



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 MAR 16 AM 10:13
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2021 MAR 17 AM 10:10
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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) – Old Business
Day, Date, and Time	Thursday, March 18, 2021; <u>01:00pm-02:30pm</u>
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

Please note: 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.

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=Swt8q32_AcA

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.	Galyna Bahdanovich 03-3101	65 Miacomet Ave	Addition	67/84.1	Self
2.	Melissa Pique 02-3027	39 Surfside Road	New dwelling	55/438	Topham Design
3.	Jesse Geagan	40 Fairgrounds Road	Like-kind window/ color chg	67/297	Isaiah Stover
4.	James Koval	24 Pocomo Road	Rev 1973; wind to door	14/73	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.	Daniel Omstead 02-3045	50 Wauwinet Road	Garage	14/68.2	SMRD
	<ul style="list-style-type: none"> • Due to lack of visibility 				
2.	Jose Gutierrez	5 Thurston;s Way	As-built window replcmnt	66/33	Self
	<ul style="list-style-type: none"> • As-built fine to be paid 				

IV. 60 DAY DENIALS DUE TO LACK OF RESPONSE

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	David Pekarcik	52 Hooper Farm Road	New dwelling	67/316	Self
2.	Richmond Grt Pt Devel	26B Evergreen Way	New dwelling	68/362	KOH Architecture
3.	Richmond Grt Pt Devel	30A Evergreen Way	New dwelling	68/362	KOH Architecture
4.	Jane Calin	4 Head of Plains	Rev 71884; garage	63/7	Concept Design
5.	Paul Brody	11 E Street	Roof Top solar- Garage	60.2.1/4	BPC/ACK Smart

V. NEW BUSINESS (03/01/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
	<ul style="list-style-type: none"> • <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i> 				
2.	George Balboa 03-3100	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
3.	George Balboa 03-3102	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
4.	White Elephant LLC 03-3084	50 Easton Street	Awning addition	42.4.1/23	Mike Duffy
5.	Nicola Day 03-3085	5 Essex Road	Car tent	67/602	Ronny Arias
6.	4EW LLC 02-3055	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
7.	4EW LLC 02-3054	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
8.	4EW LLC 02-3052	4 Ellen's Way	Pool	81/171	Brook Meerbergen
9.	Paul Gray 02-3060	9 Coffin Street	Addition	73.4.1/15	SMRD
10.	Hugh Davis 02-3045	112 Main Street	Cottage – entry cover	42.3.3/104	Gryphon Architect
11.	Hugh Davis 02-3062	112 Main Street	Shack – fenestration revs	42.3.3/104	Gryphon Architect
12.	11 Upper Tawpawshaw Rd LLC 03-3106	11 Tawpawshaw Road	New dwelling	53/45	Mark Cutone
13.	11 Upper Tawpawshaw Rd LLC 03-3104	11 Tawpawshaw Road	Garage	53/45	Mark Cutone
14.	11 Upper Tawpawshaw Rd LLC 03-3093	11 Tawpawshaw Road	Pool	53/45	Mark Cutone
15.	11 Upper Tawpawshaw Rd LLC 03-3103	11 Tawpawshaw Road	Pool cabana	53/45	Mark Cutone
16.	LBC Sconset LLC 03-3075	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
17.	Cannonbury Holdings 2 02-3025	16 Cannonbury Lane	Move on MH from 9 Hawks	74/12	JGG Architects
18.	Cannonbury Holdings 2 02-3026	16 Cannonbury Lane	Move on GAR from 9 Hawks	74/12	JGG Architects
19.	10 Easy Street NT 03-3089	10 Easy Street	Window changes	42.3.1/78	NAG
20.	Chris Loftus 03-3092	8.5 Evergreen Way	New dwelling	68/703	Linda Williams
21.	38 Prospect LLC 03-3070	Por 38/38R Prospct/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
22.	38 Prospect LLC 03-3099	Por 38/38R Prospct/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
23.	38 Prospect LLC 03-3094	Por 38/38R Prospct/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
24.	38 Prospect LLC 02-3037	Por 38/38R Prospct/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
25.	Nantucket Oaks LLC 02-3059	6 Fishers Lane	New dwelling	75/32.1	Normand Residential
26.	Nantucket Oaks LLC 02-3058	6 Fishers Lane	Garage	75/32.1	Normand Residential
27.	Nantucket Oaks LLC 03-3090	6 Fishers Lane	Pool and hardscape	75/32.1	Normand Residential
28.	The Richmond Co. 02-3060	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
29.	Michael Robinson 03-3088	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
30.	Justin Brooks 03-3112	15 Correia Lane	New main dwelling	80/56	LINK
31.	Justin Brooks 03-3113	15 Correia Lane	New garage	80/56	LINK
32.	Steven Jemison 02-3029	4 Lavender Lane	New shed/tennis cabana	33/24	JB Studio/LINK
33.	Steven Jemison 02-3030	4 Lavender Lane	Tennis court	33/24	JB Studio/LINK
34.	Joseph Saluti 03-3114	174 Cliff Road	Fenestration changes	41/63	Emeritus
35.	M. Woodley 02-3039	22 Mizzenmast Road	Addition	66/368	Val Oliver
36.	17 Avenue Realty 02-3049	17 Lincoln Ave	Move off/demo	30/118	Botticelli + Pohl

