



# Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 FEB 16 AM 10:16

Original Posting Number: T 156

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

2021 FEB 17 AM 10:03  
NANTUCKET TOWN CLERK  
Posting Number:T 158

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Thursday, February 18, 2021; <b>01:00 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.

## 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=RXN2D7\\_UK-I](https://www.youtube.com/watch?v=RXN2D7_UK-I)

**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.	Juanita Gil	4 Hull Lane	Rmv door/add pent roof	67/278	Self

**III. OLD BUSINESS (2/1/2021)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Debbie Wasil <b>01-2786</b>	51 Pleasant Road	As built curb cut hardscape	55/32.3	Mark Lombardi
	• <i>Commissioners: Pohl, McLaughlin, Camp, Oliver, Dutra; Alternates: Welch, Thornewill; Recused: Oliver</i>				
2.	7 Starbuck Court, LLC <b>01-2818</b>	7 Starbuck Court	Rev 1451; rse hse.new found	42.3.3/80,81	Mark Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
3.	Linda DelVecchio <b>01-2766</b>	11 Beach Street	As built window + door chg	73.1.3/25	Self
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				

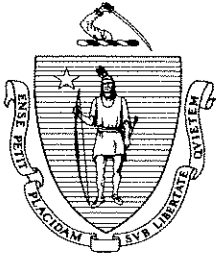
**IV. NEW BUSINESS (2/16/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	SAV Assoc. LLC <b>02-2936</b>	16A Davkim Lane	Demo cottage	68/59	Structures Unlimited
2.	SAV Assoc. LLC <b>02-2937</b>	16B Davkim Lane	Demo cottage	68/59	Structures Unlimited
3.	Alex Karis <b>02-2862</b>	11 Mill Hill Lane	New 2 <sup>nd</sup> dwelling	55/924	Brook Meerbergen
4.	Alex Karis <b>02-2962</b>	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
5.	Three North Gully Rd <b>02-2956</b>	7 N. Gully Road	Demo/move off	73.1.4/123	Botticelli + Pohl
6.	Caroline Baltzer <b>02-2966</b>	66 Hulbert Ave	ADA ramp on cottage	29/55	Scoset Gardener
7.	Erik Johnson <b>02-2952</b>	46 Surfside Road	Rev 66583 fenestration	67/773	Chip Webster
8.	Faith Breen <b>02-2851</b>	19 Broadway, Sias	Add lattice to A/C units	73.1.3/111	Josh Morash
9.	Thomas Coyne <b>02-2953</b>	34 Union Street	Shed	42.3.2/86	Salt Spray Sheds
10.	2 N. Liberty St, LLC <b>02-2860</b>	2 N. Liberty St	Replace garage door	42.3.4/86	Val Oliver Design
11.	Maxwell House, LLC <b>02-2861</b>	32 India Street	Gate	42.3.4/152	Jardins International
12.	Romelys + Ronald Vasquez <b>02-2864</b>	25 Equator Drive	New dwelling	66/257	Ethan McMorro
13.	Kennith Sharkey <b>02-2870</b>	13 W Sankaty Road	Garage	73.4.2/119	Ethan McMorro
14.	Quidnet Development LLC <b>02-2940</b>	34 Quidnet Path	New dwelling	21/53	Concise Design Group
15.	Quidnet Development LLC <b>02-2939</b>	34 Quidnet Path	Garage	21/53	Concise Design Group
16.	Christopher Petrella <b>02-2954</b>	16 Pequot Street	Pool	80/320	Self
17.	Sharon Hubbard <b>02-2943</b>	28 Dukes Road	Pool	56/190	Waterscapes
18.	Dave Bossi <b>02-2894</b>	66 Milk Street	Rooftop solar	56/9	Cotuit Solar
19.	Jonathan Pressment <b>02-2854</b>	2 Ash Lane	Gas fire vent	42.4.2/93	Thornewill Design
20.	OHOM, LLC <b>02-2856</b>	28 Main St, Sias	New dwelling GH	73.3.1/47	Emeritus
21.	Anthony Cirale <b>02-2955</b>	58 Nobadeer Ave	Demo/move garage/office	88/81	Emeritus
22.	Chandra Miller <b>02-2859</b>	25 Bank Street	Fenest revisions/AC units	73.1.3/51	Emeritus
23.	ACK 007, LLC <b>02-2971</b>	46 Walsh Street	Addition	29/101.1	NAG
24.	EBCW, LLC <b>02-2949</b>	4 Lincoln Ave	Move off/demo garage	30/151	Botticelli + Pohl
25.	EBCW, LLC <b>02-2972</b>	4 Lincoln Ave	New garage	30/151	Botticelli + Pohl
26.	EBCW, LLC <b>02-2973</b>	4 Lincoln Ave	Addition	30/151	Botticelli + Pohl
27.	Emily Overlook <b>02-2842</b>	22 Clifton Street	New dwelling	73.4.1/26.3	Bentley & Churchill
28.	Emily Overlook <b>02-2840</b>	22 Clifton Street	Garage	73.4.1/26.3	Bentley & Churchill
29.	Emily Overlook <b>02-2841</b>	22 Clifton Street	Hardscape	73.4.1/26.3	Bentley & Churchill
30.	46 Union St N.T. <b>02-2843</b>	46 Union Street	Addition	42.2.3/28	Mark Cutone Architecture
31.	Melissa Long <b>02-2844</b>	11 Pippen's Way	Rooftop solar	43/94.2	ACK Smart
32.	Michelle Currie <b>02-2963</b>	7 Anna Drive	Addition	55/245.2	Josiah Newman
33.	Nan. Isl. Land Bank <b>02-2933</b>	44 Washington Street	Move off to 5 Meader St	42.2.3/7	Structures Unlimited
34.	Kim Glowacki <b>02-2935</b>	3B Miller Lane	Hardscape	68/120	Structures Unlimited
35.	Linda Gilbert <b>02-2948</b>	11 Beach Street	Hardscape – fence/arbor	73.1.3/25	Linda Williams
36.	Hilary Cunniff <b>02-2946</b>	37 York Street	Hardscape – driveway	55.4.1/104	Linda Williams
37.	Tidal Creeks <b>02-2874</b>	11/13/15/17 Tomahawk Rd	Hoop barn	69/313-316	Linda Williams
38.	Derek Till <b>02-2944</b>	86 Quidnet Road	Reno and addition	21/102	Linda Williams/NAG
39.	GG Development, LLC <b>02-2959</b>	6 Red Mill Lane	Hardscape – pool/wall	55/919.2	Linda Williams
40.	61 Fairgrounds, LLC <b>02-2980</b>	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
41.	61 Fairgrounds, LLC <b>02-2981</b>	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
42.	61 Fairgrounds, LLC <b>02-2982</b>	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
43.	61 Fairgrounds, LLC <b>02-2983</b>	61 Fairgrounds Road – Lot B	Cottage	67/176	Linda Williams
44.	61 Fairgrounds, LLC <b>02-2984</b>	61 Fairgrounds Road – Lot C	Main house	67/176	Linda Williams
45.	61 Fairgrounds, LLC <b>02-2985</b>	61 Fairgrounds Road – Lot C	Cottage	67/176	Linda Williams
46.	61 Fairgrounds, LLC <b>02-2986</b>	61 Fairgrounds Road – Lot D	Main house	67/176	Linda Williams
47.	Karli Hagedorn <b>02-2970</b>	34 W Chester Road	Rev 12-2615 garage alts.	41/31	Normand Residential

