



# 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>	Thursday, February 04, 2021; <b>1:00 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>
	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.
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist</b>	

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=WTSCtSEIz8o>

**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.	Iglesia Faro De Luz	90 Skyline Drive	Rev2497; rmv bsmt egress	79/54	Rigoberto Lemus
2.	David Silva	16 Helens Drive	Rev1316; rmv bsmt access	66/53	Self
3.	Jeffrey Davis	205 Madaket Road	1 <sup>st</sup> floor deck	59/50	Nicholas Gault

### 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.	David Bernard	70 Hummock Pond Road	Door change	56/73	Self
	<ul style="list-style-type: none"> <li>• Due to lack of visibility</li> </ul>				
2.	Mike Smith	12 Austin Farm Road	Basketball court	56/369	Waterscapes
	<ul style="list-style-type: none"> <li>• Must not be visible at time of inspection and in perpetuity</li> </ul>				
3.	Wet Sand LLC	8 Perry Lane	Fence/brick walkway	67/425.2	Shelter 7
	<ul style="list-style-type: none"> <li>• Lattice must be horizontal and vertical</li> </ul>				

### IV. 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.	Candice Heydt Trust 12-2626	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
2.	17 Avenue R.T. 01-2776	17 Lincoln Ave	Rev 12-2442 ext. revisions	30/118	Botticelli + Pohl
3.	11 India Street, LLC 01-2816	11 India & 31 Center St	Hardscaping	42.3.1/122.2	Ahern, LLC
4.	ACK Blue Shutters LLC 01-2801	4 Hulbert Ave	Hardscape	42.1.4/2	Atlantic Landscaping
5.	William Reyelt 01-2800	38 Derrymore Road	Pool and hardscape	30/72	Atlantic Landscaping
6.	20 Sherburne Turnpike 01-2718	20 Sherburne Turnpike	Garage	30/195	Sophie Metz Design
7.	20 Sherburne Turnpike 01-2802	20 Sherburne Turnpike	Cabana	30/195	Sophie Metz Design
8.	7 Starbuck Court, LLC 01-2818	7 Starbuck Court	Rev 1451; raise hse/found	42.3.3/80,81	Mark Cutone Architecture
9.	ACK Blue Shutters LLC 01-2799	4 Hulbert Ave	Rev 02-0633 add roofwalk	42.1.4/2	Sophie Metz Design
10.	William Scannell 01-2760	119R Eel Point Road	New guest house	33/17.1	BPC
11.	Nant. Isl. Land Bank 01-2732	174 Orange Street	Park	55/64	Normand Residential
12.	Nant. Isl. Land Bank 01-2731	174 Orange Street	Partial demo	55/64	Normand Residential
13.	Brett Fodiman 01-2765	111 Surfside Road	Guest House	80/70	Emeritus
14.	OHOM, LLC 01-2749	28 Main St, Sias	Window change to SDL	73.3.1/47	Emeritus
15.	3 Mary Ann Drive, LLC 01-2772	3 Mary Ann Drive	Rev 71596; gar door veneer	68/214	Mark Cutone Architecture
16.	Sheila Wilner 01-2750	10 Beach Street	Rev 01-0547 deck/dormer	73.2.4/10	Linda Williams
17.	Michael Getter 01-2730	18 Essex Road	New dwelling	67/635	Val Oliver Design
18.	Shriberg Trust 01-2796	60 W. Chester Road	Guest house	41/374	CWA
19.	Peter Barrett 01-2734	40 Mary Ann Drive	New dwelling	68/965	Topham Design
20.	Phillip Marks 01-2706	33 Beach Grass Rd	Duplex	68/371	SMRD
21.	59 South Shore Road NT 01-2754	59 S Shore Road	Pool and hardscape	80/308	Linda Williams
22.	59 South Shore Road NT 01-2774	59 S Shore Road	Rev 12-2431 red barn addition	80/308	Linda Williams
23.	59 South Shore Road NT 01-2773	59 S Shore Road	Rev 12-2430 green barn addition	80/308	Linda Williams
24.	Edward Ahneman 01-2811	26 Sespana Road	Solar rooftop	68/98	Cotuit Solar
25.	Caroline Baltzer 01-2775	66 Hulbert Avenue	Add window	29/55	Sconset Gardener
26.	Linda DelVecchio 01-2766	11 Beach Street	As built window + door chg	73.1.3/25	Self
27.	36 Washing Pond LLC 01-2813	36 Washing Pond Road	New dwelling	31/13.3	Workshop APD
28.	36 Washing Pond LLC 01-2808	36 Washing Pond Road	New guest house	31/13.3	Workshop APD
29.	36 Washing Pond LLC 01-1814	36 Washing Pond Road	Garage	31/13.3	Workshop APD
30.	36 Washing Pond LLC 01-2807	36 Washing Pond Road	Gym	31/13.3	Workshop APD
31.	36 Washing Pond LLC 01-2810	36 Washing Pond Road	Shed	31/13.3	Workshop APD
32.	36 Washing Pond LLC 01-2809	36 Washing Pond Road	Pool- hardscape	31/13.3	Jardins International
33.	Melanie Gowen 12-2621	5 Boyers Alley	Shed	55.4.1/96	Self

