



MEETING POSTING

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 MAY 12 AM 10:17
NANTUCKET TOWN CLERK
Posting Number:T 453

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Friday, May 14, 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=PTf27ivRh9c>

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.	Craig Deblieck 05-3684	36 Vesper Lane	Roof change	55/129	Keith Bloise
2.	Judy Greenburg 05-3685	2 Gorham's Court	Roof change	42.3.2/204	James Lydon
3.	Kristine Shadek 05-3686	134C Main St #2	Fence	41/37.2	Linda Williams
4.	Philip Bloom 05-3687	9 Lily Street	Fence	42.3.4/49	Linda Williams
5.	Dierdre Hamline Tr 04-3590	6 Lowell Place	Roof change	41/167	Topham Design
6.	Nancy Digiulio Tr 05-3688	35 Dartmouth Street	Shed	76.4.2/304	Topham Design
7.	Lisa Larson 05-3689	47 Madaket Road	588sf garage	41/323	Robert Newman
8.	David Biddison 05-3690	22 Cannonbury Lane	Rev 1784; railing	74/15	Val Oliver Design
9.	17 Hinckley N.T. 05-3691	17 Hinckley Lane	Hardscape	30/105	Val Oliver Design
10.	Amy Weber 05-3692	34 Flintlock Road	Addition	75/75	Permits Pus
11.	Todd Burns 05-3693	23 Longwood Drive	Rev 1734; add gable wins	76/76	NAG
12.	Laura Wasserman 05-3694	31 Hussey Street	Roof change	42.3.4/92	Stegran Corp
13.	Susan Flahive 05-3695	16 Nanahumacke Lane	Rev. 2616; porch/wins	65/81	Thornewill Design
14.	Susan Flahive 05-3696	16 Nanahumacke Lane	392 sf garage	65/81	Thornewill Design
15.	Jettanaporn & Walder	26- Bartlett Road	Remve chim/add walkdown	67/900	Brook Meerbergen
16.	Catherine Kinsella	19B Hummock Pond Road	Ad-Built 96 sf shed	56/468	Self
17.	Catherine Kinsella	19B Hummock Pond Road	Ad-Built 45sf chix coop	56/468	Self
18.	Acosta Juan M Etal	23 Wappossett Circle	Shed	67/577	JB Studio
19.	Hans Dalgaard	84 Millbrook Road	Cabana	40/79.4	Thornewill Design

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.	Daonal Fornes	12 Wannacomet Road	Rev 3198; ground array	40/103	ACK Smart
			• Ground array solar panels must not be visible at time of inspection and in perpetuity		
2.	Randy Sharp	76 Polpis Road	8 x 8 spa	43/177	Thornewill Design
			• Spa must not be visible at time of inspection and in perpetuity		
3.	Anne Delaney	41 Wauwinet Road	Ground solar array	20/7	ACK Smart
			• Solar array must not be visible at time of inspection and in perpetuity		
4.	William Coffin	6 Monohansett Road	Rev 3477; garage	79/151.1	Brook Meerbergen
			• Due to lack of visibility		
5.	Olof Clausson	30 Eel Point Road	Ground solar array	40/44.1	ACK Smart
			• Solar array must not be visible at time of inspection and in perpetuity		
6.	William Foote 05-3683	3 Luff Road	Front deck/steps/railing chg	66/350	Self
			• New railing/post dimensions to be written on submission		
7.	John Esposito	14 Eat Fire Spring Road	Ground solar array	20/61	Cotuit Solar
			• Solar array must not be visible at time of inspection and in perpetuity		
8.	Hans Dalgaard	84 Millbrook Road	Pool	40/79.4	Thornewill Design
			• Pool must not be visible at time of inspection and in perpetuity		

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	9 Petticoat Row, LLC	9 Centre Street	Projecting sign	42.3.1-203.1	Dalton Frazier
2.	Chris Keogan	1 Freedom Square	Wall sign	55/702.1	LINK
3.	David Cox	58B Main Street	Wall sign	42.3.1/219.2	Antonio Aransaenz
4.	David Cox	58 Main Street	Relocating proj sign	42.3.1/219.1	Self
5.	Town of Nantucket	15 Harbor View Way	Educational panel	42.4.2/9	Janet Schulte

VI. 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.	Larry Castellani 04-3597	50 Brewster Road	New dwelling	43/96	EMDA
2.	Siasconset Casino Assoc. 04-3598	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
3.	Siasconset Casino Assoc. 04-3599	15 New Street, Sias	Lift, fenest, deck, shingles	73.4.2/68	Val Oliver Design
4.	Grey Lady Lane LLC 04-3600	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
5.	Prickly Pear 04-3601	17 Broadway	Color change	73.1.3/112	Val Oliver Design
6.	Fish Tales LLC 04-3602	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
7.	Gary Creem 04-3603	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
8.	Gary Creem 04-3604	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
9.	Josh Gregg	2 Sandplain Drive	Pool	68/356	Swimming Pool/Spa
10.	Carol Anne Surface 04-3605	47 Warrens Landing	New dwelling	38/54	BPC
11.	Carol Anne Surface 04-3606	47 Warrens Landing	Studio	38/54	BPC
12.	Carol Anne Surface 04-3607	47 Warrens Landing	Pool	38/54	BPC
13.	Nant. 62 Walsh LLC 04-3608	62 Walsh Street	Rev 12-2551 siding chng	29/85 + 85.2	Botticelli + Pohl