48. Karli Hagedorn <b>02-2969</b>	34 W Chester Road	Garden shed	41/31	Normand Residential
49. Karli Hagedorn <b>02-2967</b>	34 W Chester Road	Restore existing shed	41/31	Normand Residential
50. Karli Hagedorn <b>02-2968</b>	34 W Chester Road	Greenhouse	41/31	Normand Residential
51. Karli Hagedorn <b>02-2958</b>	34 W Chester Road	Hardscape	41/31	Julie Jordin
52. Brian + Toni Franz <b>02-2974</b>	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
53. Brian + Toni Franz <b>02-2975</b>	12 Cannonbury Lane	Garage	74/10	Workshop/APD
54. Brian + Toni Franz <b>02-2957</b>	12 Cannonbury Lane	Shed	74/10	Workshop/APD
55. Carl Nielsen <b>02-2947</b>	15 Bassett Road	Shed	26/59	EMDA
56. Karli Hagedorn <b>02-2945</b>	3 Wesco Place	Hardscape	41/31	Julie Jordin
57. Jeannine Randolph <b>02-2934</b>	22 Wigwam Road	Add skirt to roof walk	77/7.9	Permits Plus
58. Gordon C. Russell <b>02-2898</b>	3 School Street	Addition	42.3.2/125	Flavin Architects
59. Gordon C. Russell <b>02-2976</b>	3 School Street	Hardscape	42.3.2/125	Flavin Architects
60. Taylor Murphy <b>02-2961</b>	7 Evergreen Way	Garage door change	68/722	Self
61. 37 Pocomo Road R.T. <b>02-2932</b>	37 Pocomo Road	New dwelling	14/38	Workshop/APD
62. Brian Rice <b>02-2965</b>	41 Crooked Lane	Main house addition	41/202	Workshop/APD
63. Brian Rice <b>02-2964</b>	41 Crooked Lane	Garage addition	41/202	Workshop/APD
64. Julia Killian <b>02-2938</b>	10 Mayhew Lane	Pool and hardscape	41/443	Julie Jordin
65. 5 Yawkey Way Trst <b>02-2950</b>	5 Yawkey Way	New duplex building	69/299	Val Oliver Design
66. Richard Phillips Trust <b>02-2978</b>	19 E. Tristram Ave	Rev 09-1862 ext. alterations	31/4.1	Botticelli + Pohl
67. Stuart Hendrin <b>02-2941</b>	43 Kendrick Street	New dwelling MH	76.4.3/31	CWA
68. Stuart Hendrin <b>02-2942</b>	43 Kendrick Street	Garage	76.4.3/31	CWA
69. Gifford Whitney A Trst <b>02-2977</b>	6 Lily Street	Renovations	42.3.4/45	CWA
70. Diedre Hamlin Trust <b>02-2951</b>	6 Lowell Place	Addition	41/167	Topham Design
71. 36 Lily St, LLC <b>02-2960</b>	36 Lily Street	Demo portion of cottage/barn	42.4.3/93	Linda Williams
72. Gerard Layden <b>02-2979</b>	22 Atlantic Avenue	Add dormer/stairs	55/26	NICHE Architecture

#### V. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	January 28 & February 1 & 4 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- Old Business <b>Tuesday 2/23/21 at 04:30pm</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.

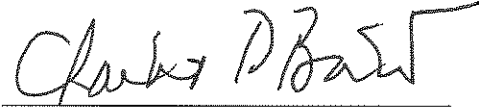
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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