



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 FEB 23 AM 10:12

Original Posting Number: T 173

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 FEB 24 PM 01:58
NANTUCKET TOWN CLERK
Posting Number:T 181

Committee/Board/s	Historic District Commission (HDC) – New Business
Day, Date, and Time	Thursday, February 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>

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=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.	Candyland N Trust	58E Main Street	Window/door clr chg	42.3.1/219.5	Robert Young
2.	140 Cliff Rd, LLC	140 Cliff Road	Window/door chg	41/575	Mark Cutone Architecture
3.	140 Cliff Rd, LLC	140 Cliff Road	Re-site/window+door chg	41/575	Mark Cutone Architecture
4.	123 Madaket Rd N.T.	123 Madaket Road	Rev 0724; door/win chg	40/60	Mark Cutone Architecture
5.	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.	Harbour Island Trust	104 Miacomet Avenue	Pool	81/158	Linda Williams
	• Pool must not be visible at time of inspection and in perpetuity				
2.	3 Wingspread Lane, LLC	3 Wingspread Lane	Shed	27/17.6	Ethan McMorrow
	• Due to lack of visibility				
3.	Kip Hughes	2 Lewis Court	Pool	55/75	Val Oliver Design
	• Pool must not be visible at time of inspection and in perpetuity				
4.	140 Cliff Road, LLC	140 Cliff Road	Pool/hardscape	41/575	Mark Cutone Architecture
	• Pool must not be visible at time of inspection and in perpetuity				

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.	Melissa Long 02-2844	11 Pippen's Way	Rooftop solar	43/94.2	ACK Smart
	• Held for a view. Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None				
2.	Michelle Currie 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman
	• Held for a view. Commissioners: Coombs, McLaughlin, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None				
3.	GG Development, LLC 02-2959	6 Red Mill Lane	Hardscape – pool/wall	55/919.2	Linda Williams
	• Held for a view. Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: None; Recused: (Thornewill lost connection)				
4.	Karli Hagedorn 02-2970	34 W Chester Road	Rev 12-2615 garage alts.	41/31	Normand Residential
5.	Karli Hagedorn 02-2969	34 W Chester Road	Garden shed	41/31	Normand Residential
6.	Karli Hagedorn 02-2967	34 W Chester Road	Restore existing shed	41/31	Normand Residential
7.	Karli Hagedorn 02-2968	34 W Chester Road	Greenhouse	41/31	Normand Residential
8.	Karli Hagedorn 02-2958	34 W Chester Road	Hardscape	41/31	Julie Jordin
9.	Karli Hagedorn 02-2945	3 Wesco Place	Hardscape	41/31	Julie Jordin
10.	Carl Nielsen 02-2947	15 Bassett Road	Shed	26/59	Ethan McMorrow
11.	Romelys + Ronald Vasquez 02-2864	25 Equator Drive	New dwelling	66/257	Ethan McMorrow
12.	Kennith Sharkey 02-2870	13 W Sankaty Road	Garage	73.4.2/119	Ethan McMorrow
13.	Jeannine Randolph 02-2934	22 Wigwam Road	Add skirt to roof walk	77/7.9	Permits Plus
14.	Gordon C. Russell 02-2898	3 School Street	Addition	42.3.2/125	Flavin Architects
15.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
16.	37 Pocomo Road R.T. 02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
17.	Brian Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD
18.	Brian Rice 02-2964	41 Crooked Lane	Garage addition	41/202	Workshop/APD
19.	Julia Killian 02-2938	10 Mayhew Lane	Pool and hardscape	41/443	Julie Jordin
20.	5 Yawkey Way Trst 02-2950	5 Yawkey Way	New duplex building	69/299	Val Oliver Design
21.	Richard Phillips Trust 02-2978	19 E. Tristram Ave	Rev 09-1862 ext. alterations	31/4.1	Botticelli + Pohl
22.	Stuart Hendrin 02-2941	43 Kendrick Street	New dwelling MH	76.4.3/31	CWA
23.	Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
24.	Gifford Whitney A Trst 02-2977	6 Lily Street	Renovations	42.3.4/45	CWA
25.	Diedre Hamlin Trust 02-2951	6 Lowell Place	Addition	41/167	Topham Design

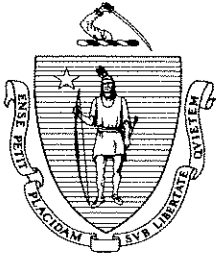
V. OLD BUSINESS (2/23/21)

	<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
	• Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver				
2.	Phillips Marks 01-2706	33 Beach Grass Road	Duplex	68/371	SMRD
	• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None				
3.	33 Coffin St, LLC 01-2747	33 Coffin St, Sias	Cabana	73.4.1/26.1	CWA
	• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None				
4.	Peter Barrett 01-2734	40 Mary Ann Drive	New dwelling	68/965	Topham Design
	• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None				
5.	11 India Street, LLC 01-2816	11 India Street	Hardscaping	42.3.1/122.2	Ahern
	• Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None				
6.	17 Avenue RT 01-2776	17 Lincoln Ave	Rev 12-2442; ext. revisions	30/118	Botticelli + Pohl

- *Commissioners: Coombs, Camp, Oliver, Dutra, Thornewill; Alternates: Welch; Recused: Pohl*
7. Andrew Reger **12-2469** 7 E Lincoln Ave New dwelling 42.4.1/8 Emeritus
- *Commissioners: Pohl, Coombs, Camp, Thornewill; Alternates: None; Recused: None*
8. 14 Lowell Place LLC **10-2188** 14 Lowell Place New dwelling 41/164 Emeritus
- *Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: None; Recused: None*
9. Grey Lady Capital **12-2381** 33 Pilgrim Road Cabana addition 41/834 JB Studio
- *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None*
10. Shriberg Trust **01-2796** 60 W Chester St Guest house 41/374 CWA
- *Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Dutra, Thornewill; Recused: Pohl*
11. 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*
12. 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*
13. 36 Washing Pond, LLC **01-1814** 36 Washing Pond Road Garage 31/13.3 Workshop APD
- *Not yet opened*
14. 36 Washing Pond, LLC **01-2807** 36 Washing Pond Road Gym 31/13.3 Workshop APD
- *Not yet opened*
15. 36 Washing Pond, LLC **01-2810** 36 Washing Pond Road Shed 31/13.3 Workshop APD
- *Not yet opened*
16. 36 Washing Pond, LLC **01-2809** 36 Washing Pond Road Pool 31/13.3 Jardins International
- *Not yet opened*
17. Alex Karis **02-2862** 11 Mill Hill Lane New 2nd dwelling 55/924 Brook Meerbergen
- *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None*
18. 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"> • Next HDC Meeting- New Business MONDAY 3/1/21 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 • 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 dark ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts