



Updated Meeting Posting MEETING POSTING

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

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NANTUCKET TOWN CLERK
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Committee/Board/s	Historic District Commission (HDC) – Old Business
Day, Date, and Time	Monday, May 03, 2021; 04:30pm
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=jDKGJqCQQRm>

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. NEW BUSINESS (04/06/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Tim Demasi 04-3424	3 Gladlands Ave	New dwelling	80/234	Emeritus
2.	Deidre Hamling 04-3425	8 Lowell Place	Demo building	41/508	Topham Design
3.	David Berson 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD
4.	KMC Ventures LLC 04-3488	34 Morey Lane	Garage renovations	73.3.2/60	Paulin Vitanov

III. OLD BUSINESS 4/20/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Loftus 03-3092	8 ½ Evergreen Way	New dwelling	68/703	Linda Williams
	<i>• Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</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</i>				
3.	10 Easy St NT 03-3089	10 Easy Street	Window changes	42.3.1/78	NAG
	<i>• Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
4.	38 Prospect LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
	<i>• Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
5.	38 Prospect LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
	<i>• Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
6.	38 Prospect LLC 03-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
	<i>• Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
7.	38 Prospect LLC 03-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
	<i>• Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
8.	MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
9.	MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
10.	MAG Ventures 04-3418	30 Devon Street	Cabana/ods/pergola	76.4.2/1	JB Studio
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
11.	MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
12.	Justin Brooks 03-3112	15 Correia Lane	New dwelling	80/56	Val Oliver Design
	<i>• Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
13.	Justin Brooks 03-3113	15 Correia Lane	New garage/studio	80/56	Val Oliver Design
	<i>• Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
14.	Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
15.	James Wilson 03-3211	1 Appleton Road	Rooftop Solar	66/388	ACK Smart
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
16.	Stuart Hendrin 02-2941	43 Kendrick Street	MH new dwelling	76.4.3/31	CWA
	<i>• Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
17.	Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
	<i>• Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
18.	Karen Urban 03-3216	33 Main St, Sias	Pool	73.4.2/34	David Troast
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
19.	Gordon C. Russell 02-2898	3 School Street	Adtn, rfwlk, clpbrd	42.3.2/125	Flavin Architects
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
20.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
	<i>• Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
21.	M. Currie + D. Southey 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman
	<i>• Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				

IV. NEW BUSINESS 4/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Sherburne Way LLC	5 Sherburne Way	New dwelling	30/38	Botticelli + Pohl
2.	3 Sherburne Turnpike LLC	3 Sherburne Turnpike	New garage	30/114	Botticelli + Pohl
3.	Larry Castellani	50 Brewster Road	New dwelling	43/96	EMDA
4.	Siasconset Casino Assoc.	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
5.	Siasconset Casino Assoc.	15 New Street, Sias	Lift, fenest, deck, shingles	73.4.2/68	Val Oliver Design
6.	Grey Lady Lane LLC	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design

