



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) – Old Business
Day, Date, and Time	Thursday, April 01, 2021; 01:00pm
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=iBd4dfrrSTU>

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.	Tsvetonin Savova	10 Wappossett Circle	Outdoor shower/gate	67/570	Self
2.	William Beckett	41 Tennessee Avenue	Window and trim chg	59.4/259	Lee Corkish
3.	Joan O'Brien	20 Tashama Lane	Door color change	55/450	Self
4.	Romelys Vasquez	25 Equator Drive	Window replacement	66/257	Cheney Custom Homes

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 Goldberg 03-3172	42 Cannonbury Lane	Pool	73/29	Ahern
	• Pool must not be visible at time of inspection and in perpetuity				
2.	Neil Martilla	48 Meadow View Drive	Pool-hardscape	56/299	Steve Hollister
	• Pool must not be visible at time of inspection and in perpetuity				
3.	Margaret Duffy	20 Bartlett Road	80 sf shed	67/594	Self
	• Due to lack of visibility				

IV. 60 DAY DENIAL 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.	Richmond Great Point Devel	30A Evergreen Way	Garage	68/374	KOH Architecture

V. 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.	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>				
2.	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>				
3.	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>				
4.	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>				
5.	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>				
6.	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>				
7.	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>				
8.	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>				
9.	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>				
10.	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>				
11.	Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: None</i>				
12.	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>				
13.	46 Union St N.T. 02-2843	46 Union Street	Addition	42.2.3/28	M. Cutone Arch
	• <i>Commissioners: Camp, McLaughlin, Oliver, Welch, Thornewill; Alternates: None; Recused: Coombs</i>				
14.	Deb Wasil 01-2786	51 Pleasant Street	Hardscape	55/32.3	Linda Williams
	• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
15.	17 Avenue RT 01-2776	17 Lincoln Ave	Rev 12-2442: exter rev	30/118	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>				
16.	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>				
17.	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>				
18.	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>				
19.	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>				
20.	Brain Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
21.	Brain Rice 02-2964	41 Crooked Lane	New garage	41/202	Workshop/APD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				

22.	Stuart Hendrin 02-2941	43 Kendrick Street	New dwelling- MH	76.4.3/31	CWA
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
23.	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>				
24.	LBC Sconset LLC 03-3075	9 Hawks Circle	Guest House	74/37.1	JGG Architects
	• <i>Not opened yet</i>				

VI. NEW BUSINESS 03/23/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mark Canavan 03-3161	31 Woodbury Lane	Roof walk	41/276.3	Linda Williams
2.	Darrell Ferguson 03-3151	28 Main St, Sias	Pool and hardscape	73.3.1/47	Linda Williams
3.	Peter Garren 03-3279	36 Pocomo Road	Addition	14/79	NAG
4.	Peter Garren 03-3155	36 Pocomo Road	Hardscape	14/79	NAG
5.	Russell Simpson 03-3276	22 Bailey Road	Door change	55/504	Self
6.	Back 41 LLC 03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA
7.	87 Eel Point Rd RT 03-3283	87 Eel Point Road	Move building	32/11	Mark Cutone Arch
8.	87 Eel Point Rd RT 03-3284	87 Eel Point Road	Pool	32/11	Mark Cutone Arch
9.	87 Eel Point Rd RT 03-3285	87 Eel Point Road	Pool cabana	32/11	Mark Cutone Arch
10.	Maryann Wasik 03-3274	4 Hussey Farm Road	Rooftop solar	56/84.4	Cotuit Solar
11.	Douglas Self 03-3267	3 Martins Lane	Fence and hardscape	42.3.2/133	Ahern, LLC
12.	Roberta Brown 03-3153	9 Beach Street	Studio	73.1.3/24	Topham Design
13.	Karli Hagedorn 03-3263	34 W. Chester Street	Replace windows/roof	41/31	Normand Residential
14.	Erin Wilson 03-3208	8 E Dover Street	Hardscape	55.1.4/27	Alexandria Cashion
15.	Erin Wilson 03-3179	8 E Dover Street	Deck	55.1.4/27	Alexandria Cashion
16.	Jasper N.T. 03-3152	80 Millbrook Road	Pool and hardscape	40/79.1	Edgewater
17.	NIR Retail LLC – Tavern 03-3212	Straight Wharf	Vinyl shades	42.2.1/1	Linda Williams
18.	17 Avenue RT 03-3260	17 Lincoln Ave	Garage	30/118	Botticelli + Pohl
19.	Richard O’Leary 03-3253	7 Packet Drive	Pool house	74/18	EMDA
20.	EZIA Athletic Club 03-3258	117 Orange Street	Commercial deck	55/377	EMDA
21.	Tim & Jill Vieth 03-3196	3 Gladlands Avenue	Move/demo dwelling	80/234	Emeritus
22.	Catherine Raphael 03-3210	26A Miacomet Road	Rooftop solar	67/336.5	ACK Smart
23.	James Wilson 03-3211	1 Appleton Road	Rooftop solar	66/388	ACK Smart
24.	Margaret Owen 03-3209	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
25.	Philip Bloom 03-3247	9 Lily Street	Fenest/dormer/shutters	42.3.4/49	Linda Williams
26.	Luis Daniel Xavier 03-3275	5 Black Fish Lane	Pool and hardscape	73/126	CWA
27.	Randy Sharp 03-3236	49 Meadow View Drive	New dwelling	56/390	Thornewill Design
28.	Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
29.	MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
30.	MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
31.	MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
32.	Peter Kaizer 03-3278	6 Nobadeer Ave	New dwelling	80/37.2	Self
33.	Peter Kaizer 03-3238	5 Weweeder Ave	New dwelling	80/37.1	Self
34.	3 Pleasant St Trust 03-3203	3 Pleasant Street	Rev 12-2583 hardscape	42.3.3/155	Sunset Ridge
35.	Dyson Brendon C Trst 03-3187	10 N. Water Street	Demo existing chimney	42.4.2/23	Emeritus
36.	Patrick Patterson 03-3205	3 First Way	New garage	55/236	Val Oliver Design
37.	Gary Winn 03-3206	25 N Water Street	Fence/gate	42.4.2/2.1	BPC
38.	Karen Urban 03-3216	33 Main St, Sias	Pool	73.4.2/34	David Troast
39.	53 Vestal St ACK LLC 03-3255	53 Vestal Street	Add covered porch	41/185.3	Shelter 7 LLC
40.	53 Vestal St ACK LLC 03-3257	53 Vestal Street	New cabana/porch	41/185.3	Shelter 7 LLC
41.	53 Vestal St ACK LLC 03-3259	53 Vestal Street	Retaining walls	41/185.3	Shelter 7 LLC
42.	Chris Skehel 03-3239	61A Cato Lane	New garage w/ apartment	56/49	LINK
43.	Sally Siebold 03-3254	16 Wanncomet Road	New pool/patio	40/25.3	LINK
44.	2A Evergreen Way Trst 03-3237	2A Evergreen Way	Rev2347rofwalk/wins/drms	68/700.1	LINK
45.	Walter J. Glowacki 03-3191	5 Meader Street	Move on shed	42.2.3/40	Structures Unlimited
46.	Hulbert ACK LLC 03-3261	2 Hulbert Ave	Add granite curbing	42.1.4/2.1	Atlantic Landscaping
47.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
48.	Michael A Bass Trst 03-3245	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
49.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
50.	11 India St LLC 03-3266	11 India Street	Deck/patio	42.3.1/122.2	Ahern, LLC
51.	Horchow Family Trust 03-3190	27 E Tristram Avenue	Addition	31/2	Emeritus

