



# 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)

<b>Committee/Board/s</b>	Historic District Commission (HDC) – New Business
<b>Day, Date, and Time</b>	Thursday, February 25, 2021; <b>01:00pm</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM AND YouTube</b> Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached)  Information on viewing the meeting can be found at: <a href="https://www.nantucket-ma.gov/138/Boards-Commissions-Committees">https://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a>
	Ray Pohl, Chairman
<b>Please note:</b>	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.
<b>HISTORIC DISTRICT COMMISSION</b>	
<b>Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist</b>	

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=GRNb4k4kFQM>

**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.	Nantucket Old South LLC	33 Old South Road	Demo due to fire	68/4	Linda Williams

2.	Reel Keeper LLC	10 Surfside Drive	Wind/door/trim clr chg	67/332	Linda Williams
3.	James Cabral	19 Clarendon Street	Fence/gate	76.1.3/100	Linda Williams
4.	Thomas Coyne 02-2953	34 Union Street	Shed	42.3.2/86	Salt Spray Sheds
5.	Kenneth Graham	6 Jackson Street #2	Roof change	73.1.3/61.2	JB Studio
6.	Catch Fish, LLC	19 Main Street	Roof change	42.3.1/214.1	James Lydon
7.	Robert Burke	31 Baxter Road	Roof change	49.2.3/8	Phil Patterson
8.	Caroline Baltzer 02-2966	66 Hulbert Avenue	Steps/outdoor shwr	29/55	Sconset Gardner
9.	Linda Gilbert 02-2948	11 Beach Street	Hardscape – fence/arbor	73.1.3/25	Linda Williams
10.	Nan. Isl. Land Bank 02-2933	44 Washington Street	Move off to 5 Meader St	42.2.3/7	Structures Unlimited
11.	Candyland N Trust	58E Main Street	Window/door clr chg	42.3.1/219.5	Robert Young
12.	140 Cliff Rd, LLC	140 Cliff Road	Window/door chg	41/575	Mark Cutone Architecture
13.	140 Cliff Rd, LLC	140 Cliff Road	Re-site/window+door chg	41/575	Mark Cutone Architecture
14.	123 Madaket Rd N.T.	123 Madaket Road	Rev 0724; door/win chg	40/60	Mark Cutone Architecture
15.	Stephen Welch	13 Waydale Road	Renew COA 69625	37/32	Self

### 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.	Gerard Layden 02-2979	22 Atlantic Avenue	Add dormer/stairs	55/26	NICHE Architecture
	<ul style="list-style-type: none"> <li>Updated window schedule to reflect the application</li> </ul>				
2.	Robert Middleton	12A Surfside Drive	Outdoor shower	67/331	Jose Coutino
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
3.	Robert Feldberg	13 New Street	Rev 1089; relocate AC unit	55/43.1	Gordon Folger
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
4.	Surf Shack No. 9	9 Longwood Drive	New dwelling	71/44	Ethan McMorrow
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
5.	Pack N pine LLC	18 Mill Street	Fence	54.4.4/75	Natalie Cowger
	<ul style="list-style-type: none"> <li>Total length of fence to be updated on the application</li> </ul>				
6.	Harbour Island Trust	104 Miacomet Avenue	Pool	81/158	Linda Williams
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
7.	3 Wingspread Lane, LLC	3 Wingspread Lane	Shed	27/17.6	Ethan McMorrow
	<ul style="list-style-type: none"> <li>Due to lack of visibility</li> </ul>				
8.	Kip Hughes	2 Lewis Court	Pool	55/75	Val Oliver Design
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				
9.	140 Cliff Road, LLC	140 Cliff Road	Pool/hardscape	41/575	Mark Cutone Architecture
	<ul style="list-style-type: none"> <li>Pool must not be visible at time of inspection and in perpetuity</li> </ul>				