37. Bruschi Family 02-3044	7 Westerwick Drive	New dwelling	73/35	Workshop/APD
38. Bruschi Family 02-3056	7 Westerwick Drive	Garage/studio	73/35	Workshop/APD
39. Mark Wendling 02-3050	4 John Adams Lane	Rev 07-1397 pool and hardscape	30/628	Botticelli + Pohl

VI. OLD BUSINESS (03/16/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jon Schoude 08-1477	13 Union Street	Brick driveway	42.3.2/16	Self
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver; Alternates: None; Recused: None</i>				
2.	Sharon Hubbard 02-2943	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
	• <i>Commissioners: Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver, McLaughlin</i>				
3.	Brett Fodiman 01-2765	111 Surfside Road	New dwelling	80/70	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Thornewill; Alternates: Welch, Dutra; Recused: None</i>				
4.	Paul Piccirillo 10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
5.	61 Fairgrounds, LLC 02-2980	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: McLaughlin (technical issues); Recused: None</i>				
6.	61 Fairgrounds, LLC 02-2981	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: McLaughlin (technical issues); Recused: None</i>				
7.	61 Fairgrounds, LLC 02-2982	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: McLaughlin (technical issues); Recused: None</i>				
8.	61 Fairgrounds, LLC 02-2983	61 Fairgrounds Road – Lot B	Cottage	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: McLaughlin (technical issues); Recused: None</i>				
9.	61 Fairgrounds, LLC 02-2984	61 Fairgrounds Road – Lot C	Main house	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: McLaughlin (technical issues); Recused: None</i>				
10.	61 Fairgrounds, LLC 02-2985	61 Fairgrounds Road – Lot C	Cottage	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: McLaughlin (technical issues); Recused: None</i>				
11.	61 Fairgrounds, LLC 02-2986	61 Fairgrounds Road – Lot D	Main house	67/176	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: McLaughlin (technical issues); Recused: None</i>				
12.	Three North Gully Rd 02-2956	7 North Gully Road	Demo/move off	73.1.4/123	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: Pohl</i>				
13.	Emily Overlook 02-2842	22 Clifton Street	New dwelling	73.4.1/26.3	Bentley + Churchill
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
14.	Gifford Whitney A Trst 02-2977	6 Lily Street	Renovations	42.3.4/45	CWA
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
15.	Brian + Toni Franz 02-2974	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
	• <i>Commissioners: Coombs, McLaughlin, Oliver, Thornewill; Alternates: None; Recused: Camp (stepped out)</i>				
16.	Brian + Toni Franz 02-2975	12 Cannonbury Lane	Garage	74/10	Workshop/APD
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
17.	Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: None</i>				
18.	LBC Sconset LLC 01-2762	9 Hawks Circle	New dwelling	74/37.1	JGG Architects
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
19.	Charles Schwarzapfel 10-2033	9 Maine Ave	Pool	60.3.1/425	NAG
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
20.	46 Union St N.T. 02-2843	46 Union Street	Addition	42.2.3/28	Mark Cutone Architecture
	• <i>Commissioners: Camp, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: Coombs</i>				
21.	Deb Wasil 01-2786	51 Pleasant Street	Hardscape	55/32.3	Linda Williams
	• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
22.	17 Avenue RT 01-2776	17 Lincoln Ave	Rev 12-2442: ext revisions	30/118	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>				
23.	Gordon C. Russell 02-2976	3 School Street	Adtn, roofwalk & clapboard	42.3.2/125	Flavin Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: Camp (took a break); Recused: None</i>				
24.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: Camp (took a break); Recused: None</i>				
25.	Taylor Murphy 02-2961	7 Evergreen Way	Garage door change	68/722	Self
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: None</i>				
26.	37 Pocomo Road R.T. 02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
27.	Brain Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD

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

28. Brain Rice **02-2964**

41 Crooked Lane

New garage

41/202

Workshop/APD

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

VII. OTHER BUSINESS

Approved Minutes -	February 12, 18, 23 & 26 2021
Review Minutes -	February 25, March 1, 4 & 5, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- New Business Tuesday March 23, 2021 at 04:30 pm • Discussion of Resilient Nantucket meeting • Grey shingles in the OHD/SOHD • Discussion of additions and new dwelling added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
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.

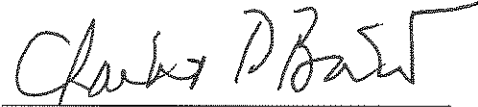
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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