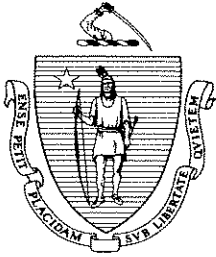
### V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 Meadow View, LLC 11-2328	30 Meadow View Drive	Pool – hardscaping	56/138	Gryphon Architects
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i></li> </ul>				
2.	14 Lowell Place, LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None</i></li> </ul>				
3.	Frederick Hahn 12-2618	50 Eel Point Road	New dwelling	32/25.1	EMDA
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i></li> </ul>				
4.	Grey Lady Capital 12-2381	33 Pilgrim Road	Cabana addition	41/834	JB Studio
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i></li> </ul>				
5.	Andrew Reger 12-2469	7 E. Lincoln Ave	New dwelling	42.4.1/8	Emeritus
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i></li> </ul>				
6.	103 Main Street 12-2577	103 Main Street	Spa + hardscape	42.3.3/153	Atlantic Landscaping
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i></li> </ul>				
7.	William Scannell 12-2446	119R Eel Point Road	New dwelling	33/17.1	BPC
	<ul style="list-style-type: none"> <li>• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp; Alternates: None; Recused: None</i></li> </ul>				

8.	William Scannell <b>12-2444</b>	119R Eel Point Road	Pool	33/17.1	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
9.	Lynne Bolton <b>11-2230</b>	4 Shell Street	Addition	73.1.3/32	Nant. Carpentry
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
10.	Holly Coburn <b>01-2789</b>	20 Bishops Rise – Lot A	New dwelling	40/127	Normand Residential
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
11.	Holly Coburn <b>01-2791</b>	20 Bishops Rise – Lot A	Pool and hardscape	40/127	Normand Residential
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
12.	Brett Fodiman <b>11-2217</b>	111 Surfside Road	New dwelling	80/70	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
13.	Brett Fodiman <b>11-2210</b>	111 Surfside Road	New garage/studio	80/70	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
14.	218 Cliff Road Assoc. <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>				
15.	218 Cliff Road Assoc. <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>				
16.	218 Cliff Road Assoc. <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>				
17.	Paul Piccirillo <b>10-2053</b>	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver</i>				
18.	Steven Smith <b>01-2678</b>	2 Killdeer Lane	109sf addition	68/657	NAG
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: Oliver (out)</i>				
19.	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>				
20.	80 Millbrook Trust <b>01-2709</b>	80 Millbrook Road	New guest house	40/79.1	Sophie Metz Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
21.	LBC Sconset LLC <b>01-2763</b>	9 Hawks Circle	Move/demo house	74/37.1	JGG Architects
22.	LBC Sconset LLC <b>01-2762</b>	9 Hawks Circle	New dwelling	74/37.1	JGG Architects

## VI. OTHER BUSINESS

Approved Minutes -	January 4, 7, 8, 14, 15, & 19, 2021 (1/4 incorporate Mr. Welch's edits)
Review Minutes -	January 21, 26, & 28, 2021 (1/28 to be sent when typed up)
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- New Business <b>Tuesday 2/16/21 at 04:30 pm</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.

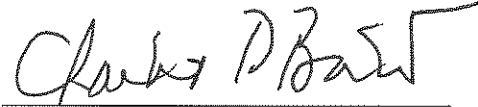
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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