket 01-2674	20 S Water Street	Demolition	42.4.2/29	Mark Voigt
12.	APB Realty Trust 01-2670	31 Young's Way	Rev 71833 change door style	67/691	Rob Reid
13.	Dorinda Yates 01-2788	58 Kendrick St	Add hipped roof	76.4.3/61	Angus Macleod
14.	17 Avenue R.T. 01-2776	17 Lincoln Ave	Rev 12-2442 ext. revisions	30/118	Botticelli + Pohl
15.	Shlosser Family Trust 01-2745	6 Elbow Lane	Outdoor shower + fence	73.2.4/31	McMullen + Assoc.
16.	7 Lily Street, LLC 01-2779	7 Lily St, Sias	Add window	73.3.1/114	McMullen + Assoc.
17.	Nan. Westmoor Farm LLC 01-2778	8 Old Westmoor Farm	Pool and hardscape	41/833	Ahern
18.	Nant. Isl. Land Bank 01-2787	15 Commercial Wharf	Move off/demo	42.2.4/9	Normand Residential
19.	Nant. Isl. Land Bank 01-2767	1 Miacomet Road	Dog park + hardscaping	67/345	Normand Residential
20.	Holly Coburn 01-2789	20 Bishops Rise - Lot A	New dwelling	40/127	Normand Residential
21.	Holly Coburn 01-2790	20 Bishops Rise - Lot A	Garage	40/127	Normand Residential
22.	Holly Coburn 01-2791	20 Bishops Rise - Lot A	Pool and hardscape	40/127	Normand Residential
23.	Erik Johnson 01-2792	46 ½ Surfside Road	Rooftop solar	67/773	ACK Smart
24.	Ross Silverstein 01-2768	51 Orange Street	Hardscape	42.3.2/183	Mark Cutone Architecture
25.	Edward Schmidt 01-2771	4 Seven Mile Lane	New dwelling	72/53	Val Oliver Design
26.	NOKO Properties, LLC 01-2769	8A Grogan Ave	Garage/apartment	68/179	Val Oliver Design
27.	Lisa Winn 01-2770	24 Somerset Lane	Lift/addition/fenestration	66/125	Val Oliver Design
28.	Alexandros Papadopoulos 01-2785	6 Boulevard	Move/demo dwelling	80/75.1	Normand Residential
29.	Alexandros Papadopoulos 01-2784	6 Boulevard	Move/demo garage	80/75.1	Normand Residential
30.	Alexandros Papadopoulos 01-2783	6 Boulevard	Move/demo shed	80/75.1	Normand Residential
31.	Alexandros Papadopoulos 01-2780	6 Boulevard	New dwelling	80/75.1	Normand Residential
32.	Alexandros Papadopoulos 01-2781	6 Boulevard	Cabana	80/75.1	Normand Residential
33.	Alexandros Papadopoulos 01-2782	6 Boulevard	Pool	80/75.1	Normand Residential
34.	33 Coffin St, LLC 01-2747	33 Coffin Street	Cabana	73.4.1/26.1	CWA
35.	Jon Pressment 01-2759	2 Ash Lane	Rebuild stoops	42.4.2/93	Thornewill Design
36.	LBC Sconset LLC 01-2764	9 Hawks Circle	Move/demo garage	74/37.1	JGG Architects
37.	LBC Sconset LLC 01-2763	9 Hawks Circle	Move/demo house	74/37.1	JGG Architects

38. LBC Sconset LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
39. Nicholas Leo 01-2707	6 Madaket Road	Pool and hardscape	41/184.3	KM Designs
40. 11 India Street, LLC	11 India & 31 Center St	Hardscaping	42.3.1/122.2	Ahern, LLC
41. ACK Blue Shutters LLC 01-2801	4 Hulbert Ave	Hardscape	42.1.4/2	Atlantic Landscaping
42. William Reyelt 01-2800	38 Derrymore Road	Pool and hardscape	30/72	Atlantic Landscaping
43. 20 Sherburne Turnpike 01-2718	20 Sherburne Turnpike	Garage	30/195	Sophie Metz Design
44. 20 Sherburne Turnpike 01-2802	20 Sherburne Turnpike	Cabana	30/195	Sophie Metz Design
45. 7 Starbuck Court, LLC	7 Starbuck Court	Rev 1451; raise hse/found	42.3.3/80,81	Mark Cutone Architecture
46. ACK Blue Shutters LLC 01-2799	4 Hulbert Ave	Rev 02-0633 add roofwalk	42.1.4/2	Sophie Metz Design
47. William Scannell 01-2760	119R Eel Point Road	New guest house	33/17.1	BPC
48. Nant. Isl. Land Bank 01-2732	174 Orange Street	Park	55/64	Normand Residential
49. Nant. Isl. Land Bank 01-2731	174 Orange Street	Partial demo	55/64	Normand Residential
50. Brett Fodiman 01-2765	111 Surfside Road	New dwelling	80/70	Emeritus
51. OHOM, LLC 01-2749	28 Main St, Sias	Window change to SDL	73.3.1/47	Emeritus
52. 3 Mary Ann Drive, LLC 01-2772	3 Mary Ann Drive	Rev 71596; garage door veneer	68/214	Mark Cutone Architecture
53. Sheila Wilner 01-2750	10 Beach Street	Rev 01-0547 deck/dormer	73.2.4/10	Linda Williams
54. Michael Getter 01-2730	18 Essex Road	New dwelling	67/635	Val Oliver Design
55. Shriberg Trust 01-2796	60 W. Chester Road	Guest house	41/374	CWA
56. Peter Barrett 01-2734	40 Mary Ann Drive	New dwelling	68/965	Topham Design
57. Phillip Marks 01-2706	33 Beach Grass Rd	Duplex	68/371	SMRD
58. 59 South Shore Road NT 01-2754	59 S Shore Road	Pool and hardscape	80/308	Linda Williams
59. 59 South Shore Road NT 01-2774	59 S Shore Road	Rev 12-2431 red barn addition	80/308	Linda Williams
60. 59 South Shore Road NT 01-2773	59 S Shore Road	Rev 12-2430 green barn addition	80/308	Linda Williams
61. Edward Ahneman 01-2811	26 Sespana Road	Solar rooftop	68/98	Cotuit Solar
62. Caroline Baltzer 01-2775	66 Hulbert Avenue	Add window	29/55	Sconset Gardener
63. Linda DelVecchio 01-2766	11 Beach Street	As built window + door change	73.1.3/25	Self
64. 36 Washing Pond LLC 01-2813	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
65. 36 Washing Pond LLC 01-2808	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
66. 36 Washing Pond LLC 01-1814	36 Washing Pond Road	Garage	31/13.3	Workshop APD
67. 36 Washing Pond LLC 01-2807	36 Washing Pond Road	Gym	31/13.3	Workshop APD
68. 36 Washing Pond LLC 01-2810	36 Washing Pond Road	Shed	31/13.3	Workshop APD
69. John Galiher 01-2809	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 MONDAY 2/1/21 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	



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.

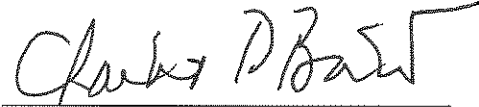
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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