### IV. NEW BUSINESS (2/16/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	2 N. Liberty St, LLC 02-2860	2 N. Liberty St	Replace garage door	42.3.4/86	Val Oliver Design
2.	Maxwell House, LLC 02-2861	32 India Street	Gate	42.3.4/152	Jardins International
3.	Quidnet Development LLC 02-2940	34 Quidnet Path	New dwelling	21/53	Concise Design Group
4.	Quidnet Development LLC 02-2939	34 Quidnet Path	Garage	21/53	Concise Design Group
5.	Christopher Petrella 02-2954	16 Pequot Street	Pool	80/320	Self
6.	Sharon Hubbard 02-2943	28 Dukes Road	Pool	56/190	Waterscapes
7.	Dave Bossi 02-2894	66 Milk Street	Rooftop solar	56/9	Cotuit Solar
8.	Jonathan Pressment 02-2854	2 Ash Lane	Gas fire vent	42.4.2/93	Thornewill Design
9.	OHOM, LLC 02-2856	28 Main St, Sias	New dwelling GH	73.3.1/47	Emeritus
10.	Anthony Cirale 02-2955	58 Nobadeer Ave	Demo/move garage/office	88/81	Emeritus
11.	Chandra Miller 02-2859	25 Bank Street	Fenest revisions/AC units	73.1.3/51	Emeritus
12.	ACK 007, LLC 02-2971	46 Walsh Street	Addition	29/101.1	NAG
13.	EBCW, LLC 02-2949	4 Lincoln Ave	Move off/demo garage	30/151	Botticelli + Pohl
14.	EBCW, LLC 02-2972	4 Lincoln Ave	New garage	30/151	Botticelli + Pohl
15.	EBCW, LLC 02-2973	4 Lincoln Ave	Addition	30/151	Botticelli + Pohl
16.	Emily Overlook 02-2842	22 Clifton Street	New dwelling	73.4.1/26.3	Bentley & Churchill
17.	Emily Overlook 02-2840	22 Clifton Street	Garage	73.4.1/26.3	Bentley & Churchill
18.	Emily Overlook 02-2841	22 Clifton Street	Hardscape	73.4.1/26.3	Bentley & Churchill
19.	46 Union St N.T. 02-2843	46 Union Street	Addition	42.2.3/28	Mark Cutone Architecture
20.	Melissa Long 02-2844	11 Pippen's Way	Rooftop solar	43/94.2	ACK Smart
21.	Michelle Currie 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman
22.	Kim Glowacki 02-2935	3B Miller Lane	Hardscape	68/120	Structures Unlimited
23.	Hilary Cunniff 02-2946	37 York Street	Hardscape – driveway	55.4.1/104	Linda Williams
24.	Tidal Creeks 02-2874	11/13/15/17 Tomahawk Rd	Hoop barn	69/313-316	Linda Williams

25.	Derek Till 02-2944	86 Quidnet Road	Reno and addition	21/102	Linda Williams/NAG
26.	GG Development, LLC 02-2959	6 Red Mill Lane	Hardscape – pool/wall	55/919.2	Linda Williams
27.	61 Fairgrounds, LLC 02-2980	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
28.	61 Fairgrounds, LLC 02-2981	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
29.	61 Fairgrounds, LLC 02-2982	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
30.	61 Fairgrounds, LLC 02-2983	61 Fairgrounds Road – Lot B	Cottage	67/176	Linda Williams
31.	61 Fairgrounds, LLC 02-2984	61 Fairgrounds Road – Lot C	Main house	67/176	Linda Williams
32.	61 Fairgrounds, LLC 02-2985	61 Fairgrounds Road – Lot C	Cottage	67/176	Linda Williams
33.	61 Fairgrounds, LLC 02-2986	61 Fairgrounds Road – Lot D	Main house	67/176	Linda Williams
34.	36 Lily St, LLC 02-2960	36 Lily Street	Demo portion of cottage/barn	42.4.3/93	Linda Williams
35.	Karli Hagedorn 02-2970	34 W Chester Road	Rev 12-2615 garage alts.	41/31	Normand Residential
36.	Karli Hagedorn 02-2969	34 W Chester Road	Garden shed	41/31	Normand Residential
37.	Karli Hagedorn 02-2967	34 W Chester Road	Restore existing shed	41/31	Normand Residential
38.	Karli Hagedorn 02-2968	34 W Chester Road	Greenhouse	41/31	Normand Residential
39.	Karli Hagedorn 02-2958	34 W Chester Road	Hardscape	41/31	Julie Jordin
40.	Karli Hagedorn 02-2945	3 Wesco Place	Hardscape	41/31	Julie Jordin
41.	Brian + Toni Franz 02-2974	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
42.	Brian + Toni Franz 02-2975	12 Cannonbury Lane	Garage	74/10	Workshop/APD
43.	Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
44.	Carl Nielsen 02-2947	15 Bassett Road	Shed	26/59	Ethan McMorrow
45.	Romelys + Ronald Vasquez 02-2864	25 Equator Drive	New dwelling	66/257	Ethan McMorrow
46.	Kennith Sharkey 02-2870	13 W Sankaty Road	Garage	73.4.2/119	Ethan McMorrow
47.	Jeannine Randolph 02-2934	22 Wigwam Road	Add skirt to roof walk	77/7.9	Permits Plus
48.	Gordon C. Russell 02-2898	3 School Street	Addition	42.3.2/125	Flavin Architects
49.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
50.	Taylor Murphy 02-2961	7 Evergreen Way	Garage door change	68/722	Self
51.	37 Pocomo Road R.T. 02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
52.	Brian Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD
53.	Brian Rice 02-2964	41 Crooked Lane	Garage addition	41/202	Workshop/APD
54.	Julia Killian 02-2938	10 Mayhew Lane	Pool and hardscape	41/443	Julie Jordin
55.	5 Yawkey Way Trst 02-2950	5 Yawkey Way	New duplex building	69/299	Val Oliver Design
56.	Richard Phillips Trust 02-2978	19 E. Tristram Ave	Rev 09-1862 ext. alterations	31/4.1	Botticelli + Pohl
57.	Stuart Hendrin 02-2941	43 Kendrick Street	New dwelling MH	76.4.3/31	CWA
58.	Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
59.	Gifford Whitney A Trst 02-2977	6 Lily Street	Renovations	42.3.4/45	CWA
60.	Diedre Hamlin Trust 02-2951	6 Lowell Place	Addition	41/167	Topham Design

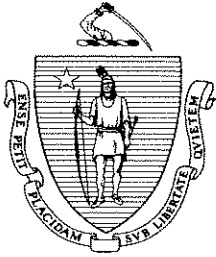
#### V. OLD BUSINESS (2/23/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	John Bartlett Trust 01-2793	43 Bartlett Farm Road	New dwelling	82/504	NAG
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
2.	Phillips Marks 01-2706	33 Beach Grass Road	Duplex	68/371	SMRD
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
3.	33 Coffin St, LLC 01-2747	33 Coffin St, Sias	Cabana	73.4.1/26.1	CWA
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
4.	Peter Barrett 01-2734	40 Mary Ann Drive	New dwelling	68/965	Topham Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
5.	80 Millbrook Trust	80 Millbrook Trust	New guest house/cabana	40/79.1	Sophie Metz Design
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
6.	11 India Street, LLC 01-2816	11 India Street	Hardscaping	42.3.1/122.2	Ahern
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
7.	17 Avenue RT 01-2776	17 Lincoln Ave	Rev 12-2442; ext. revisions	30/118	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Dutra, Thornewill; Alternates: Welch; Recused: Pohl</i>				
8.	Andrew Reger 12-2469	7 E Lincoln Ave	New dwelling	42.4.1/8	Emeritus
	• <i>Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None</i>				
9.	14 Lowell Place LLC 10-2188	14 Lowell Place	New dwelling	41/164	Emeritus
	• <i>Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None</i>				
10.	Grey Lady Capital 12-2381	33 Pilgrim Road	Cabana addition	41/834	JB Studio
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
11.	Shriberg Trust 01-2796	60 W Chester St	Guest house	41/374	CWA

- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: Pohl*
12. 36 Washing Pond, LLC **01-2813**      36 Washing Pond Road      New dwelling      31/13.3      Workshop APD
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
13. 36 Washing Pond, LLC **01-2808**      36 Washing Pond Road      New guest house      31/13.3      Workshop APD
- *Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None*
14. 36 Washing Pond, LLC **01-1814**      36 Washing Pond Road      Garage      31/13.3      Workshop APD
- *Not yet opened*
15. 36 Washing Pond, LLC **01-2807**      36 Washing Pond Road      Gym      31/13.3      Workshop APD
- *Not yet opened*
16. 36 Washing Pond, LLC **01-2810**      36 Washing Pond Road      Shed      31/13.3      Workshop APD
- *Not yet opened*
17. 36 Washing Pond, LLC **01-2809**      36 Washing Pond Road      Pool      31/13.3      Jardins International
- *Not yet opened*
18. Alex Karis **02-2862**      11 Mill Hill Lane      New 2<sup>nd</sup> dwelling      55/924      Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None*
19. Alex Karis **02-2962**      11 Mill Hill Lane      Pool and hardscape      55/924      Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None*

**VI. OTHER BUSINESS**

Approved Minutes -	January 28 & February 1 & 4 2021
Review Minutes -	February 12, 16 & 18, 2021
Other Business -	<ul style="list-style-type: none"> <li>• Next HDC Meeting- New Business <b>MONDAY 3/1/21 at 4:30pm</b></li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page including vote</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Discussion of 6 Fair Street Minimum Maintenance</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> </ul>
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.

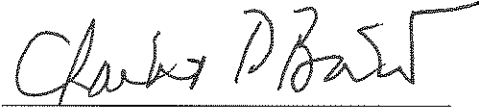
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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