



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 JUN 08 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 570

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Friday, June 11, 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=TevhWi0QJSA>

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. RESILIENT NANTUCKET

- Final review and adoption of the Resilient Nantucket Design Guidelines

III. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	3 Old Mill Court	3 Old Mill Court	Rev 73363 add window	55/927	Ethan McMorro
2.	Michael + Rachel Watts 05-3896	20 Lincoln Ave	New gate	30/115	Sanne Payne
3.	LBC Sconset LLC 05-3826	9 Hawk's Circle	Re-site 5 degrees/bump out	74/37.1	JGG Architects
4.	Beach Not LLC 05-3828	16 Cannonbury Lane	Rev 02-3026; re-site + window	74/12	JGG Architects

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Union Lodge Masons	30A Main Street	Projecting sign	42.3.1/2.5	Linda Williams
2.	Union Lodge Masons	30 Main Street	Master sign plan	42.3.1/2.5	Linda Williams

V. OLD BUSINESS- VIEW ONLY

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kristina Amendolare 05-3625	8 Bank Street	Addition	73.1.3/69	Angus Macleod

• *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*

VI. NEW BUSINESS (05/18/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Village Way R.T. 05-3782	6 Village Way	New dwelling	14/42	Workshop APD
2.	Dolores Martin 05-3796	80 Easton Street	Spa	42.4.2/6	Self
3.	37 Pocomo Road RT 05-3813	37 Pocomo Road	Cabana	14/38	Workshop/APD
4.	11 India Street LLC 05-3814	11 India + 31 Center	Bike bollards	42.3.1/122 + 68	Ahern
5.	11 India Street LLC 05-3816	11 India Street	Fence	42.3.1/122.2	Ahern
6.	Cannonbury Lane Part. 05-3817	14 Cannonbury Lane	New dwelling	74/11	Workshop APD
7.	Cannonbury Lane Part. 05-3788	14 Cannonbury Lane	Pool and hardscape	74/111	Ahern
8.	Gifford Whitney A Trst 05-3818	6 Lily Street	Window and door change	42.3.4/45	CWA
9.	8 Walsh LLC 05-3819	8 Walsh Street	Addition	42.4.1/83	Brook Meerbergen
10.	Barry + Robert Ang 05-3821	11 Jonathan Way	New dwelling	75/42	McMullen + Assoc.
11.	Barry + Robert Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen + Assoc.
12.	Barry + Robert Ang 05-3823	11 Jonathan Way	Shed	75/42	McMullen + Assoc.
13.	Barry + Robert Ang 05-3824	11 Jonathan Way	Pool and hardscape	75/42	McMullen + Assoc.
14.	Beach Not LLC 05-3827	16 Cannonbury Lane	Pool and hardscape	74/12	JGG Architects
15.	103 Main Street LLC 05-3829	103 Main Street	Unapproved granite posts	42.3.3/153	Atlantic Landscaping
16.	Renehan Steven J. 05-3830	24 Stone Post Way	Pool and hardscape	73.3.2/68	Atlantic Landscaping
17.	38 Prospect LLC 05-3831	38 Prospect – Lot 29	Spa/hardscape	54.4.4/56	LFW/Mark Lombardi
18.	Greg Raiff 05-3832	100 Low Beach Road	Rev 10-21882 minor revs	75/27	Bernice Wahler
19.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
20.	Jim Helfrich 05-3834	37 Fair Street	Addition/alteration	42.3.2/212	Emeritus
21.	Earret LLC 05-3836	6A Morey Lane	New dwelling	73.3.1/47	Emeritus
22.	John Berry 05-3837	22 Eel Point Road	Demo/move off dwelling	40/45	Emeritus
23.	John Berry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
24.	Bill Burke 05-3839	54 Pochick Ave	Addition	79/128	Emeritus
25.	Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
26.	Doug Meyer 05-3840	18 Gardner Road	Garage	43/135	Emeritus
27.	Darrell Ferguson 05-3842	28 Main St, Sias	Rev 02-2856 cupola + pergola	73.3.1/47	Emeritus
28.	Eric Kraeutler 05-3843	35 New Street	Move off/demo	73.4.2/42	Botticelli + Pohl
29.	Eric Kraeutler 05-3844	35 New Street	New dwelling	73.4.2/42	Botticelli + Pohl
30.	Okay Okay House LLC 06-3934	10 Union Street	Rev 2342; door change	42.3.1/43	BPC
31.	Hannah Gardner House 05-3845	6 Gull Island Lane	Revise bldg size + alterations	42.4.3/61	Sarah McLane
32.	NISDA 05-3846	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
33.	NISDA 05-3847	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
34.	NISDA 05-3848	71 Washington Street	Move off/demo	42.2.3/41.2	BPC
35.	William Scannell 05-3849	119R Eel Point Road	Rev 12-2446; cupola revs	33/17.1	BPC
36.	Sweet Meadow Sylvia 05-3851	74 W Chester Street	Hardscape	41/478	NAG
37.	Kingfisher R.T. 05-3719	278 Polpis Road	Rev 2488 relocate on site	25/2	Gryphon Architects

