



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) – New Business
Day, Date, and Time	Thursday, January 07, 2021; 01:00 pm
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=UtU_qpLt6G0

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.	Laura Steele 12-2593	2A S Pasture Lane	Driveway/apron	80/297.2	Isaiah Stover
2.	Nanahumacke Pres. NT 12-2616	16 Nanahumacke Lane	Renew #68657 new dwelling	65/81	Thornewill Design

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Charles Lenhart 01-2646	137A Orange Street	Wall Sign/ Rogers Gray	55/665	Plymouth Sign Co.
2.	Charles Lenhart 01-2647	137A Orange Street	Projecting Sign/ Rogers Gray	55/665	Plymouth Sign Co.

IV. NEW BUSINESS (12/22/2020)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Carl Nielson 12-2549	15 Bassett Road	Rev 70309 hardscape	26/59	KM Designs
2.	Whitney Gifford 01-2650	4 Howard Court	Fence Material Change	42.3.4/36.1	Mark Godfrey

V. OLD BUSINESS (12/29/20)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	D + B Realty Trst 12-2386	11 Meadow Lane	Pool house	41/44	EMDA
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				
2.	Andrew Reger 12-2469	7 E Lincoln Avenue	New dwelling	42.4.1/8	Emeritus
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Thornewill; Recused: None</i>				
3.	Okay Okay House 11-2343	5 Coffin Street	Add dormer	42.3.1/98	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch; Recused: None</i>				

VI. NEW BUSINESS (01/04/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Melanie Gowen 12-2621	5 Boyers Alley Way	Shed	55.4.1/96	Self
2.	Donald Torey 12-2623	63 W Chester St	Fenestration + roof walk	41/222.2	Robert Newman SCI
3.	Charles Schwarzapfel 10-2033	9 Maine Ave	Pool	60.3.1/425	NAG
4.	Frederick Hahn 12-2618	50 Eel Point Road	New dwelling	32/25.1	EMDA
5.	Reilly John H Trust 12-2620	1 Howard St	New foundation + fenestration	42.3.3/106	EMDA
6.	Karli Hagedorn 12-2615	34 W Chester Street	Garage	41/31	Normand Residential
7.	22 BLVD 12-2614	22 Boulevarde	Rev09-1780 remve dormers	80/327	Normand Residential
8.	Leanne Baker 12-2617	38 Monohansett Road	Move on and minor mods	79/60	Brook Meerbergen
9.	Candice Heydt Trust 12-2626	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
10.	Grey Lady Lane, LLC 12-2627	3 Grey Lady Lane	New dwelling	66/713	Val Oliver Design
11.	William Buckland 12-2631	113 Hummock Pond Rd	As-built patio and pergola	56/59	Self
12.	Barnett-Clearly Family 12-2634	1 Morgan Square	Demo dwelling	87/33	Bessey Construction
13.	Barnett-Clearly Family 12-2635	1 Morgan Square	New dwelling	87/33	Bessey Construction
14.	Barbara Phillips Trust 12-2628	7 N Liberty Street	Renew COA 58357	42.3.4/6	Val Oliver Design

VII. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • HDC Meeting for 27 N Liberty Street Addition-move on lot FRIDAY 1/8/21 at 10am • Additional HDC Meeting Thursday 1/14/21 at 5PM • Next HDC Meeting- Old Business Tuesday 1/19/21 at 4:30pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/Demo hearings in relation to new dwellings
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 black ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts