



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2021 APR 20 AM 09:05

Original Posting Number: T 367

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 APR 21 AM 08:26
NANTUCKET TOWN CLERK
Posting Number:T 369

Committee/Board/s | Historic District Commission (HDC) – Old Business

Day, Date, and Time | Thursday, April 22, 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=9ZY3zM4U4tY>

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.	William Sherry	7 Wappossett Circle	Outdoor shower	67/565	Linda Williams
2.	William Norris	5 Jeans Way	Deck/wlkdwon	67/875	Linda Williams
3.	William Norris	5 Jeans Way	Fence	67/875	Linda Williams

III. DISCUSSION OF ALTERNATIVE ROOF SHINGLES AND GREY SHINGLES IN THE OHD/SOHD**IV. OLD BUSINESS (03/30/21)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	3 Mary Ann Drive LLC 01-2772	3 Mary Ann Drive	Rev 71596; garage door	68/214	M. Cutone Architecture
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Dutra, Thornewill; Recused: None</i>				
2.	7 Starbuck Court LLC 01-2818	7 Starbuck Court	Rev 1451: raise/new fndtn	42.3.3/80	M. Cutone Arcitecture
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
3.	EBWC LLC 02-2972	4 Lincoln Ave	Garage	30/151	Botticelli + Pohl
	• <i>Commissioners: Coombs, Camp, Oliver, Welch, Thornewill; Alternates: None; Recused: None</i>				
4.	4EW LLC 02-3055	4 Ellen's Way	New dwelling	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
5.	4EW LLC 02-3054	4 Ellen's Way	Garage/studio	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
6.	4EW LLC 02-3052	4 Ellen's Way	Pool and hardscape	81/171	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: None</i>				
7.	Paul Piccirillo 10-2053	6 Baltimore Road	New dwelling	60/106	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				

V. NEW BUSINESS (04/06/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Philip Nowak	32 New Street	Chimney/metal roof	73.4.2/30	Self
2.	JE Heron Trustee 04-3325	56 Washington Street	As-built A/C units	42.2.3/11	Self
3.	David Lazowski 04-3410	18 Parson Lane	New dwelling	75/102	Mark Cutone Architecture
4.	David Lazowski 04-3411	18 Parson Lane	Hardscaping	75/102	Mark Cutone Architecture
5.	Barbara Maier 04-3406	24 Union Street	Driveway/apron/fence	42.3.2/177	NAG
6.	Kim Wentworth 04-3408	14 Lincoln Avenue	Pool-hardscape	30/182	Mark Cutone Architecture
7.	Cannonbury Holdings, LLC 04-3380	18 Cannonbury Lane	New dwelling	71/13	CWA
8.	EBWC, LLC 04-3395	4 Lincoln Avenue	New studio	30/151	Botticelli & Pohl
9.	Richard Hohlt 04-3384	121 Madaket Road	Pool-spa	40/60.1	Botticelli & Pohl
10.	John Confalone Trst 04-3414	30 Cliff Road	Driveway and hardscape	42.4.4/36	Val Oliver Design
11.	Mary Claus Trustee 04-3405	31 Low Beach Road	New dwelling	74/36	Botticelli & Pohl
12.	36 Lily Street LLC 04-3401	36 Lily Street	Relocate studio on lot	42.4.3/94	Botticelli & Pohl
13.	36 Lily Street LLC 04-3416	36 Lily Street	New dwelling	42.4.3/94	Botticelli & Pohl
14.	Anehialine Prop LLC 04-3327	19 E Creek Road	Addition	55/60	BPC
15.	William Scannell 04-3396	119R Eel Point Road	Rev 01-2760 fenest + omit deck	33/17.1	BPC
16.	William Scannell 04-3400	119R Eel Point Road	Cabana/gazebo	33/17.1	BPC
17.	ACK Mimi LLC 04-3413	58 Wauwinet Road	Garage	14/65	NAG
18.	Eugene Clapp 04-3388	42 Cliff Road	Addition + fenestration	42.4.4/40	Normand Residential
19.	Tonya Capaldo 04-3392	19 Union Street	Rev 12-2411 add + fenest	42.3.2/136	Topham Design
20.	Beach Vibes LLC 04-3393	9 Cannonbury Lane	New dwelling	74/28	Workshop APD
21.	Beach Vibes LLC 04-3397	9 Cannonbury Lane	Garage	74/28	Workshop APD
22.	Beach Vibes LLC 04-3398	9 Cannonbury Lane	Shed	74/28	Workshop APD
23.	Nelson Eldridge 04-3402	2 Eldridge Lane	Roof top solar	49/77	Freedom Forever, LLC
24.	MAG Ventures 04-3419	30 Devon Street	Garage	76.4.2/1	JB Studio
25.	MAG Ventures 04-3418	30 Devon Street	Cabana/otdr shr/pergola	76.4.2/1	JB Studio
26.	Eliza Silva 04-3391	16 Helen's Drive	Rooftop solar	66/53	ACK Smart
27.	Jennifer Silva 04-3381	14 Harbor View Way	Addition	42.4.1/26	Thornewill Design/LFW
28.	Daniel Omstead 04-3378	9 Quaise Pasture - MH	Rev 12-2441 cupola/brzwy	26/20.1	Linda Williams/SMRD
29.	Daniel Omstead 04-3377	9 Quaise Pasture - Cottage	Rev 12-2439 porch chng	26/20.1	Linda Williams/SMRD
30.	Thomas Keegan 04-3330	41B Cliff Road	Addition	29/40	Linda Williams/JB Studio
31.	Thomas Keegan 04-3329	41B Cliff Road	Cabana	29/40	Linda Williams/JB Studio
32.	Thomas Keegan 04-3328	41B Cliff Road	Pool and hardscape	29/40	Linda Williams/JB Studio
33.	Mark Norris 04-3415	14A Lowell Place	Cottage-resite/additions	41/164	Linda Williams/Emeritus

34.	Peter Taylor 04-3394	98 Main Street	A/C units and fence	42.3.3/111	Linda Williams
35.	14 MVR LLC 04-3420	14 Madequecham Valley Road	New dwelling	89/13	Emeritus
36.	Tim Demasi 04-3424	3 Gladlands Ave	New dwelling	80/234	Emeritus
37.	Deidre Hamling 04-3425	8 Lowell Place	Demo building	41/508	Topham Design
38.	David Berson 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD
39.	KMC Ventures LLC	34 Morey Lane	Garage renovations	73.3.2/60	Paulin Vitanov

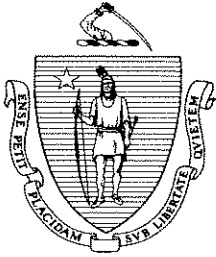
VI. OLD BUSINESS (04/20/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Loftus 03-3092	8 ½ Evergreen Way	New dwelling	68/703	Linda Williams
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
2.	Sharon Hubbard 02-2943	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
	• <i>Commissioners: Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
3.	10 Easy St NT 03-3089	10 Easy Street	Window changes	42.3.1/78	NAG
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
4.	38 Prospect LLC 03-3070	38/38R Prospect/Birdsong	New main house	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
5.	38 Prospect LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
6.	38 Prospect LLC 03-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
7.	38 Prospect LLC 03-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
	• <i>Commissioners: Pohl, Coombs, Camp, Welch, Thornewill; Alternates: None; Recused: Oliver</i>				
8.	MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
9.	MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
10.	MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
11.	Justin Brooks 03-3112	15 Correia Lane	New dwelling	80/56	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
12.	Justin Brooks 03-3113	15 Correia Lane	New garage/studio	80/56	Val Oliver Design
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Thornewill; Alternates: Welch; Recused: None</i>				
13.	Nathan Cressman 03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
14.	James Wilson 03-3211	1 Appleton Road	Rooftop Solar	66/388	ACK Smart
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Oliver; Alternates: Welch, Thornewill; Recused: None</i>				
15.	Stuart Hendrin 02-2941	43 Kendrick Street	New Dwelling	76.4.3/31	CWA
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
16.	Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
	• <i>Commissioners: Coombs, McLaughlin, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
17.	Karen Urban 03-3216	33 Main St, Sias	Pool	73.4.2/34	David Troast
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Camp, Thornewill; Alternates: Welch; Recused: Oliver</i>				
18.	Gordon C. Russell 02-2898	3 School Street	Adtn, rfwk, clpbrd	42.3.2/125	Flavin Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
19.	Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
	• <i>Commissioners: Pohl, Coombs, McLaughlin, Welch, Thornewill; Alternates: None; Recused: None</i>				
20.	The Richmond Co 02-3060	9 Nancy Ann Lane	Loading dock/addition	68/135	KOH Architecture
	• <i>Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: Thornewill; Recused: None</i>				
21.	M. Currie + D. Southey 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman
	• <i>Commissioners: Coombs, McLaughlin, Camp, Welch, Thornewill; Alternates: None; Recused: None</i>				

VII. OTHER BUSINESS

Approved Minutes -	
Review Minutes -	April 6 and 15, 2021
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting New Business Tuesday 04/27/21 at 04:30pm • 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

	<ul style="list-style-type: none">• 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.

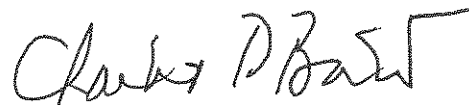
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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