VII. OLD BUSINESS (05/25/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli + Pohl
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: None; Recused: Pohl</i>				
2.	Anehialine Prop 04-3327	19 E Creek Road	Addition	55/60	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: Camp, Oliver</i>				
3.	38 Prospect LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen

- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver*
- 4. 38 Prospect LLC **03-3099** 38/38R Prospect/Birdsong New 2nd dwelling 55.4.4/80.1 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver*
- 5. 38 Prospect LLC **02-3037** 38/38R Prospect/Birdsong Water feature 55.4.4/80.1 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver*
- 6. 38 Prospect LLC **02-3094** 38/38R Prospect/Birdsong Shed 55.4.4/80.1 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver*
- 7. Tim Demasi **04-3424** 3 Gladlands Ave New dwelling 80/234 Emeritus
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None*
- 8. Josh Gregg **05-3714** 2 Sandplain Drive Pool and hardscape 68/356 Swimming Pool & Design
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
- 9. David Berson-Lacey **04-3382** 6 Hedge Row Dormer + shed addition 73.3.2/87 SM Roethke
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None*
- 10. Cannonbury Holding **04-3380** 18 Cannonbury Lane New dwelling 71/13 Chip Webster
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
- 11. Jennifer Silva **04-3381** 14 Harborview Way Lift, addition & roofwalk 42.4.1/26 Thornewill Design
- *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: Thornewill*
- 12. Sam Aloisi **05-3620** 19 Quaker Road New dwelling 41/42 Thornewill Design
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: Thornewill*
- 13. Brian Franz **04-3609** 10-12 Cannonbury Lane Pool 74/9 + 10 Ahern LLC
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Oliver*
- 14. Diedre Hamlin Trust **02-2951** 6 Lowell Place Addition 41/167 Topham Design
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None*
- 15. Gary Creem **04-3603** 6 + 8 Hydrangea Lane Addition 73/87 + 88 Val Oliver
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Oliver*
- 16. Grey Lady Lane, LLC **04-3600** 4 Grey Lady Lane New dwelling 66/702 Val Oliver
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: None; Recused: Oliver*
- 17. 3 Waterview LLC **04-3613** 3 Waterview Drive New dwelling 76/117.1 Linda Williams
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: None*
- 18. 3 Waterview LLC **04-3594** 3 Waterview Drive Pool and hardscape 76/117.1 Linda Williams
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: None; Recused: None*
- 19. Stephanie Basile **04-3602** 8 New Mill Garage/apartment 42.3.3/33.2 Linda Williams
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
- 20. Mark Finnegan **05-3623** 36 Warren's Landing Gazebo/cabana 38/44 BPC
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
- 21. Mark Finnegan **05-3624** 36 Warren's Landing Pool 38/44 BPC
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None*
- 22. White Elephant LLC **03-3084** 50 Easton Street Awning addition 42.4.1/23 Mike Duffy
- *Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: None*

