



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 MAR 23 AM 10:08
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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) – New Business
Day, Date, and Time	Thursday, March 25, 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

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.
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HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person:	Cathy Flynn, Land Use Specialist
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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=1D83LZYtNm8>

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.

II. 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.	Jenn Holloway	10 Starbuck Road	Addition	59.3/62	Emeritus
	• All french doors to be 6 lite per Madaket Advisory Board comments				

III. 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.	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>				
2.	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>				
3.	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>				
4.	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>				
5.	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>				
6.	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>				
7.	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>				
8.	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>				
9.	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>				
10.	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>				
11.	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>				
12.	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>				
13.	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>				
14.	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>				
15.	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>				
16.	Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: None</i>				
17.	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>				
18.	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>				
19.	Deb Wasil 01-2786	51 Pleasant Street	Hardscape	55/32.3	Linda Williams
	• <i>Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None</i>				
20.	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>				
21.	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>				
22.	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>				
23.	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>				
24.	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>				
25.	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>				

26.	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>				
27.	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>				
28.	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>				
29.	LBC Sconset LLC 03-3075	9 Hawks Circle	Guest House	74/37.1	JGG Architects
	• <i>Not opened yet</i>				

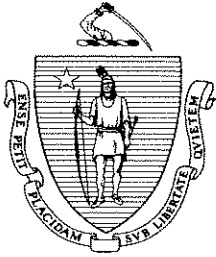
IV. NEW BUSINESS 03/23/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mark Canavan	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	36 Pocomo Road	Addition	14/79	NAG
4.	Peter Garren 03-3155	36 Pocomo Road	Hardscape	14/79	NAG
5.	Russell Simpson	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	87 Eel Point Road	Move building	32/11	Mark Cutone Arch
8.	87 Eel Point Rd RT	87 Eel Point Road	Pool	32/11	Mark Cutone Arch
9.	87 Eel Point Rd RT	87 Eel Point Road	Pool cabana	32/11	Mark Cutone Arch
10.	Maryann Wasik	4 Hussey Farm Road	Rooftop solar	56/84.4	Cotuit Solar
11.	Douglas Self	3 Martins Lane	Fence and hardscape	42.3.2/133	Ahern
12.	David Goldberg	42 Cannonbury Lane	Pool	73/29	Ahern
13.	Roberta Brown 03-3153	9 Beach Street	Studio	73.1.3/24	Topham Design
14.	Karli Hagedorn	34 W. Chester Street	Replace windows/roof	41/31	Normand Residential
15.	Erin Wilson 03-3208	8 E Dover Street	Hardscape	55.1.4/27	Alexandria Cashion
16.	Erin Wilson 03-3179	8 E Dover Street	Deck	55.1.4/27	Alexandria Cashion
17.	Jasper N.T.	80 Millbrook Road	Pool and hardscape	40/79.1	Edgewater
18.	NIR Retail LLC – Tavern	Straight Wharf	Vinyl shades	42.2.1/1	Linda Williams
19.	17 Avenue RT	17 Lincoln Ave	Garage	30/118	Botticelli + Pohl
20.	Richard O’Leary	7 Packet Drive	Pool house	74/18	EMDA
21.	EZIA Athletic Club	117 Orange Street	Commercial deck	55/377	EMDA
22.	Tim & Jill Vieth 03-3196	3 Gladlands Avenue	Move/demo dwelling	80/234	Emeritus
23.	Catherine Raphael 03-3210	26A Miacomet Road	Rooftop solar	67/336.5	ACK Smart
24.	James Wilson	1 Appleton Road	Rooftop solar	66/388	ACK Smart
25.	Margaret Owen 03-3209	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
26.	Back 41 LLC	105 Tom Nevers Road	New dwelling	91/25	CWA
27.	Philip Bloom	9 Lily Street	Fenest/dormer/shutters	42.3.4/49	Linda Williams
28.	Luis Daniel Xavier	5 Black Fish Lane	Pool and hardscape	73/126	CWA
29.	Randy Sharp	49 Meadow View Drive	New dwelling	56/390	Thornewill Design
30.	Nathan Cressman	7 Weetamo Road	Addition/alteration	15/48	BPC
31.	MAG Ventures	30 Devon Street	New dwelling	76.4.2/1	JB Studio
32.	MAG Ventures	30 Devon Street	New guest house	76.4.2/1	JB Studio
33.	MAG Ventures	30 Devon Street	Pool	76.4.2/1	JB Studio
34.	Peter Kaizer	6 Nobadeer Ave	New dwelling	80/37.2	Self
35.	Peter Kaizer	5 Weeweeder Ave	New dwelling	80/37.1	Self
36.	3 Pleasant St Trust 03-3203	3 Pleasant Street	Rev 12-2583 hardscape	42.3.3/155	Sunset Ridge
37.	Dyson Brendon C Trst 03-3187	10 N. Water Street	Demo existing chimney	42.4.2/23	Emeritus
38.	Patrick Patterson 03-3205	3 First Way	New garage	55/236	Val Oliver Design
39.	Gary Winn 03-3206	25 N Water Street	Fence/gate	42.4.2/2.1	BPC
40.	Karen Urban	33 Main St, Sias	Pool	73.4.2/34	David Troast
41.	53 Vestal St ACK LLC	53 Vestal Street	Add covered porch	41/185.3	Shelter 7 LLC
42.	53 Vestal St ACK LLC	53 Vestal Street	New cabana/porch	41/185.3	Shelter 7 LLC
43.	53 Vestal St ACK LLC	53 Vestal Street	Retaining walls	41/185.3	Shelter 7 LLC
44.	Chris Skehel	61A Cato Lane	New garage w/ apartment	56/49	LINK
45.	Sally Siebold	16 Wanncomet Road	New pool/patio	40/25.3	LINK
46.	2A Evergreen Way Trst	2A Evergreen Way	Rev 2347 roofwalk, winds, dormers	68/700.1	LINK
47.	Walter J. Glowacki 03-3191	5 Meader Street	Move on dwelling	42.2.3/40	Structures Unlimited
48.	Hulbert ACK LLC	2 Hulbert Ave	Add granite curbing	42.1.4/2.1	Atlantic Landscaping
49.	Eric Needleman	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping

50. Michael A Bass Trst	154 Cliff Road	Hardscape revisions	41/73	Atlantic Landscaping
51. Gary Creem	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
52. 11 India St LLC	11 India Street	Deck/patio	42.3.1/122.2	Ahern
53. Horchow Family Trust 03-3190	27 E Tristram Avenue	Addition	31/2	Emeritus
54. Andrew Reger	7 E Lincoln Avenue	Garage	42.4.1/8	Emeritus
55. Curren Huysen 03-3193	69 Surfside Road	Rev 09-1800 storage facility	67/230	Emeritus
56. 11 India St LLC	29 Centre Street	Rev 10-2061 fenestration	42.3.1/122.2	Emeritus
57. Zero India St LLC	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
58. Isaac Ro	40 Cannonbury Lane	New dwelling	73/28	Workshop APD
59. Isaac Ro	40 Cannonbury Lane	Garage	73/28	Workshop APD
60. Isaac Ro	40 Cannonbury Lane	Pool	73/28	Ahern
61. 7 New Street LLC	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
62. 7 New Street LLC	7 New Street	Rev 39513 2 nd DU fenestration	55.4.1/37	Workshop APD
63. 7 New Street LLC	7 New Street	New studio	55.4.1/37	Workshop APD

V. OTHER BUSINESS

Approved Minutes -	February 12, 18, 23, 25 & 26 and March 1, 4 & 5, 2021
Review Minutes -	March 16, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- Old Business; Tuesday 3/30/21 at 04:30pm • 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	



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.

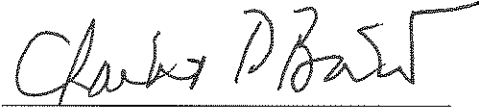
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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