52.	Andrew Reger 03-3241	7 E Lincoln Avenue	Garage	42.4.1/8	Emeritus
53.	Curren Huyser 03-3193	69 Surfside Road	Rev 09-1800; stor fsc	67/230	Emeritus
54.	11 India St LLC 03-3240	29 Centre Street	Rev 10-2061 fenestration	42.3.1/122.2	Emeritus
55.	Zero India St LLC 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
56.	Isaac Ro 03-3270	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
57.	Isaac Ro 03-3271	40 Cannonbury Lane	Garage	73/28	Workshop APD
58.	Isaac Ro 03-3272	40 Cannonbury Lane	Pool	73/28	Ahern, LLC
59.	7 New Street LLC 03-3290	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
60.	7 New Street LLC 03-3288	7 New Street	Rev39513;2 nd DU fenest	55.4.1/37	Workshop APD
61.	7 New Street LLC 03-3286	7 New Street	New studio	55.4.1/37	Workshop APD

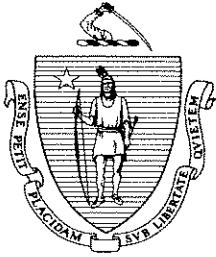
VII. OLD BUSINESS (03/30/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	14 Lowell Place LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
	• <i>Commissioners: Pohl, Coombs (Mullin), Oliver, Welch; Alternates: None; Recused: None</i>				
2.	Alex Karis 02-2862	11 Mill Hill Lane	New 2 nd Dwelling	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Welch</i>				
3.	Alex Karis 02-2962	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: Welch</i>				
4.	George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
5.	George Balboa 03-3100	71R Cliff Road	Studio	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
6.	George Balboa 03-3102	71R Cliff Road	Pool	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
7.	4 Ahab Rd LLC 03-3072	41 Wauwinet Road	New dwelling	20/7	Thornewill Design
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: Thornewill, Pohl (lost power)</i>				
8.	Paul Gray 02-3060	9 Coffin St, Sias	Addition	73.4.1/15	SMRD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Welch; Alternates: Thornewill; Recused: None</i>				
9.	Derek Till 02-2944	86 Quidnet St	Reno and addition	21/102	L. Williams/NAG
	• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
10.	3 Mary Ann Drive LLC 01-2772	3 Mary Ann Drive	Rev 71596; garage door	68/214	M. Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
11.	7 Starbuck Court LLC 01-2818	7 Starbuck Court	Rev 1451: raise/new fndtn	42.3.3/80	M. Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
12.	EBWC LLC	4 Lincoln Ave	Garage	30/151	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
13.	4EW LLC	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
14.	4EW LLC	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
15.	4EW LLC	4 Ellen's Way	Pool and hardscape	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
16.	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>				

VIII. OTHER BUSINESS

Approved Minutes -	February 12, 18, 23, 25 & 26 and March 1, 4, 5, & 16, 2021
Review Minutes -	March 23, 2021
Other Business -	<ul style="list-style-type: none"> • Motion to amend previously adopted HDC minutes of August 18, 2020 as follows: Page 5 of 13 add "Welch" to voting members for item 9, Jon Schoudel • Next HDC Meeting- Thursday 04/01/21 at 1:00pm • Discussion of Resilient Nantucket meeting • Grey shingles in the OHD/SOHD • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping

Commission Comments	
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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.

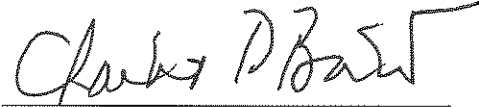
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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