7.	Prickly Pear	17 Broadway	Color change	73.1.3/112	Val Oliver Design
8.	Fish Tales LLC	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
9.	Gary Creem	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
10.	Gary Creem	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
11.	Carol Anne Surface	47 Warrens Landing	New dwelling	38/54	BPC
12.	Carol Anne Surface	47 Warrens Landing	Studio	38/54	BPC
13.	Carol Anne Surface	47 Warrens Landing	Pool	38/54	BPC
14.	Nant. 62 Walsh LLC	62 Walsh Street	Rev 12-2551 siding chng	29/85 + 85.2	Botticelli + Pohl
15.	Brian Franz	10 + 12 Cannonbury	Pool and hardscape	74/9 + 10	Ahern LLC
16.	OHOM LLC	28 Main Street, Sias	Rev 01-2749 fenestration	73.3.1/47	Emeritus
17.	Charles Lenhart	25 Dukes Road	Solar panels on shed roof	41/530.3	Self
18.	Charles Lenhart	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
19.	3 Waterview LLC	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
20.	3 Waterview LLC	3 Waterview Drive	Pool	79/117.1	Linda Williams
21.	Ana Ericksen	22 Orange Street	Rev 72708 roofwalk skirt	42.3.2/225	Botticelli + Pohl
22.	Peter Garren	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
23.	Peter Garren	36 Pocomo Road	Addition to dwelling	14/79	NAG
24.	Jane Pierre De Villeme	18 Gladlands Ave	30 x 30 sports court	80/221	LINK
25.	Nantucket G+S R.T	81 Vestal Street	Retaining wall	56/254	Mark Cutone Architecture
26.	Nant. 62 Walsh LLC	62 Walsh Street	Shift structure + addition	29/85 + 85.2	Botticelli + Pohl
27.	16 Western Pres. Trust	16 Western Ave	Rev 12-2395 fenestration	87/72	Botticelli + Pohl
28.	Sam Aloisi	19 Quaker Road	New dwelling	41/42	Thornewill Design
29.	Doug Meyer	18 Gardner Road	Demo/move off dwelling	43/135	Emeritus
30.	Mark Finnegan	36 Warren's Landing	Garage	38/44	BPC
31.	Mark Finnegan	36 Warren's Landing	Gazebo/cabana	38/44	BPC
32.	Mark Finnegan	36 Warren's Landing	Pool	38/44	BPC
33.	Kristina Amendolare	8 Bank Street	Addition	73.1.3/69	Angus Macleod
34.	Sharon Lefevre	30 Pine Street	Rev 2302 ODS/AC/ skylight	42.3.2/46	Angus Macleod
35.	Elbow Lane Group	7 Elbow Lane	Move on from 7 N Gully	73.2.4/41	Botticelli + Pohl
36.	72 Pocomo Road LLC	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
37.	72 Pocomo Road LLC	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
38.	72 Pocomo Road LLC	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
39.	Anne Delaney	4 Old Quidnet Milk Road	Rooftop solar - house	20/53	ACK Smart
40.	Anne Delaney	4 Old Quidnet Milk Road	Rooftop solar - cottage	20/53	ACK Smart
41.	Jane Stoddard	6 Quaker Road	Rooftop solar	41/522	ACK Smart
42.	Conway Family Trust	11 Western Ave	Mveoff/prt demo17Hooper Farm	87/117	Permits Plus
43.	Terry Noyes	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
44.	Westmoor Club	105/109 W Chester Street	Dorm "A"	41/805	Graham Goldsmith Arch
45.	Westmoor Club	105 W Chester Street	Dorm "B"	41/805	Graham Goldsmith Arch
46.	Westmoor Club	105 W Chester Street	Addition	41/805	Graham Goldsmith Arch
47.	Greg Raiff	100 Low Beach Road	Rev 09-1845 pergola + ODS	75/27	Emeritus
48.	11 India Street LLC	29 Center Street	Color change	42.3.1/122.2	Emeritus
49.	Trogoh NT	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
50.	Jeffrey Krupa	95 W Chester Street	Shed	41/93.1	Emeritus
51.	One Folger Road LLC	1 Folger Road	Studio	30/195.1	Studio Ppark
52.	ABCET LLC	58 Baxter Road	New dwelling	49/54	Will Stephens
53.	ABCET LLC	58 Baxter Road	Pool house	49/54	Will Stephens
54.	ABCET LLC	58 Baxter Road	Pool	49/54	Will Stephens
55.	Bruce Holdgate	80 Hummock Pond Road	Shed	56/124	Waterscapes
56.	22 Easton Street, LLC	22/24 Easton St	Main house	42.1.4/12 + 12.1	Workshop APD
57.	22 Easton Street, LLC	22/24 Easton St	East garage	42.1.4/12 + 12.1	Workshop APD
58.	22 Easton Street, LLC	22/24 Easton St	West garage	42.1.4/12 + 12.1	Workshop APD
59.	22 Easton Street, LLC	22/24 Easton St	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

V. OLD BUSINESS (05/03/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eliza Silva 04-3391	16 Helen's Drive	Roof top solar	66/53	ACK Smart
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
2.	Michael Robinsn 03-3088	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
	• <i>Commissioners: Pohl, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: Coombs</i>				
3.	Back 41, LLC 03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA

- *Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None*
- 4. Eric Needleman **03-3276** 6 Macy Road Pool and hardscape 60/144 Atlantic Landscaping
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
- 5. Gary Creem **03-3265** 6 + 8 Hydrangea Lane Pool and hardscape 73/87 + 88 Atlantic Landscaping
- *Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: Welch; Recused: Oliver, McLaughlin (not responding)*
- 6. George Balboa **03-3087** 71R Cliff Road New dwelling 30/160.1 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None*
- 7. George Balboa **03-3102** 71R Cliff Road New dwelling 30/160.1 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None*
- 8. Zero India St **03-3268** 1 Cambridge Street Addition 42.3.1/130.2 Emeritus
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None*
- 9. Andrew Reger **03-3241** 7 E Lincoln Ave Garage/apartment 42.4.1/8 Emeritus
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver*
- 10. 7 New Street **03-3290** 7 New Street MH + garage connector 55.4.1/37 Workshop APD
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None*
- 11. 7 New Street **03-3286** 7 New Street New Studio 55.4.1/37 Workshop APD
- *Commissioners: Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: Pohl (signing in)*
- 12. Chris Skehel **03-3239** 61A Cato Lane Garage/apartment 56/49 LINK
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: None; Recused: None*

VI. OTHER BUSINESS

Approved Minutes -	April 20 & 22, 2021
Review Minutes -	April 27 & 29, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting Old Business Thursday May 06, 2021 at 01:00pm • Discussion of Resilient Nantucket meeting • 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	



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, 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