14.	Brian Franz 04-3609	10 + 12 Cannonbury	Pool and hardscape	74/9 + 10	Ahern LLC
15.	OHOM LLC 04-3610	28 Main Street, Sias	Rev 01-2749 fenestration	73.3.1/47	Emeritus
16.	Charles Lenhart 04-3611	25 Dukes Road	Solar panels on shed roof	41/530.3	Self
17.	Charles Lenhart 04-3612	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
18.	3 Waterview LLC 04-3613	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
19.	3 Waterview LLC 04-3594	3 Waterview Drive	Pool	79/117.1	Linda Williams
20.	Ana Ericksen 04-3614	22 Orange Street	Rev 72708 roofwalk skirt	42.3.2/225	Botticelli + Pohl
21.	Peter Garren 04-3615	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
22.	Peter Garren 03-3279	36 Pocomo Road	Addition to dwelling	14/79	NAG
23.	Jane Pierre De Villeme 04-3616	18 Gladlands Ave	30 x 30 sports court	80/221	LINK
24.	Nantucket G+S R.T 05-3617	81 Vestal Street	Retaining wall	56/254	Mark Cutone Architecture
25.	Nant. 62 Walsh LLC 05-3618	62 Walsh Street	Shift structure + addition	29/85 + 85.2	Botticelli + Pohl
26.	16 Western Pres. Trust 05-3619	16 Western Ave	Rev 12-2395 fenestration	87/72	Botticelli + Pohl
27.	Sam Aloisi 05-3620	19 Quaker Road	New dwelling	41/42	Thornewill Design
28.	Doug Meyer 05-3621	18 Gardner Road	Demo/move off dwelling	43/135	Emeritus
29.	Mark Finnegan 05-3622	36 Warren's Landing	Garage	38/44	BPC
30.	Mark Finnegan 05-3623	36 Warren's Landing	Gazebo/cabana	38/44	BPC
31.	Mark Finnegan 05-3624	36 Warren's Landing	Pool	38/44	BPC
32.	Kristina Amendolare 05-3625	8 Bank Street	Addition	73.1.3/69	Angus Macleod
33.	Sharon Lefevre 05-3626	30 Pine Street	Rev 2302 ODS/AC/ skylight	42.3.2/46	Angus Macleod
34.	72 Pocomo Road LLC 05-3628	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
35.	72 Pocomo Road LLC 05-3629	72 Pocomo Road	Move off/demo pool house	15/37	Botticelli + Pohl
36.	72 Pocomo Road LLC 05-3630	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
37.	Anne Delaney 05-3631	4 Old Quidnet Milk Road	Rooftop solar - house	20/53	ACK Smart
38.	Anne Delaney 05-3632	4 Old Quidnet Milk Road	Rooftop solar – cottage	20/53	ACK Smart
39.	Jane Stoddard 05-3633	6 Quaker Road	Rooftop solar	41/522	ACK Smart
40.	Conway Family Trust 05-3634	11 Western Ave	Mveoff/prt demo17Hooper Farm	87/117	Permits Plus
41.	Terry Noyes 05-3635	17 Hooper Farm Road	Move on from 11 Western	55/220.5	Permits Plus
42.	Westmoor Club 05-3636	105/109 W Chester Street	Dorm "A"	41/805	Graham Goldsmith Arch
43.	Westmoor Club 05-3637	105 W Chester Street	Dorm "B"	41/805	Graham Goldsmith Arch
44.	Westmoor Club 05-3638	105 W Chester Street	Addition	41/805	Graham Goldsmith Arch
45.	Greg Raiff 04-3564	100 Low Beach Road	Rev 09-1845 pergola + ODS	75/27	Emeritus
46.	Trogoh NT 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
47.	Jeffrey Krupa 05-3641	95 W Chester Street	Shed	41/93.1	Emeritus
48.	One Folger Road LLC 05-3642	1 Folger Road	Studio	30/195.1	Studio Ppark
49.	ABCET LLC	58 Baxter Road	New dwelling	49/54	Will Stephens
50.	ABCET LLC	58 Baxter Road	Pool house	49/54	Will Stephens
51.	ABCET LLC	58 Baxter Road	Pool	49/54	Will Stephens
52.	Bruce Holdgate 05-3647	80 Hummock Pond Road	Shed	56/124	Waterscapes
53.	22 Easton Street, LLC 05-3643	22/24 Easton St	Main house	42.1.4/12 + 12.1	Workshop APD
54.	22 Easton Street, LLC 05-3644	22/24 Easton St	East garage	42.1.4/12 + 12.1	Workshop APD
55.	22 Easton Street, LLC 05-3645	22/24 Easton St	West garage	42.1.4/12 + 12.1	Workshop APD
56.	22 Easton Street, LLC 05-3646	22/24 Easton St	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

VII. 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
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i>				
4.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Landscaping
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
5.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Landscaping
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: Welch; Recused: Oliver, McLaughlin (not responding)</i>				
6.	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>				
7.	George Balboa 03-3102	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				
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*
13. Thomas Keegan **04-3328** 41B Cliff Road Pool and hardscape 29/40 Linda Williams/JB Studio
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
14. Mark Norris **04-3415** 14A Lowell Place Cottage-resite/additions 41/164 Linda Williams/Emeritus
- *Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: McLaughlin not responding*
15. 14 MVR LLC **04-3420** 14 Madequecham Valley Road New dwelling 89/13 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
16. Richard Hohlt **04-3384** 121 Madaket Road Pool-spa 40/60.1 Botticelli & Pohl
- *Commissioners: Coombs (acting Chair), McLaughlin, Camp, Oliver, Thornewill; Alternates: Welch; Recused: Pohl*

VIII. OTHER BUSINESS

Approved Minutes -	April 27 & 29, 2021
Review Minutes -	April 30; May 3 & 6, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting New Business Tuesday May 18, 2021 at 4:30pm • 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	



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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