VII. NEW BUSINESS (06/07/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Josh Morash 05-3885	8 Bayberry Lane – Lot A	Move/demo	67/72	Val Oliver Design
2. Josh Morash 05-3886	8 Bayberry Lane – Lot A	New dwelling	67/72	Val Oliver Design
3. Jeff Morash 05-3881	8 Bayberry Lane – Lot B	New dwelling w/ garage	67/72	Val Oliver Design
4. Laurence Goode	10 Grey Lady Lane	New dwelling	66/705	Val Oliver Design
5. Lawrence Conway 05-3891	167 Surfside Road	New dwelling	87/118	Val Oliver Design
6. Local Buoy Props 05-3890	39 Beach Grass Road	New duplex	66/368	Val Oliver Design
7. Linda Towne 05-3884	5 Evergreen Way – Lot B	New dwelling	68/726	Val Oliver Design
8. Jacob Martinson 05-3883	16 W York Lane	New dwelling	55/8.2	Val Oliver Design
9. Diane Catino Etal 05-3892	11 D Street	New dwelling	60/2.1	Ethan McMorrow
10. Tomaiolo Development 05-3901	3 Raceway Drive	Move off/demo	66/281	Ethan McMorrow
11. 3 Raceway Drive LLC 06-3964	3 Raceway Drive	New dwelling	66/281	Sophie Metz
12. Town of Nantucket 05-3897	58 Bunker Road	New metal shop building	78/119	S.M. Roethke
13. Hatcreek Cattle Company	15 Beach Grass Road	New dwelling	68/394	Karsten Reinemo
14. Patti Duester 05-3876	13 Monomoy Road	As-built fence	54/198	Self
15. Magnus Nicolin 06-3957	6 Brier Patch Road	Rooftop solar	21/136	Karen Alence
16. Robert Meyer Jr. 06-3961	307 Polpis Road	Renovate barn	25/39	CWA
17. 5 Sherburne Way 06-3958	5 Sherburne Way	New Guest House	30/38	Botticelli & Pohl
18. Kristen Engle Trust	90 Pocomo Road	Pool and hardscape	15/43	CWA

19. Howard + Holt	10 Bayberry Lane	Addition	67/71	Newman Inc.
20. 5 Sherburne Way LLC 06-3958	5 Sherburne Way	New dwelling	30/38	Botticelli + Pohl
21. Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
22. Robert Newman 06-3972	6 Topping Lift Road	Addition/garage	66/308	Robert Newman
23. Downyflake Inc 06-3974	14 West Creek Road	Commercial building	55/175	Robert Newman
24. Downyflake Inc 06-3971	14 West Creek Road	Rooftop solar array	55/175	Robert Newman
25. Stuart Whitlock	101 Orange Street	As-built fence	55.1.4/17	Self
26. 17 Lincoln Realty Trust 06-3968	17 Lincoln Circle	Pool and hardscape	30/18	Ben Champoux
27. Gary Winn 06-3960	25 N Water St	Window replacement	42.4.2/2.1	Linda Williams
28. Peter Dupont	47 Millbrook Road	New dwelling	56/231	Ethan McMorro
29. Tim Quinlisk 06-3962	88 Quidnet Road	Rev 03-0793; add dormer	21/109	Botticelli + Pohl
30. 6 Gull Island LLC	6 Gull Island	Historic determination	42.4.3/61	Sarah McLane
31. Thomas Rhodes II Trst	125 Main Street	New dwelling	42.3.3/49	Gryphon Architects
32. Tim Vieth	3 Gladlands Avenue	Pool and hardscape	88/234	Atlantic Landscaping
33. Aileen Newquist	29 Main Street	Pool and hardscape	73.3.1/9	Atlantic Landscaping
34. Rhack LLC	20 Sherburne Tpk	Pool and hardscape	30/195	Atlantic Landscaping
35. Brian Nester 06-3908	4 E Lincoln Avenue	Pool and hardscape	42.4.1/49	Atlantic Landscaping
36. 41 Beach Grass LLC	41 Beach Grass Road	New dwelling	68/367	Val Oliver Design
37. 43 Beach Grass LLC	43 Beach Grass Road	New dwelling	66/358	Val Oliver Design
38. John Barry	22 Eel Point Road	New guest house	40/45	Emeritus
39. John Barry	22 Eel Point Road	New garage	40/45	Emeritus
40. Barbara Henderson	6A Silver Street	Spa and hardscape	55.4.1/184.1	Waterscapes
41. Thomas Wynn Trst	10 Moors End Lane	Addition	43/214	Studio Ppark

IX. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	June 3, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting-Tuesday June 15, 2021 at 04:30pm • HDC Meeting Schedule Update • Coastal Resilience Plan Virtual Open House #2, June 24, 2021, 6-8pm. Registration to attend: https://www.eventbrite.com/e/nantucket-coastal-resilience-plan-open-house-2-tickets-154033750093 • 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.

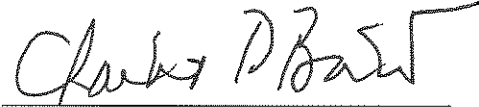
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts